

To: Planning and Regulatory Committee
By: Planning Development Manager
District(s) Guildford

Date: 30 October 2024

Electoral Division(s):
Shalford
Matt Furniss
Case Officer:
James Nolan
Grid Ref: 489133 149262



Purpose: For Decision

Title: Surrey County Council Proposal GU24/CON/00010

Summary Report

Land at St Paul's C of E Infant School, The Cardinals, Tongham, Surrey GU10 1EF

Construction and use of double-height extension to rear of school hall, enlarged car park and two new multi-use games areas; and reinstatement of grass playing field.

St Paul's C of E Infant School is located within the urban area of Tongham in western Surrey and is understood to have originally been constructed in the 1950s. The school currently caters for children aged 4 to 7 on a site which comprises the existing single-storey school buildings, a staff and visitor car park, external play areas, a large unused grass field, and established vegetation along the northern, north-eastern and southern boundaries. The site is surrounded on all sides by residential development and a majority of the site, aside from the existing buildings, is designated as Urban Open Space.

The proposal the subject of this application is for an extension at the rear of the existing school buildings, as well as an extension to the existing staff and visitor car park, replacement external play areas, and reinstatement of the large grass field, all in order to increase the capacity of the school to that of a one-form entry primary school, to accommodate children aged 4 to 11.

Representations from a total of 6 members of the public have been received by the County Planning Authority (**CPA**) in relation to this planning application. No technical objections have been received from the relevant consultants, subject to the application of suitably worded Conditions, and Sport England supports the proposal insofar as the establishment of a new larger playing field would help address established pitch deficiencies.

Officers consider that the Applicant has demonstrated a clear need for the proposal in meeting both current and future educational needs which can be given great weight in the planning balance. The loss of Urban Open Space is limited to the minimum necessary to meet this demonstrated need, and the proposal would not result in any other significant or unacceptable harm subject to appropriate planning conditions.

It is recommended that pursuant to Regulation 3 of The Town and Country Planning General Regulations 1992, the Committee grants outline planning permission for application ref: **GU24/CON/00010**, subject to the recommended planning conditions.

Application details

Applicant

SCC Property

Date application valid

8 February 2024

Period for Determination

9 May 2024 – extended to 13 November 2024 on agreement with Agent.

Amending Documents

- Email from Agent dated 23 April 2024 containing the Anderson Acoustics Ltd document titled Air Quality and Dust Management Plan dated April 2024.
 - Email from Agent dated 14 June 2024 containing the TSA Ecology document titled Phase 2 Survey Report REPTILES dated June 2024.
 - Email from Agent dated 24 July 2024 containing the TSA Ecology document titled Badger Survey Report dated July 2024.
 - Email from Agent dated 19 September 2024 containing the TSA Ecology document titled Reptile Mitigation Strategy Version 1 dated September 2024, the Land Trust letter to Surrey County Council dated 9 September 2024, the Blackwater Valley Countryside Partnership document titled Ash Green Meadows Reptile Survey 2022 dated November 2022, the Blackwater Valley Countryside Partnership document titled Ash Green Meadows Reptile Survey Unfinished Progress Report 2024, and the undated document titled Habitat Management.
 - Email from Agent dated 30 September 2024 clarifying the off-site highway works.
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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 and Need	Yes	32-44
Urban Open Space	Yes	45-59
Design and Visual Amenity	Yes	60-90
Impact on Residential Amenity	Yes	91-130
Highways, Traffic and Access	Yes	131-161
Landscaping and Trees	Yes	162-184
Ecology and Biodiversity	Yes	185-196
Flood Risk and Drainage	Yes	197-206

Heritage	Yes	207-215
Waste Management Issues	Yes	216-221

Illustrative material

Aerial Photographs

Aerial Photograph 1
Aerial Photograph 2

Photos

- 1 - Entrance to school from West Ring
- 2 - Rear view of school building
- 3 – Wider view of school buildings from the rear
- 4 – Existing play areas

Site Plans

Plan 1 – Drawing No. HBS-00-00-DR-A-1101 rev P03 Proposed Block Plan dated 7 February 2024 showing extent of existing school buildings, proposed extension, extended staff and visitor car parking area, and external play areas.

Background

Site Description

1. St Paul’s Church of England Infant School, hereon in to be referred to as St Paul’s, is located in western Surrey, within the urban area of Tongham and south of the urban area of Ash. It is approximately 645 metres (**m**) east of the A331 Blackwater Valley Road and roughly 1 kilometre (**km**) north of the A31 Hog’s Back at its closest points.
2. The 1.27-hectare (**ha**) application site is bounded by West Ring to the west and East Ring to the north, from which pedestrian and vehicular access are gained, while Public Footpath No. 346 runs along both the western and part of the southern boundaries of the site and Public Footpath No. 349 along its eastern boundary. The entirety of the application site lies within Flood Zone 1, designated by the Environment Agency (**EA**) as having the lowest risk of flooding, and is surrounded on all sides by residential properties.
3. The application site currently comprises the existing cluster of single-storey school buildings and the adjacent vehicle parking and external play areas, which are located within the south-western half of the application site, as well as a large grass field within the north-eastern half, which was previously used as a playing field but is currently unused and overgrown. There are mature trees and deciduous woodland along most of the perimeter of the site, except in the south-western corner, and a majority of the site except for the existing cluster of school buildings is designated as Urban Open Space.
4. The application site does not lie within any national or local statutory designated conservation areas. However, Cardinals Fields Site of Nature Conservation Interest (**SNCI**) is roughly 50m to the north, the Surrey Hills Area of Great Landscape Value (**AGLV**) is some 120m to the south, Poyle Park Wood SNCI is approximately 530m to the south-east, Ash Lodge Meadows SNCI is roughly 590m to the north, Tongham Park

and Tices Meadow SNCI is some 665m to the west, the Surrey Hills National Landscape (previously known as the Surrey Hills Area of Outstanding Natural Beauty (**AONB**)) is approximately 670m to the south, and Seale Chalk Pit Site of Special Scientific Interest is roughly 1.2km to the south-east, all at their closest points. The site also lies within the 400m – 5km distance of the Special Protection Area.

Planning History

5. It is understood that the main school buildings were originally constructed in the 1950s and form a single-storey backwards L-shape, with red-facing and buff coloured brick walls, pitched roofs over classrooms and the main hall, and flat roofs over the circulation service and ancillary spaces.
6. Relevant planning permissions which have been granted more recently by the CPA for development at the application site are detailed below:
 - GU01/0070 for construction of an equipped playground with fencing for school and community use.
 - GU04/1295 for erection of demountable single-storey building approximately 12m x 6m for pre-school education and childcare use.
 - GU06/1564 for single storey extension to facilitate creation of Children's Centre. Granted 22 September 2006.
 - GU07/2642 for construction of two single storey extensions to provide ancillary office and toilet facilities. Granted 4 March 2008.
 - GU10/0618 for construction of single storey extension to provide additional storage space for children's centre. Granted 21 July 2010.
 - GU10/1369 for construction of hard surface play area. Granted 27 August 2010.
 - GU14/P/00358 for single storey extension to provide additional daycare facilities, and replacement hard play area. Granted 23 April 2014.

The Proposal

7. This application is submitted seeking planning permission for the construction and use of a single-storey extension to the rear of the existing school buildings, with a double-height school hall, as well as an enlarged car parking area, two new multi-use games areas, and the reinstatement of the currently unused grass area as a full-sized playing pitch.
8. The proposed extension would comprise 649 square metres (**sqm**) of additional teaching space, offices, storage and a new school hall, in order to comply with Building Bulletin (**BB**) 103 recommendations for St Paul's to increase its current capacity by more than double and enable children to stay on until the age of 11 as a one-form entry primary school.
9. The proposed extension would be built with a light buff grey brick façade and aluminium window surrounds, with a part flat and part pitched roof. As it would be built on two of the existing external play areas, replacement multi-use games areas are also proposed as part of this application – one hard and one soft. The existing vehicle parking area would also be enlarged in order to provide an additional five car parking spaces.
10. This application also includes fencing, lighting, electric vehicle charging facilities and landscaping and wildlife enhancements. Existing informal social spaces around the current school buildings would be retained, and the school would continue to be

accessed via the existing pedestrian and vehicular accesses from West Ring and East Ring.

Consultations and publicity

Guildford Borough Council

11. Planning Control – Raised concern that full consideration should be given to the impact on residents in terms of the visual impact of the proposed development, parking issues and noise and disturbance.

Consultees (Statutory and Non-Statutory)

12. County air quality consultant – No objection.
13. County Arboriculturalist – No objection, subject to the application of a Condition requiring the submission of an updated Tree Protection Plan and Arboricultural Method Statement.
14. County Archaeological Officer – No objection, subject to the application of a Condition requiring the submission of a Written Scheme of Investigation and the subsequent implementation of a programme of archaeological work.
15. County Ecologist – No objection, subject to the application of Conditions requiring adherence to reptile and badger mitigation measures.
16. County Landscape Officer – No objection, subject to the application of Conditions requiring the implementation of the proposed landscaping in the first available planting season, the replacement of any planting in the event of failure within the first five years, and the submission of a five-year landscape management and maintenance plan.
17. County lighting consultant – No objection.
18. County noise consultant – No objection, subject to Conditions detailing the construction hours and operational noise limits, and requiring the submission of a Construction Noise Management Plan and Operational Noise Assessment.
19. Lead Local Flood Authority – No objection, subject to Conditions requiring the submission of details of the design of a surface water drainage scheme prior to commencement and the submission of a drainage verification report prior to the first occupation of the new extension.
20. Sport England – Supports the proposed development, subject to Conditions requiring a grounds condition assessment for the playing fields; and that the playing fields and pitches be constructed in accordance with the submitted plans and Sport England Guidance and made available before the first use of the double-height school extension.
21. Surrey Wildlife Trust – No response received.
22. Transport Development Planning – No objection, subject to Conditions requiring the implementation of off-site highway works prior to the first occupation of the new extension, the marking out of vehicle parking spaces prior to the first occupation of the new extension, the submission and implementation of a scheme for the provision of

cycle and scooter parking and e-bike charging facilities prior to the first occupation of the new extension, the submission and implementation of a scheme for the provision of electric vehicle charging points and cabling prior to the first use of the vehicle parking spaces, the implementation of the Park and Stride initiative prior to the first intake of additional pupils, the submission of an updated school travel plan prior to the first intake of additional pupils, and the submission of a Construction Traffic Management Plan (**CTMP**) prior to the commencement of development.

Parish/Town Council and Amenity Groups

23. Tongham Parish Council – No response received.

Summary of publicity undertaken and key issues raised by public

24. The application was publicised by the posting of two site notices and an advert was placed in the Surrey Advertiser newspaper on 8 March 2024. A total of 145 of owner/occupiers of neighbouring properties were directly notified by letter.

25. Six letters of representation have been received by the CPA in relation to planning application ref: GU24/CON/00010, raising the following matters:

- Proximity of proposed new, southern-most multi-use games area and associated fencing to residential properties and resulting visual and noise impacts on residential amenity, which the proposed 3m high weld mesh fence and tree planting are insufficient to address.
- Lack of clarity with regards to out-of-hours use of proposed new multi-use games areas.
- Increased level of noise during construction.
- Added parking stress during construction and operation.
- Careless and inconsiderate parking in school hours...with the addition of this planning it will cause more traffic and more parking issues for residents. In addition this planning will create more traffic in terms of additional services required to the school.
- Unable to park outside own house due to staff or parents parked.
- Extending the playing field beyond what was already there before...will benefit no one as it will give the field an irregular shape and no one will probably even use that part of it but it will destroy the trees and the habitat for local wildlife.
- The car park is going to be extended by five places for staff. Not much for a school doubling in size.

Planning considerations

26. The guidance on the determination of planning applications, found at the end of this report, is expressly incorporated into this report and must be read in conjunction with the following paragraphs.

27. In this case the statutory development plan for consideration of the application consists of the Guildford Borough Local Plan: strategy and sites 2015-2034 (**GBSS**) and the Guildford Borough Local Plan: Development Management Policies 2023 (**GBDMP**) as well as the Surrey Waste Local Plan Part 1 – Policies and Part 2 – Sites, which together form the Surrey Waste Local Plan 2019-2033 (**SWLP**).

28. The GBSS sets out the vision, objectives and approaches to development of Guildford Borough Council (**GBC**) and the location of key development sites within the borough, while the GBDMP provides further and more detailed planning policies to use in determining planning applications. Spatial policies contained within the GBSS and GBDMP are displayed on GBC's Policies Map, including the extent of the Urban Open Space designation which covers a majority of the application site.
29. The SWLP sets out how and where different types of waste will be managed within Surrey in the future, sets out the planning policy framework for the development of waste management facilities, and is used in determining all planning applications.
30. There are no neighbourhood plans which cover the area within which the application site is located.
31. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations. In this case the main planning considerations are principle and need; Urban Open Space; design and visual amenity; impact on residential amenity; highways, traffic and access; landscaping and trees; ecology and biodiversity; flood risk and drainage; and waste management issues.

PRINCIPLE AND NEED

32. National Planning Policy Framework December 2023 (**NPPF**) paragraph 99 states the importance that a sufficient choice of school places is available to meet the needs of existing and new communities. Planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools.
33. NPPF paragraph 123 states that planning decisions should promote an effective use of land in meeting the need for other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
34. NPPF paragraph 127 states that planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to make more effective use of sites that provide community services such as schools, provided this maintains or improves the quality of service provision and access to open space.
35. NPPF paragraph 128 states that planning decisions should support development that makes efficient use of land, taking into account, inter alia:
 - a) The identified need for other forms of development, and the availability of land suitable for accommodating it.
 - c) The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement.
36. St Paul's is currently a one-form entry infant school that caters for 90 pupils aged 4 to 7 years, and the Applicant has stated it is the only infant school in the Ash and Tongham area that does not have a linked junior school within the same planning area.

37. After completing their education at St Paul's, pupils typically transfer to either Walsh Junior School in Ash, some 750m to the north at its closest point, or Waverley Abbey Junior School in Tilford, some 4.9km to the south at its closest point. St Paul's currently subsidises minibuses to aid travel to these junior schools at a cost of circa £38,000 per year, which the Applicant has stated could be used more effectively to benefit pupils at St Paul's.
38. These junior schools also have other feeder schools which have higher priority than St Paul's, and therefore limited places to accommodate additional pupils. This may therefore result in pupils transferring from St Paul's not being able to attend a convenient junior school and/or being separated from family and friends.
39. Further, extensive new residential development has recently taken place, is currently taking place, or is approved to take place within the Ash and Tongham area. This includes 10 dwellings on land to the north of Springfield Cottages in the south of Tongham, 35 dwellings directly to the east of St Paul's within the Kingston Close/Poplar Close development, 50 dwellings in each of the Blackburne Way and Tichborne Way/Lennox Close developments on either side of Grange Road, and up to 254 dwellings in the large Admiral Park development in the south of Tongham.
40. The Applicant, SCC acting as Education Authority, has a statutory duty to ensure that there are sufficient school places in Surrey. Despite a falling birth rate across the county since 2012, demand for school places has continued to increase in Ash and Tongham. This increase stems from inward migration and new housing coming forward as set out above.
41. There is therefore a need to expand St Paul's from an infant school to a junior school, which would enable a capacity of 210 pupils, including SEN provision, and would absorb the anticipated increase that would arise as a result of the above-mentioned developments while also meeting the needs of existing residents and parents. Department of Education Guidance for Schools (Building Bulletin 103) recommends that for such a junior school seven classrooms would be required, whereas the existing school building only accommodates four. The proposal also includes various other developments including an extended staff vehicle parking area, replacement external hard play areas, and fencing.
42. The extended vehicle parking area is needed to accommodate the increased teaching staff at the expanded school, while the replacement external hard play areas and associated fencing are needed due to the existing ones being built on as part of this proposal. The proposed southern replacement external hard play area would be surrounded by weld mesh ball-stop fencing, due to its proximity to the residential properties to the south of the application site and the nature of its use.
43. In response to a consultation request with regards to this application, GBC raised no objection to the principle of the proposal.
44. Taking all of the above into account, Officers consider that the Applicant has demonstrated a clear educational need for the proposed expansion to meet both current and anticipated future needs of the local community, and this can be given great weight in the planning balance in accordance with NPPF guidance. The proposed expansion would be an effective use of the existing school grounds which lies within the urban area and is sited close to the population it serves.

URBAN OPEN SPACE

Guildford Borough Local Plan: Strategy and Sites 2015-2034

Policy ID4 – Green and blue infrastructure

Guildford Borough Local Plan: Development Management Policies 2023

Policy ID5 – Protecting Open Space

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45. NPPF paragraph 103 states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - a) An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
46. Further, Annex 2 of the NPPF defines Open Space as all open space of public value which offer important opportunities for sport and recreation and can act as a visual amenity.
47. GBSS Policy ID4 states that open space (encompassing all open space within urban areas, land designated as Open Space on the Policies Map and all land and water that provides opportunities for recreation and sport as identified in the most recent Open Space, Sport and Recreation Assessment) will be protected from development in accordance with the NPPF.
48. GBDMP Policy ID5 states that development proposals for ancillary uses that support the open space's role and function may be supported.
49. As stated previously, a majority of the application site, except for the existing cluster of school buildings in the south-western corner, is designated as Urban Open Space. This includes the existing staff car parking area, four external play areas (two soft play areas, one hard play area and an informal soft play space), a small pond, and the large unused grass field.
50. The proposal the subject of this application would be entirely within the Urban Open Space designation, and would include the school extension, the extended staff car parking area, two new external hard play areas on the existing larger soft play area, and a new soft play area on the large unused grass field. The informal soft play space and existing pond would remain in place and would be largely unaffected by this proposal.
51. The Applicant has recognised that the proposed development would encroach into the Urban Open Space designation but has stated that the school extension would be well related to the existing cluster of school buildings, would be undertaken partly on an area which currently comprises a hard play area, does not comprise superfluous space, and that the extension is justified by the educational need for the expansion of the school. Further, the Applicant has stated that the new and reinstated external play areas would improve sporting provision at the school while retaining the open character and recreational value of Urban Open Space.
52. Officers recognise that the proposed development would involve the construction and use of development on land which is designated as Urban Open Space. However this is land which forms part of the school curtilage and is currently in use by the school.

53. Officers also recognise that as the entirety of the application site outside of the existing school buildings is covered by the Urban Open Space designation, it is therefore not possible for St Paul's to expand without encroaching into it. As officers have already concluded that the Applicant has demonstrated a clear educational need for the proposed expansion and that great weight can be given to this, it is considered that in this case the need for the school places outweighs the loss of land with an Urban Open Space designation.
54. Officers consider that the encroachment of the school extension into the Urban Open Space designation is the minimum necessary to meet the educational need demonstrated, and that the development of the proposed external play areas would result in improved provision of recreational spaces within the application site.
55. In response to a consultation request with regards to this application, Sport England stated that they support the proposal insofar as it would create a new larger area of playing field that could help address established playing pitch deficiencies.
56. Meanwhile, GBC have raised no objection to the proposed development in relation to Urban Open Space.
57. Taking all of the above into account, Officers recognise that the proposed development would result in a loss of Urban Open Space but consider that the Applicant has demonstrated a clear educational need for such and that it would be limited to the minimum loss necessary to fulfil this need.
58. Further, Officers consider that a majority of the remaining Urban Open Space would retain an open character, and its recreational value would be improved.
59. Therefore, Officers consider the proposal fulfils development plan policy requirements in relation to Urban Open Space.

DESIGN AND VISUAL AMENITY

Guildford Borough Local Plan: Strategy and Sites 2015-2034

Policy D1 – Place shaping

Policy D2 – Climate Change, sustainable design, construction and energy

Policy P1 – Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value

Guildford Borough Local Plan: Development Management Policies 2023

Policy D4 – Achieving High Quality Design and Respecting Local Distinctiveness

Policy D6 – External Servicing Features and Stores

Policy D14 – Sustainable and Low Impact Development

Policy D15 – Climate Change Adaptation

Policy ID6 – Open Space in New Developments

60. NPPF paragraph 128 states that planning decisions should support development that makes efficient use of land, taking into account, inter alia:
 - d) The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and

- e) The importance of securing well-designed and beautiful, attractive and healthy places.
61. NPPF paragraph 135 states that planning decisions should ensure that developments:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
 - d) Establish or maintain a strong sense of place, using the arrangement of spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and
 - f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
62. NPPF paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
63. GBSS Policy D1 requires that new developments will be required to achieve high quality design that responds to distinctive local character (including landscape character) of the area in which it is set, and is of high quality and inclusive design, seeking also to make efficient use of natural resources including passive solar gain to maximise the use of the sun's energy for heating and cooling. In order to avoid piecemeal development and to protect and enhance the existing character of Tongham, proposals within the area will have particular regard to, inter alia:
- a) The relationship and connectivity with the existing urban area.
 - c) The existing character of Tongham.
64. GBSS Policy D2 requires that applications for development, including extensions to existing buildings should include information setting out how sustainable design and construction practice will be incorporated, and that all developments should be fit for purpose and remain so into the future
65. GBDMP Policy D4 states that development proposals are required to demonstrate how they will achieve the ten characteristics of well-designed places as set out in the National Design Guide (Context, Identity, built form, Movement, Nature, Homes and buildings, Resources, Lifespan) and incorporate high quality design which should contribute to local distinctiveness by demonstrating a clear understanding of the place. Development proposals should respond positively to; Significant views (to and from); Surrounding context; Built and natural features of interest; Prevailing character; Landscape; and; Topography. Innovative design is supported as appropriate to the site and local character. Development proposals are expected to demonstrate high quality design at the earliest stages of the design process, and then through the evolution of the scheme, including in relation to: layout, form and scale, appearance, landscape, materials and detailing.

66. GBDMP Policy D6 states that development proposals are required to demonstrate that:
- a) Bin storage, cycle parking and electric vehicle charging points, whilst being designed to meet practical needs, are integrated into the built form and do not detract from the overall design of the scheme or the surrounding area; and
 - b) External servicing features are designed as an integrated part of the overall design or are positioned to minimise their visual impact.
67. GBDMP Policy D14 seeks to encourage development which is sustainably constructed and has low impact in terms of carbon emissions.
68. GBDMP Policy D15 requires that development proposals demonstrate how new buildings will be designed and constructed to provide for the comfort, health, and wellbeing of current and future occupiers over the lifetime of the development, covering the full range of expected climate impacts.
69. The existing school buildings are predominantly single-storey with pitched, tiled roofs over classrooms and the main hall and built-up, bitumen felt flat roofs over corridors, service and ancillary spaces. External walls typically comprise red- and buff-facing brickwork and external windows and doors are typically double-glazed white uPVC, while the hall and classrooms have large, full-height openings that provide natural light and ventilation.
70. The remainder of the application site externally includes both hardstanding and grassed areas, 1.8m high weld mesh fencing separating some internal areas, both 1.8m high weld mesh fencing and established trees along the boundaries, and metal access gates.
71. The proposed extension would provide 649sqm of new floorspace and would be predominantly single storey at just over 3m in height, with a part flat and part pitched roof, except for the new school hall and its requirements for a higher ceiling, which would reach a maximum of 7.8m in height – slightly taller than the current highest point of the existing school buildings. The Applicant intends to use complimentary materials for the extension, including light buff grey-coloured facing brickwork and dark brown-bronze metal cladding.
72. The Applicant has stated that the design and massing of the proposed extension has been carefully considered to ensure it would provide continuity to the existing school buildings and would be in harmony with its surroundings, while aligning with educational requirements and without having a monolithic appearance or an adverse visual impact.
73. The Applicant has stated that 10kW worth of solar photovoltaic panels would be fitted to the roof of the southern-most part of the proposed extension, with electricity generated being utilised on-site by the school. The proposed extension would also incorporate air source heat pumps, LED lighting with occupancy switching, and heat recovery ventilation systems.
74. Meanwhile, the proposed replacement external hard play areas would comprise porous tarmac, with the area closest to the residential properties to the south of the application site being surrounded by a 3m high weld mesh ball-stop fence. New, realigned 1.8m weld mesh fencing would be provided internally to replace existing internal fencing,

while the existing site boundary fencing, metal access gates and trees would all be retained.

75. The Applicant has concluded that given the location of the proposed development within the overall school site, immediately adjacent to the existing built form, as well as the distance to neighbouring residential properties and the screening provided by existing buildings and trees, the proposed extension would not have a detrimental visual impact on neighbouring residential properties.
76. In response to a consultation request with regards to this application, the County Landscape Officer (**CLO**) raised no objection, stating that the modest scale and built form of the proposed extension would ensure that it would not harm the visual amenity of footpath users or have any adverse impact on the AGLV or National Landscape, which are respectively 120m and 670m to the south.
77. The CLO recommended that three Conditions should be applied to any planning permission that is granted, including implementation of the proposed landscaping scheme in the first available planting season, submission of a five-year landscape management and maintenance plan, and replacement of any planting which fails within the first five years.
78. Meanwhile, GBC noted the importance of full consideration being given to the impact on residents in the area around the school in terms of the visual impact of the proposed development, and as stated previously, Sport England support the proposal.

Officer Assessment

79. Officers recognise that the proposed school extension would comprise elements that are taller than the existing school buildings, while the extension as a whole would more than double the footprint of the existing built form. Further, Officers recognise that the location of the proposed southern replacement external hard play area, along with its associated ball-stop fencing, is closer to the residential properties to the south of the application site than the current situation.
80. However, Officers also recognise that the scale, massing and layout of the proposed extension are dictated to a certain extent by both the constraints of the current site and educational requirements, and are important to the efficient functioning of the expanded school.
81. Further, Officers note that while there is a small number of one-storey bungalows in the vicinity of the application site, a majority of residential properties on all sides are two-storey, and therefore consider that the taller element of the proposed extension would be broadly reflective of this. Two-storey properties also appear to be the norm within the wider Tongham area, for both older and newer buildings. Furthermore, as a school the site has its own distinctive character due to its form and function, which the proposed extension would reflect.
82. In any case, Officers note the close proximity of the proposed extension to the existing school buildings, and consider that this, alongside the proposed choice of complimentary materials and the retention of the existing boundary vegetation, would aid in limiting its visual impact on the immediately surrounding area.
83. Officers recognise that the inclusion of solar panels and other energy efficiency measures would ensure a lower reliance on fossil fuels and better use of natural

resources, and consider that their positioning is appropriate and would not present any visual amenity issues.

84. Finally, Officers consider that the extended vehicle parking, replacement external hard play areas, reinstated grass pitch, and associated fencing are all appropriately designed for their intended purposes and would not have a significantly adverse visual impact compared with the existing school and wider school site.
85. Officers agree that the Conditions recommended by the CLO should be applied to any permission granted, in order to ensure that the proposed landscaping scheme is both implemented in full and effectively maintained throughout the lifetime of the proposed development.
86. Further, Officers consider a Condition should also be applied to ensure that the proposed complimentary materials on the school extension are indeed used.
87. Taking all of the above into account, Officers consider that the proposed development would be of an acceptable design, with a massing, layout and appearance that would not significantly adversely affect the existing prevailing character of the immediate, local and wider surrounding area.
88. Further, Officers consider the proposed development would make efficient use of natural resources through the building orientation, solar powered electricity generation, and heat recovery ventilation systems.
89. Subject to the aforementioned Conditions requiring the implementation and maintenance of landscaping, and approval of materials visual impacts of the proposed development would be further mitigated.
90. Therefore, Officers consider the proposal fulfils development plan policy requirements in relation to design and visual amenity.

IMPACT ON RESIDENTIAL AMENITY

Guildford Borough Local Plan: Development Management Policies 2023

Policy D5 – Protection of Amenity and Provision of Amenity Space

Policy D11 – Noise Impacts

Policy D12 – Light Impacts and Dark Skies

Policy P9 – Air Quality and Air Quality Management Areas

91. NPPF paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air quality.
92. GBDMP Policy D5 states that development proposals are required to avoid having an unacceptable impact on the living environment of existing residential properties or resulting in unacceptable living conditions for new residential properties, in terms of:
 - a) Privacy and overlooking.
 - b) Visual dominance and overbearing effects of a development.
 - c) Access to sunlight and daylight.

- d) Artificial lighting.
 - e) Noise and vibration.
 - f) Odour, fumes and dust.
93. GBDMP Policy D11 requires that noise impacts of development are taken into account, and mitigated as required. Where there is an unacceptable adverse effect on sensitive receptors which cannot be prevented, avoided or mitigated, an application should be refused.
 94. GBDMP Policy D12 requires that the impact of light pollution is taken into account, and states that where there will be an unacceptable adverse impact on sensitive receptors which cannot be avoided and/or adequately mitigated, the planning application will be refused.
 95. GBDMP Policy P9 sets out a number of criteria relating to air quality, including the requirement that proposals must not result in significant adverse impacts on sensitive receptors, including human health, sensitive habitats and any sites designated for their nature conservation value, from any sources of emissions to air. It states that where there will be significant adverse impacts that cannot be effectively mitigated, the planning application will be refused.

Overlooking/loss of outlook/overshadowing

96. **Impact on dwellings to the south in Poyle Road** – the rear gardens of these dwellings abut the southeast boundary of the application site and have rear gardens extending to between 20m and 28m with the proposed new single storey rear extension to the school being some 15m to 20m further in from the boundary. Given these distances there would be no loss of outlook, overlooking or overshadowing arising.
97. **Impact on dwellings to north west in East Side** – these dwellings face the application site but lie some 35m from the proposed extension with a road intervening. Again the proposal will not give rise to any loss of outlook, overlooking or overshadowing having regard to these distances.

Air Quality

98. Paragraphs 005, 006, 007 and 008 of the Planning Practice Guidance (**PPG**) titled Air quality respectively state the relevance of air quality to a planning decision, considerations in determining planning applications, the contents of proportionate air quality assessments, and proportionate mitigation options.
99. The application site does not lie within an Air Quality Management Area (**AQMA**), with the closest such AQMA being located a considerable 4.75km to the west at its closest point in Farnham town centre.
100. In response to a consultation request with regards to this application, the County air quality consultant (**CAQC**) requested the Applicant to undertake and provide a construction dust risk assessment, due to the close proximity of the proposed development to the existing school buildings, in order to inform the level of risk and mitigation required to bring the impacts down to a level that is not significant.

101. The Applicant therefore submitted the document titled Air Quality and Dust Management Plan dated April 2024 which presents the findings of a dust risk assessment carried out at the application site and proposed mitigation measures.
102. In response, the CAQC agreed with the reported dust emission magnitudes and identification of sensitive receptors, and that the application site is low risk overall. The CAQC considers the proposed routine mitigation measures to be appropriate and proportionate.
103. Officers consider that due to the nature of the proposal and the location of the school site, the proposed development would not give rise to any significant adverse air quality impacts once operational.
104. Officers recognise that dust may arise during the construction process of the proposed development, which would have the potential to result in adverse air quality impacts on neighbouring and surrounding amenity, but that such a risk is low and that appropriate mitigation measures have been identified by the Applicant.
105. Officers consider that a Condition should be applied to any permission granted to ensure that the mitigation measures contained within the submitted Air Quality and Dust Management Plan dated April 2024 are implemented and adhered to.
106. Subject to such a Condition, Officers consider that harmful concentrations of air pollutants, or any other unacceptable air quality impacts, would not arise as a result of the proposed development.

Lighting

107. Paragraphs 001, 003, 004, 005 and 006 of the PPG titled Light pollution respectively state the importance of considering artificial lighting, how to avoid light spill, how to minimise light pollution, how to assess lighting needs and reduce glare, and how to reduce lighting impacts on wildlife.
108. No information has been provided by the Applicant with regards to the current lighting situation at the existing school. However, Officers are aware that there is a limited number of small wall-mounted lights attached to the front of the school building facing West Ring, which illuminate the adjacent external hard play area, and two large wall-mounted lights attached to the rear of the school building which illuminate the existing vehicle parking area.
109. The Applicant has stated that minimal provision of external lighting would be made as part of the proposed development, predominantly for wayfinding around the building, safe car park use, and for emergencies. Such provision would comprise LED sources, with wall lights and bollards being cowled and shielded to reduce upward glare, and would be automatically controlled. No floodlighting is proposed for the external play areas and no illumination is expected to fall outside the application site boundary.
110. In response to a consultation request with regards to this application, the County lighting consultant stated that they considered the submitted lux contours to be acceptable and the luminaires to conform to ecological requirements, and that the proposed lighting scheme would therefore be acceptable.
111. As with the above-mentioned dust and air quality mitigation measures, Officers consider that a Condition should be applied to any permission granted to ensure that

lighting associated with the proposed development is appropriately directed and shielded.

112. Subject to such a Condition, Officers consider that no significantly adverse lighting impacts would arise as a result of the proposed development.

Noise

113. Paragraphs 003, 004 and 006 of the PPG titled Noise respectively state the importance of considering the acoustic environment, detail the observed noise effect levels, and detail factors to consider when assessing noise impacts.
114. Officers recognise that noise currently associated with the existing infant school likely includes use of the external play areas, as well as the arrival and departure of pupils and teachers and the start and end of the school day. Officers note that as the external grassed field is not currently in use, there is currently no noise associated within this half of the application site.
115. However, the application site is surrounded by residential properties and therefore the construction of the proposed development has the potential to give rise to significant adverse noise impacts upon these properties.
116. An acoustic feasibility assessment has been submitted with the application. This assesses both the likely noise impact of the development at the nearest residential properties, and the likely levels of break-in noise to the school. It also outlines advice on any necessary noise mitigation measures to meet current standards for internal noise levels within the new school rooms.
117. It is stated that although construction activities would be temporary, and the level of noise generated would vary considerably throughout the duration of the works, construction noise has the potential to give rise to significant adverse effects. Therefore, best practicable means will be adopted to mitigate such noise, alongside the following measures:
- Ensuring that deliveries only arrive during the day, are routed so as to minimise disturbance, and are prohibited from waiting with engines running.
 - Properly maintaining plant and machinery in accordance with the manufacturer's specifications.
 - Fitting pneumatic tools with silencers or mufflers.
 - Erecting local hoarding, screens or barriers as necessary to shield particularly noisy activities.
 - Instructing operatives on the safe handling of scaffolding to avoid impacts from banging steel.
118. The Applicant has continued that the increase in pupil numbers associated with the proposed development would correspond to an increase in traffic noise levels at school pick-up and drop-off times of less than 1dB(A) and a change in the overall daytime LAeq,16hrs noise level attributable to the use of the external play areas of less than 2dB(A), both of which are commonly accepted to not be perceptible under normal conditions.
119. Further, the Applicant has stated that they do not anticipate provision for the reinstated grass playing field to be made available out of school hours, with noise therefore only being generated during normal school hours.

120. The Applicant has therefore concluded that there would be no significant noise impact to residents from the additional pupil drop-off and collection or additional pupils playing outside, and that subject to the above-mentioned mitigation measures the potential impact of construction noise presents no constraint to the proposed development.
121. In response to a consultation request with regards to this application, the County noise consultant (**CNC**) stated that the Applicant had made an appropriate assessment of the construction and operational noise associated with the proposed development, and that they therefore held no major concerns relating to the proposed development in terms of noise.
122. However, the CNC did recommend a number of Conditions be applied to any permission granted to protect the amenity of existing noise sensitive receptors, including detailing the permitted construction hours and operational noise limits, and requiring the submission of a Construction Noise Management Plan and an Operational Noise Assessment.
123. Meanwhile, GBC noted the importance of full consideration being given to the impact on residents in the area around the school in terms of noise and disturbance.
124. Officers agree that the above-mentioned Conditions should be applied, in order to ensure that no significantly adverse noise impacts would arise throughout the construction and operation of the proposed development.

Traffic Disturbance

125. Representations have been received from local residents in respect of the increased impact arising from the proposal in respect of disturbance and traffic at peak school drop off and pick up times. As with most schools officers recognise there will be a degree of impact arising from the proposal in this regard, but also that this impact is confined to two very short periods of the day.
126. To manage the impact of the increase in the number of vehicles at drop of and pick up the applicant has provided a Car Park Management Plan and Travel Plan. The Car Park Management Plan seeks to communicate a strategy for drop-off/pick-up for parent/guardians and carers, as well as staff to manage school peak congestion within the immediate area of the school at drop-off and pick-up times. It promotes and encourages **Park and Stride** for all parents/carers to the school, identifying the two sites close to the school which parents can use to drop off their children within a short walk. These are Tongham Community Association on Poyle Road (40 car parking spaces: 300m / 4-minute walk) and St Paul's Church on Poyle Road (25-30 car parking spaces: 500m / 6-minute walk). Use of these car parks during drop-off and collection reduces the pressure for on-street parking in proximity to the school, helps make pedestrian access/visibility access to the school safer and helps respect the local neighbours.
127. The Travel Plan contains planned initiatives to encourage journeys to school on foot or bicycle/scooters like training and providing parking facilities, as well as publishing newsletters promoting active travel and considerate parking.
128. Officers consider that there would be a moderate degree of additional impact on neighbouring dwellings arising from an increase in vehicle movements at peak drop off

and pick up times as with most schools. However this is outweighed by the need for the additional school places to serve the local community.

Conclusion

129. Taking all of the above into account, Officers consider that the Applicant has demonstrated that the proposed development would not result in any significant or unacceptable air, light or noise impacts to existing residential amenity within the surrounding area.
130. Therefore, Officers consider that subject to the application of the aforementioned Conditions, the proposal fulfils development plan policy requirements in relation to impact on residential amenity.

HIGHWAYS, TRAFFIC AND ACCESS

Guildford Borough Local Plan: Strategy and Sites 2015-2034

Policy D1 – Place shaping

Policy D2 – Climate Change, sustainable design, construction and energy

Policy ID3 – Sustainable transport for new developments

Guildford Borough Local Plan: Development Management Policies 2023

Policy ID10 – Parking Standards for New Development

131. NPPF paragraph 108 states that transport issues should be considered from the earliest stages of development proposals, so that, inter alia, the potential impacts of development on transport networks can be addressed, opportunities to promote walking, cycling and public transport use are identified and pursued, and the environmental impacts of traffic and transport infrastructure can be identified.
132. NPPF paragraph 114 states that in assessing specific applications for development, it should be ensured that, inter alia, opportunities to promote sustainable transport modes can be explored, and any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.
133. NPPF paragraphs 115 and 116 state 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.
134. NPPF paragraph 117 states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.
135. NPPF paragraph 128 states that planning decisions should support development that makes efficient use of land, taking into account the scope to promote sustainable travel modes that limit future car use.
136. GBSS Policy D1 requires all new development, inter alia, to meet the needs of users and maximise opportunities for pedestrians and cyclists.

137. GBSS Policy D2 states that applications for development, including extensions to existing buildings should include information setting out how sustainable design and construction practice will be incorporated including (where applicable) measures that enable sustainable lifestyles for the occupants of the buildings, including electric car charging points.
138. GBSS Policy ID3 requires new development to, inter alia, fund the provision of suitable access and transport infrastructure and services that are necessary to make it acceptable and applications for such should be supported by a Transport Assessment and Travel Plan.
139. GBDMP Policy ID10 requires car and cycle parking to be provided to adopted standards.
140. The Applicant has stated that current pupils are generally from the local area, with the primary modes of transport to and from St Paul's being private vehicles, walking and cycling. Local roads typically have a 30 miles per hour (**mph**) limit and there are two pelican crossings within 500m of the school. There are also currently 10 pupil cycle parking spaces and 5 pupil scooter parking spaces within the school site.
141. Private vehicles involved in pupil drop-off and pick-up park on local roads surrounding St Paul's, where there are no parking restrictions. The school also already has an agreement in place within the local Tongham Community Association and St Paul's Church for use of their associated car parks, which are respectively four and six minutes walk away.
142. The Applicant has recognised that, as with most schools in residential areas, pupil drop-off and pick-up times are particularly busy periods and are aware of the implications these can have on neighbours. However, the Applicant has stated that the school liaises with neighbours and addresses any concerns as they arise as far as practicable.
143. It is understood that the existing staff parking area provides space for the parking of 16 vehicles, including provision of two visitor bays, one accessible bay and one with electric charging infrastructure.
144. The proposed development includes enlarging this existing vehicle area to provide an additional five car parking spaces, including a further accessible bay and increased electric vehicle charging provision. The Applicant has stated that this increase has been calculated based on current staff mode share demand, and that the amount of accessible parking and electric vehicle charging would comply with relevant guidance and policies.
145. The existing pedestrian and vehicular accesses would be retained as part of the proposed development, such that access would continue to be gained from West Ring and East Ring, and current drop-off and pick-up arrangements, including the agreements with Tongham Community Association and St Paul's Church, would also continue.
146. It is understood the Applicant has also agreed a number of improvements with the County Transport Development Planning (**TDP**) team to be undertaken alongside the proposed development, including the implementation of a one-way system on East Ring, a speed limit reduction to 20mph on roads surrounding the school, zebra crossings on both West Ring and Poyle Road, and dropped kerbs and tactile paving.

147. Increased cycle and scooter parking would also be provided within the school site in the form of a covered 'Apollo' shelter with 'Sheffield' stands that could accommodate 14 cycles and 18 scooters, adjacent to the existing school entrance from West Ring.
148. The Applicant has stated that during the construction phase of the proposed development, the existing staff and visitor car parking area would be used as a construction compound, with the existing access being temporarily widened to accommodate the larger vehicles required. Staff and visitors would need to park on local roads during this time, but this is only expected to have a minimal impact due to the lack of restrictions, the limited number of vehicles involved, and the temporary nature.
149. Construction-related vehicles would be routed to arrive from and depart towards the east of St Paul's, using the A31, White Lane, Poyle Road, and The Cardinals, thereby avoiding the centre of Tongham. A delivery schedule would be implemented to ensure too many vehicles do not arrive or leave at the same time, and a Traffic Marshall and jet wheel wash would also be on-site.
150. Construction hours are proposed to be between 8am and 6pm Mondays to Fridays, and between 8am and 1pm on Saturdays where required. No movements would take place during school drop-off and pick-up times, and prior approval would be sought for any abnormal loads that may be required.
151. The Applicant has concluded that additional vehicle movements generated by the proposed development would be accommodated within the existing road network and expanded staff and visitor car parking area, and that in any case the agreed highway measures would facilitate an improvement for pedestrians and cycle and scooter users. Therefore, there would be no significant highway or transport impacts as a result of the proposed development.
152. In response to a consultation request with regards to this application, the TDP team raised no objection to the proposal, subject to the application of seven Conditions on any planning permission which may be granted.
153. These Conditions include requirements to implement the proposed off-site highway improvements prior to the first occupation of the new school extension, to mark out space for vehicles to park and turn prior to the first occupation of the new school extension, to submit and implement a scheme for the provision of cycle and scooter parking spaces and e-bike charging facilities prior to the first occupation of the new school extension, to submit and implement a scheme for the provision of electric vehicle charging points and cabling prior to the first use of the vehicle parking spaces, to promote the Park and Stride initiative using car parks at Tongham Community Association and St Paul's Church, to submit an updated school travel plan prior to the first intake of additional pupils, and to submit a CTMP prior to the commencement of development.

Officer Assessment

154. Officers consider that the Applicant has demonstrated a clear need for the expanded staff and visitor car parking area, in accommodating the increased staff numbers that would be generated by the expanded school, and consider that the scale of the proposed expansion is both sufficient and acceptable.

155. Further, Officers recognise that local roads surrounding St Paul's have capacity to accommodate a potential increase in traffic and parking associated with increased pupil drop-off and pick-up numbers, that any increase would be limited to the start and end of each school day, and that there are no parking restrictions.
156. Officers agree that the Condition recommended by the TDP team which would require the submission of a CTMP should be applied to any permission granted as full construction traffic details have not been provided by the Applicant as part of this application. Officers recognise that a schedule would be implemented to control the arrival and departure of construction vehicles, but consider that the submission of full construction details would ensure that all matters are covered.
157. Officers also agree that the remaining Conditions recommended by the TDP team should also be applied in order to ensure the provision at the earliest opportunity of safe and sustainable travel choices. A Condition should also be applied to control construction hours, with a specific restriction on movements during the peak morning drop-off and afternoon pick-up hours.
158. Taking all of the above into account, Officers consider the Applicant has appropriately considered the potential impacts of the proposed development on the existing transport network and that safe and suitable access to the school site would continue to be available.
159. Further, opportunities to promote walking, cycling and scooting have been identified and would be implemented at the earliest opportunity.
160. Subject to the application of the aforementioned Conditions, it will be ensured that the proposed development would not result in any significant or unacceptable impacts on the local road network during either the construction or operational phase of the expanded school.
161. Therefore, Officers consider that subject to the application of these Conditions, the proposal fulfils development plan policy requirements in relation to highways, traffic and access.

LANDSCAPING AND TREES

Guildford Borough Local Plan: Strategy and Sites 2015-2034

Policy D1 – Place shaping

Policy D2 – Climate Change, sustainable design, construction and energy

Guildford Borough Local Plan: Development Management Policies 2023

Policy P7 – Biodiversity in New Developments

162. NPPF paragraph 135 states that planning decisions should ensure that developments are visually attractive as a result of appropriate and effective landscaping.
163. NPPF paragraph 136 states that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning decisions should ensure that that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right

places, and solutions are found that are compatible with highways standards and the needs of different users.

164. NPPF paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by recognising the wider benefits from natural capital and ecosystem services – including the economic and other benefits of trees and woodland.
165. GBSS Policy D1 states that all new development will be designed to include high quality landscaping that reflects the local distinctive character.
166. GBSS Policy D2 states that applications for development, including extensions to existing buildings should include information setting out how sustainable design and construction practice will be incorporated including (where applicable) the use of landscaping to reduce energy consumption.
167. GBDMP Policy P7 states that:
 - i. Tree canopies are expected to be retained and new tree planting is expected to focus on the creation of new connected tree canopies and/or the extension of existing canopies, unless doing so would adversely impact on sensitive species or habitats. Tree planting schemes are expected to provide resilience in terms of climate, disease and ageing, incorporating large species with long lifespans where opportunities arise.
 - ii. Planting schemes are expected to use UK sourced, native species, unless imported strains of native species would offer greater resilience and are free from disease.
168. The Surrey Landscape Character Assessment: Guildford Borough dated April 2015 identifies that the remainder of the application site outside of the cluster of existing school buildings lies within Landscape Character Area (**LCA**) LR1 (Wanborough Wooded Rolling Claylands).
169. This LCA covers a large rural area of western Surrey between Tongham, Ash, and western Guildford, and is described as generally comprising gently rolling lowland and a mix of farmland, woodland and parkland. However, it is recognised that the LCA also comprises substantial areas of largely 20th century dwellings and modern ribbon development, mainly along railway lines and rural roads.
170. The Applicant has stated that both the northern and southern boundaries of the application site currently comprise lines of predominantly semi-mature, native trees, which provide screening and are significant in terms of their quality and importance to local character and the surrounding streetscape.
171. One, category C tree would require removal as part of the proposed development, as it would fall within the footprint of the school extension, and minor facilitation pruning of the canopies of the trees to the immediate east of the existing car parking area entrance would also be required.
172. The Applicant has acknowledged that incursions into the root protection areas (**RPAs**) of some of the retained trees may be necessary, but has stated that such would be minor, no long-term damage would occur, and that all works would be undertaken in accordance with their submitted Tree Protection Plan and relevant British Standard Guidance.

173. The remainder of the existing trees and scrub along both the northern and southern boundaries would be retained and protected, with additional native planting being undertaken between the new southern external hard play area and residential properties to the south in order to provide further screening. The existing tree and shrub area in the north-eastern corner of the school site would also be retained and enhanced with additional planting.
174. The Applicant has therefore concluded that there are otherwise few arboricultural constraints to the proposed development and the overall arboricultural impact would be negligible.
175. In response to a consultation request with regards to this application, the County Arboriculturalist noted that the tree to be removed to facilitate the proposed development is low quality, with limited remaining contribution, and considers that its loss would be adequately mitigated by the proposed replacement planting. Further, the County Arboriculturalist considers the protective fencing to be installed around retained trees during the construction phase to be both adequate and acceptable.
176. The County Arboriculturalist therefore agrees that the arboricultural impacts of the proposed development would be very low.
177. However, the County Arboriculturalist also stated that suitable ground protection measures would be required in association with the works that would encroach onto the RPAs of retained trees, and that such measures should be submitted within an updated Arboricultural Method Statement (**AMS**).
178. Further, the County Arboriculturalist noted that the final drainage design of the reinstated large grass field has not yet be agreed, and stated that the Applicant would need to ensure the chosen scheme does not encroach onto the RPAs of surrounding trees. Details of the final design would therefore need to be submitted and agreed prior to commencement of such reinstatement, and could be included within the aforementioned AMS.
179. The County Landscape Officer (**CLO**) also responded to a consultation request stating that as the scale of built form would be modest and the landscaping scheme is acceptable, they hold no objection from a landscape and visual perspective. The CLO recommends that a Condition be applied to any planning permission granted to ensure this proposed landscaping is implemented as soon as possible and is effectively managed and maintained in the long term.

Officer Assessment

180. Officers recognise that the application site lies on the very edge of the LCA and is entirely within the defined urban area, being surrounded by residential development. Indeed, Officers note that the aforementioned Kingston Close/Poplar Close development directly to the east of St Paul's also lies within the same LCA as the majority of St Paul's. Given these characteristics the impact of the proposal on the LCA is negligible in this case.
181. Further, Officers note that the trees and vegetation along the northern and southern boundaries of the site, and within the north-eastern corner, would be retained, protected and enhanced, and have already concluded that such screening would aid in limiting the impact of the proposed development.

182. Officers consider that the limited tree removal required as part of the proposed development is necessary, that the tree and root protection measures are acceptable, and that the landscaping scheme is suitable. Officers agree with the County Arboriculturalist and CLO that Conditions should be applied to any permission granted to ensure that these protection measures and the landscaping scheme are implemented as proposed.
183. Taking all of the above into account, Officers recognise that a vast majority of the existing trees within the application site would be retained as part of the proposed development and would continue to contribute to the character of the area. Subject to the application of the aforementioned Conditions, these trees would be protected during the construction phase and enhanced by the planting of new trees as part of the proposed landscaping scheme.
184. Therefore, Officers consider that subject to the application of these Conditions, the proposal fulfils development plan policy requirements in relation to landscaping and trees.

ECOLOGY AND BIODIVERSITY

Guildford Borough Local Plan: Strategy and Sites 2015-2034

Policy ID4 – Green and blue infrastructure

Guildford Borough Local Plan: Development Management Policies 2023

Policy P6 – Protecting Important Habitats and Species

Policy P7 – Biodiversity in New Developments

185. NPPF paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by:
- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
 - b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
 - d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
186. Paragraph 001 of the PPG titled Biodiversity Net Gain states that Biodiversity Net Gain (**BNG**) is a way of creating and improving biodiversity by requiring development to have a positioned impact on biodiversity. Whilst at the present time in England, at least a 10% increase in biodiversity value is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021), this application was submitted prior to the implementation of statutory BNG, and therefore the mandatory requirement to deliver a 10% increase in biodiversity value does not apply. Instead the requirements of the relevant development plan policy on BNG cited in the following paragraphs will therefore have to be satisfied.
187. GBSS Policy ID4 requires new development to deliver gains in biodiversity and states permission will not be granted for proposals that are likely to materially harm the nature

conservation interests of local sites unless clear justification is provided that the need for development clearly outweighs the impact on biodiversity.

188. GBDMP Policy P6 requires development proposals for sites that contain habitats hosting priority species to preserve the relevant ecological features through the application of the mitigation hierarchy, and to deliver enhancements to the ecological features.
189. GBDMP Policy P7 states, inter alia, that development proposals are required to seek maximum biodiversity gain on site balanced with delivering other planning priorities and that planting and landscaping schemes and Sustainable Drainage Systems are expected to incorporate species, habitats and management regimes that provide best biodiversity benefit. As this application was submitted **prior to** the introduction of Mandatory BNG point 12 of this policy which states '*Qualifying development proposals submitted after the national scheme comes into effect are required to achieve a biodiversity net gain of at least 20 per cent, or the advised national minimum amount, whichever is greater, measured using the national biodiversity net gain calculation methodology*' **does not apply** and the more general requirement for *maximum biodiversity gain* only needs to be met in this case. The definition of maximum biodiversity gain is provided in the document and means that opportunities for enhancing and supporting biodiversity on site *have been fully explored and implemented, balanced with the delivery of other planning priorities. In practice, this means that biodiversity should be considered from the outset of design work.*

SPECIES PROTECTION

190. The applicant submitted a Preliminary Ecological appraisal with this application which concluded the following:
- Overall the study site is of low nature conservation value. The western half of the site comprises chiefly buildings and hardstanding of negligible conservation value. The pond is of low conservation value. The unmanaged grassland in the eastern half of the site is floristically poor, but there is scrub and native-species hedgerow present, and the site appears to be used by foraging badger and has the potential to support slow-worm which would raise the conservation value of the site. The individual onsite trees and hedges along the site boundaries might provide foraging / commuting opportunities for bats and afford limited nesting opportunities for common bird species.
 - There are desk study records for **amphibians** within the study area 2012-2022, with the closest great crested newt record recorded 370 m to the north. It is considered that the habitats between this water body and the site, comprising housing and road infrastructure, will provide a barrier to newt dispersal to the proposed development. In addition, the onsite pond is considered sub-optimal for great crested newt and no great crested newts have been recorded during pond dipping activities. However, either palmate and / or smooth newt has been reported from this pond (the closest desk study record for either species is 440 m distant), and best practice measures should be employed to ensure that this population is not impacted. Both **grass snake** and **slow-worm** have been recorded from the adjacent site which was developed for housing in 2020/2021. Whilst the habitats in the western part of the site (amenity grassland and buildings / hardstanding) are largely considered sub-optimal for reptiles, the undisturbed, unmanaged grassland habitat in the eastern half of the site does provide potentially suitable habitat for reptiles, and also lies in proximity to the area developed for housing to the north east. In addition, the majority of school

site lies within a green Impact Risk Zone for great crested newts (Guildford Borough Council – Naturespace Partnership) which means that there is moderate habitat suitability for **great crested newts**, and that great crested newts may be present. A small area at the eastern end of the site falls within the amber Impact Risk Zone for great crested newts, suggesting that this habitat is suitable for great crested newts and suggesting that great crested newts are likely to be present.

- The site appears suitable for foraging and commuting **bats** with a variety of habitats suitable for bats.
- The wider site is considered suitable for nesting **birds**.
- There is the potential for **badger** to establish a sett within the site, particularly within the secluded unmanaged semi-improved neutral grassland area.
- There is suitable habitat across the site for **hedghog**, chiefly within the eastern half where there is unmanaged grassland and boundary edging of hedgerows with trees.

Following comments from the County Ecologist on the information submitted by the applicant further survey information was requested and provided by the applicant in respect of the following:

Slow worms – a Phase 2 Survey Report on Reptiles (TSA Ecology, June 2024) identified a population of slow worm on the site which required mitigation. The applicant is proposing to translocate this population to a receptor site at Ash Green Meadows Suitable Alternative Natural Green Space (**SANG**) and a mitigation strategy (TSA Ecology, September 2024) has been submitted which is considered acceptable by the County Ecologist. The mitigation strategy contains the detail on how the reptiles will be protected throughout the proposed phasing of the scheme, and how the translocation will be undertaken. Ash Green Meadows has already had several reptile enhancement features created, and a single hibernaculum was considered to be sufficient to demonstrate enhancement for reptiles for this scheme. Implementation of the mitigation strategy would be secured by condition. The County Ecologist has advised that this is particularly important with reference to the phasing scheme for delivery of the sports pitch. As suggested by the applicant in email correspondence (dated 19th September 2024) no development to the sports pitch should be permitted until evidence is provided that the reptile population has been appropriately translocated in-line with the agreed methods outlined in the mitigation strategy.

Badgers - The applicant's badger survey report (TSA Ecology, July 2024a) indicated that the proposed development works would not impact any badger setts or significantly hinder commuting badger, however in the absence of mitigation there was potential to impact foraging badger. Mitigation measures to minimise this were proposed and could be controlled by conditions. A pre-commencement badger walkover is also to be secured under condition as sett creation could occur due to badger activity on site. The walkover should be undertaken by a suitably qualified ecologist and completed within one month of works commencing.

Great Crested Newts – detailed survey work on the site has determined that the presence of GCN is very unlikely therefore no specific further survey was needed. The applicant will be carrying out a very meticulous search and clearance of the site for reptiles in accordance with the submitted strategy, and in the unlikely event that a GCN is present they would also be detected at that stage and works would need to stop. This requirement would be controlled by planning condition.

BIODIVERSITY NET GAIN

191. The proposals would result in the extension of the school encroaching into land currently used in association with the school's sports provision and reinstatement of the school playing pitch on land to the east in an area which has more recently become overgrown through non-use. As already stated, the educational need for the expansion of the school in this way can be given *great weight* in the planning balance.
192. A Biodiversity Metric calculation has been submitted with the application which indicates that following the development a **biodiversity net gain of 11%** would be achieved through the provision of new vegetation and trees around the periphery of the site and retention of the wildlife area at the far eastern end of the site. Wildlife enhancements are also proposed, including creation of new scrub habitats and species rich grass and wildflower areas, enhancement of existing habitats, and installation of bird and bat boxes and hedgehog houses.
193. The County Ecologist has commented that the calculations within the submitted metric do not entirely concur with the proposed landscaping shown on the submitted drawings, but they are satisfied that even taking this into account an overall a biodiversity gain would be achieved as opposed to any loss.
194. Officers consider that the applicants have comprehensively explored opportunities for enhancing and supporting biodiversity on site as part of the proposal such that maximum net gain is achieved, and the proposal accords with development plan requirements in that regard.

CONCLUSION ON ECOLOGY

195. The application site does not lie within any national or local statutory designated conservation areas, with the closest such being Cardinals Field SNCI some 50m to the north of St Pauls. The Applicant has carried out an appropriate assessment of existing ecological and biodiversity features within the application site, and has identified appropriate mitigation and enhancement measures in accordance with development plan policy and national legislative requirements.
196. The County Ecologist is satisfied with the application subject to appropriate conditions. Officers consider that subject to the application of these Conditions, the proposal fulfils development plan policy requirements in relation to ecology and biodiversity.

FLOOD RISK AND DRAINAGE

Guildford Borough Local Plan: Strategy and Sites 2015-2034

Policy P4 – Flooding, flood risk and groundwater protection zones

Guildford Borough Local Plan: Development Management Policies 2023

Policy P11 – Sustainable Surface Water Management

197. NPPF paragraph 173 states that when determining any planning applications, planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

198. NPPF paragraph 175 states 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.
199. NPPF paragraph 180 states that planning decisions should contribute to and enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of water pollution. Development should, wherever possible, help to improve local environmental conditions such as water quality.
200. GBSS Policy P4 states that all development proposals are required to demonstrate that land drainage will be adequate and that they will not result in an increase in surface water run-off. Proposals should have regard to appropriate mitigation measures identified in the Guildford Surface Water Management Plan or Ash Surface Water Study. Priority will be given to incorporating SuDS (Sustainable Drainage Systems) to manage surface water.
201. GBDMP Policy P11 requires, inter alia, that drainage schemes intercept as much rainwater and runoff as possible and development proposals follow the discharge hierarchy and prioritise the use of Sustainable Drainage Systems (SuDS) for all surface water that is not captured for later use. Alternative drainage systems may be used only if there is clear evidence that SuDS would be inappropriate.
202. As stated previously, the entirety of the school site lies within Flood Zone 1, designated by the EA as having the lowest probability of flooding. The nearest watercourse to the application site is the Blackwater River, which is some 735m to the north-west at its closest point, on the opposite side of the A331 Blackwater Valley Road. The school is therefore at very low risk of fluvial flooding.
203. In respect of surface water drainage details of a sustainable drainage system have been submitted with the application which includes the use of porous tarmac on the proposed new hard surfaces play areas. Surface water from these areas, as well as the extended staff and visitor car park, would be collected on site via a series of attenuation basins and an attenuation tank.
204. Lead Local Flood Authority (**LLFA**) has raised no objection to the proposal subject to the application of suitably worded Conditions to ensure that the details of final SuDS scheme is submitted prior to the commencement of development. A further condition would require the submission of a verification report prior to the first occupation of the development, in order to demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements, and confirm any defects have been rectified.

Officer Assessment

205. Taking all of the above into account, Officers consider that the Applicant has carried out an appropriate and proportionate assessment of flood and surface water risk at the

application site and has demonstrated that the proposed development would not increase flood risk to the school site or surrounding area.

206. Therefore, Officers consider that subject to the application of appropriate Conditions, the proposal fulfils development plan policy requirements in relation to flood risk and drainage.

HERITAGE

Guildford Borough Local Plan: Strategy and Sites 2015-2034

Policy D3 – Historic environment

Guildford Borough Local Plan: Development Management Policies 2023

Policy D23 – Non-designated Heritage Assets

207. NPPF paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
208. GBSS Policy D3 states that the historic environment will be conserved and enhanced in a manner appropriate to its significance.
209. GBDMP Policy D23 requires an archaeological desk-based assessment on development sites exceeding 0.4ha. and where archaeological remains of significance are found to exist, applicants are expected to demonstrate that the particular archaeological interest of the site can be justifiably preserved in situ.
210. The application site is not designated as either a County Site of Archaeological Importance or an Area of High Archaeological Potential, with the closest such sites being respectively located at Ash Manor Medieval Moated Site, roughly 1.3km to the north-east, and Tongham Historic Core, some 260m to the south-west, at their closest points. However as the application site covers an area of 1.27ha, in accordance with GBDMP Policy D23 an archaeological desk-based assessment was required and has been submitted.
211. The submitted Archaeological Assessment identifies a number of Mesolithic, Neolithic, Late Bronze Age, Roman, Iron Age, 1st Century, and 14th Century finds in the local area. However it concludes that this archaeological potential is *unlikely* to translate to the application site owing to the differences in distances and geological zones involved, and that the archaeological potential is therefore low to moderate. However given evidence of medieval pottery production in the vicinity, the report recommends further archaeological investigation is recommended, with the preferred method of fieldwork being a trial trench evaluation of the site of the new building and new hard surfaced play areas.
212. In response to a consultation request with regards to this application, the County Archaeological Officer states that they agree with the Applicant's conclusion insofar as the further investigation will enable the identification of any buried remains that may be present and allow suitable mitigation measures to be devised if necessary.
213. The County Archaeological Officer therefore recommends a Condition should be attached to any permission granted, requiring the implementation of a programme of

archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved by the CPA.

214. Officers agree that such a Condition should be applied in order to ensure no harm would be caused to potential archaeological remains within the application site and that such could be recorded and conserved appropriately.
215. Officers consider that subject to the application of this Condition, the proposal fulfils development plan policy requirements in relation to heritage.

WASTE MANAGEMENT ISSUES

Surrey Waste Local Plan 2019-2033

Policy 4 – Sustainable Construction and Waste Management in New Development

216. SWLP Policy 4 states that planning permission for any development will be granted where it has been demonstrated that:
- i. The waste generated during the construction, demolition and excavation phase of development is limited to the minimum quantity necessary.
 - ii. Opportunities for re-use and for the recycling of construction, demolition and excavation residues and waste on site are maximised.
 - iii. On-site facilities to manage the waste arising during the operation of the development of an appropriate type and scale have been considered as part of the development.
 - iv. Integrated storage to facilitate reuse and recycling of waste is incorporated in the development.
217. The Applicant has stated that there are expected to be no requirements for basement excavation or piling as part of the proposed development, although the construction of foundations for the proposed extension would be included. The Applicant has also stated that although they considered the re-use of material on-site, this was not likely to be possible due to the scale of the proposed development.
218. Officers note that waste generated during the construction of the proposed development would likely be limited to the removal of tarmacadam and concrete from the existing external play areas and circulation spaces.
219. However, as stated previously, full construction details have not been submitted by the Applicant as part of this application, and Officers have already considered that a Condition should be applied to any permission granted to ensure that such details are provided.
220. Officers consider that such a submission should include details of how waste generated during the construction of the proposed development would be limited and managed.
221. Subject to the application of such a Condition, and the subsequent submission and implementation of waste management measures, Officers consider that the proposal would fulfil development plan policy requirements in relation to waste management issues.

Human Rights Implications

222. 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.
223. In this case, it is the Officers view that the scale of any impacts is not considered sufficient to engage Article 6 or Article 1 of Protocol 1 and, taking into account the representations made in relation to the impact of the proposed development on residential amenity, impacts can be mitigated by Condition. As such, this proposal is not considered to interfere with any Convention right.
224. The CPA is required by section 149 of the Equality Act 2010 to have due regard to the need to eliminate conduct prohibited by the Act, advance equality of opportunity, and foster good relations between people with protected characteristics and people who do not. The level of 'due regard' considered sufficient in any particular context depends on the facts.
225. In this case, the CPA has considered its duty under the Equality Act 2010 and concludes that this application does not give rise to any considerations on equality.

Conclusion

226. This application is submitted seeking planning permission for the construction and use of a double-height extension to the rear of the existing school buildings, an enlarged car parking area and two new multi-use games areas, as well as the reinstatement of the currently unused grass area as a full-sized playing pitch.
227. This would allow St Pauls to increase its capacity by more than double and enable children to stay on until the age of 11 as a one-form entry primary school.
228. Officers are satisfied that there is an identified need for the proposed expansion, that it would result in benefits to the Urban Open Space designation, that it would be appropriately designed, and that it would make efficient use of natural resources.
229. Officers are also satisfied that subject to Conditions the proposed development would be appropriately landscaped, that such landscaping would be appropriately maintained, that retained trees would be appropriately protected, that sustainable travel modes would be promoted, and that ecology and biodiversity features would be protected and enhanced.
230. Further, no significantly adverse air quality, lighting, noise, transport, surface water or archaeological impacts would arise.
231. Therefore, Officers conclude that the application fulfils development plan policy requirements, and that planning permission should be granted subject to the imposition of Conditions.

Recommendation

It is recommended that pursuant to Regulation 3 of The Town and Country Planning General Regulations 1992, the Committee grants outline planning permission for application ref: **GU24/CON/00010**, subject to the recommended planning conditions.

Conditions:

IMPORTANT - CONDITION NOS. 4, 7, 11, 15, 23 AND 24 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

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Approved Plans

1. The development hereby permitted shall be carried out in all respects in accordance with the following plans/drawings:

Drawing No. HBS-00-00-DR-A-1100 Rev P02 Site Location Plan dated 7 February 2024

Drawing No. HBS-00-00-DR-A-1101 Rev P03 Proposed Block Plan dated 7 February 2024

Drawing No. HBS-00-00-DR-A-1106 Rev P02 Proposed Area Requirements dated 26 January 2024

Drawing No. HBS-00-01-DR-A-1113 Rev P03 Proposed Roof Plan dated 26 January 2024

Drawing No. HBS-00-SI-DR-E-6100 Rev P02 Electrical Services Proposed External Lighting Principles of design, for planning dated 26 January 2024

Drawing No. HBS-00-XX-DR-A-1121 Rev P03 Proposed Elevations dated 26 January 2024

Drawing No. SWN-ZZ-00-D-L-800 Rev P3 Proposed Landscape Plan dated 29 January 2024

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 of the date of commencement within seven working days of such commencement.

Construction Hours

3. All operations and activities related to the construction of the development hereby permitted shall only be carried out between the hours of 0800 and 1800 Mondays to Fridays and 0800 to 1300 on Saturdays.

Notwithstanding the above, there shall be no HGV movements to or from the application site related to the construction of the development hereby permitted between the hours of 0830 and 0915 and 1445 and 1600 Mondays to Fridays.

No operations and activities related to the construction of the development hereby permitted shall be carried out at any time on Sundays or any Public, Bank, or National Holiday.

Drainage

4. Prior to the commencement of the development hereby permitted, details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.

The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) and 1 in 100 (+45% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1.2 l/s for the 1 in 1 year rainfall event and 3.5 l/s for the 1 in 100 year rainfall event (plus climate change allowance).
 - b) 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.).
 - c) Confirmation of the remedial works to the existing drainage system.
 - d) 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 from increased flood risk.
 - e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
 - f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
5. Prior to the first occupation of the development hereby permitted, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the County Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Dust

- 6. The construction of the development hereby permitted shall be carried out in accordance with sections 3 and 5 of the Air Quality and Dust Management Plan Version 1.0 dated 22 April 2024 submitted as part of the application.

Arboriculture

- 7. Prior to the commencement of the development hereby permitted, an updated Arboricultural Method Statement shall be submitted to and approved in writing by the County Planning Authority.

Such a Statement shall include:

- a) Details of the types of ground protection measures to be implemented in relation to the hard surfacing within root protection areas of trees to be retained.
- b) Details of measures to prevent potential damage to tree canopies in relation to facilitation pruning works.
- c) Confirmation of the final drainage layout and design for the football pitch.
- d) An updated Tree Protection Plan if the final drainage layout and design for the football pitch requires incursions into the root protection areas of trees to be retained.

The updated Statement shall thereafter be implemented and complied with at all times during the construction of the development hereby permitted.

Landscaping

- 8. The landscaping of the development hereby permitted, as shown on Drawing No. SWN-ZZ-00-D-L-800 Rev P3 Proposed Landscape Plan dated 29 January 2024 approved as part of the application, shall be implemented in full within the first available planting season following the commencement of construction of the development hereby permitted and retained thereafter as such.
- 9. Within 6 months of the commencement of implementation of the landscaping of the development hereby permitted, a 5 year landscape management and maintenance plan shall be submitted to the County Planning Authority for approval in writing.

Such a Plan shall include:

- a) Drawing(s), where appropriate, and a written report, including long-term design objectives.
- b) Timetable for annual works, including annual mulching and watering through the summer months with industry standard watering bags being provided to all new trees.
- c) Management responsibilities and maintenance schedules for all landscape areas.

The landscape management and maintenance plan shall be implemented as approved in accordance with the timetable and all other details contained.

- 10. In the event of the failure of any soft landscape planting within the first five years of planting, such planting shall be replaced with an equivalent number of live specimens of the same species and size by not later than the end of the first available planting season following the failure, damage or removal of that planting.

Archaeology

11. Prior to the commencement of the development hereby permitted, the Applicant shall secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the County Planning Authority.

Pitch Layout

12. The playing field and pitches hereby permitted shall be constructed and laid out in accordance with Drawing No. SWN-ZZ-00-D-L-800 Rev P3 Proposed Landscape Plan dated 29 January 2024 approved as part of the application and the standards and methodologies set out in the Sport England Guidance Note Natural Turf for Sport Revision 002 dated May 2011, and shall be made available for use before the first occupation of the development hereby permitted.
13. Development of the sports pitch should not commence until evidence is provided that the reptile population has been appropriately translocated in-line with the agreed methods outlined in the reptile mitigation strategy (TSA Ecology, September 2024).

Lighting

14. The installation and operation of lighting in association with the development hereby permitted shall be carried out in accordance with section 7.11 of the Supporting Planning Statement dated February 2024, sections 7.11 and 7.19 of the Preliminary Ecological Appraisal dated February 2024, and section 4.7 of the Design and Access Statement Rev P02 dated January 2024, all submitted as part of the application.

Noise

15. Prior to the commencement of the development hereby permitted, a Construction Noise Management Plan (CNMP) shall be submitted to and approved in writing by the County Planning Authority.

Such a CNMP shall include, but not be limited to:

- a) Noise limits at noise sensitive receptors.
- b) Noise impact assessment.
- c) Mitigation measures.

The approved CNMP shall thereafter be implemented and complied with at all times during the construction of the development hereby permitted.

16. The Rating Level, L_Ar,Tr, of the noise emitted from all plant, equipment and machinery (including any kitchen extract etc) associated with the application site shall not exceed the existing representative LA90 background sound level at any time by more than +5 dB(A) at the nearest noise sensitive receptors (residential or noise sensitive building). The assessment shall be conducted in accordance with the current version of British Standard (BS) 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound.

The existing representative LA90 background sound level shall be determined by measurement that shall be sufficient to characterise the environment. The representative level should be justified following guidance contained within the current version of BS 4142:2014:A1+2019 and agreed with the County Planning Authority.

Highways, Traffic and Access

17. Prior to the first occupation of the development hereby permitted, the off-site highway works as detailed in sections 5.9.3 and 7.4.3, Figures 5-2 and 5-3, and Appendices E and I of the Transport Assessment Version 0.3 dated February 2024; Appendix 1 of the Supporting Planning Statement dated February 2024; and the email from Agent dated 30 September 2024, all submitted as part of the application, shall be constructed and implemented in general accordance with the details therein.
18. Prior to the first occupation of the development hereby permitted, space shall be laid out in accordance with Drawings Nos. HBS-00-00-DR-A-1101 Rev P03 Proposed Block Plan dated 7 February 2024, HBS-00-00-DR-A-1106 Rev P02 Proposed Area Requirements dated 26 January 2024, HBS-00-00-DR-A-1112 Rev P03 Proposed Ground Floor Plan dated 26 January 2024, HBS-00-01-DR-A-1113 Rev P03 Proposed Roof Plan dated 26 January 2024, HBS-00-SI-DR-E-6100 Rev P02 Electrical Services Proposed External Lighting Principles of design, for planning dated 26 January 2024, and SWN-ZZ-00-D-L-800 Rev P3 Proposed Landscape Plan dated 29 January 2024 submitted as part of the application for vehicles to be parked and to turn so that they may enter and leave the site in forward gear. The parking and turning area shall thereafter be retained and maintained for its designated purpose.
19. Prior to the first occupation of the development hereby permitted, facilities for the secure, lit and covered parking of 14 No. bicycles and 20 No. scooter spaces and a charging point with timer for e-bikes shall be provided within the site in accordance with a scheme to be submitted to and approved in writing by the County Planning Authority. The approved facilities and charging point shall thereafter be retained and maintained for use in connection with the development hereby permitted.
20. Prior to the first use of the extended vehicle parking area hereby permitted, at least 50% of the new parking spaces shall be provided with a fast-charge electric vehicle charging point (current minimum requirements - 7kW Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and a further 50% shall be provided with cabling for the future provision of charging points, all in accordance with a scheme to be submitted to and approved in writing by the County Planning Authority. The approved charging points and cabling shall thereafter be retained and maintained for use in connection with the development hereby permitted.
21. The Park and Stride initiative which forms part of the development hereby permitted shall be operated as detailed within the Car Park Management Plan dated January 2024 and section 5.8 of the Transport Assessment version 0.3 dated February 2024 and promoted for the use of parents, carers and visitors.
22. Prior to the first occupation of the development hereby permitted, an updated school Travel Plan shall be submitted to and approved in writing by the County Planning Authority. The submitted Plan shall include details of measures to promote sustainable modes of transport and provisions for the maintenance, monitoring and review of the impact of the Plan and its further development. The development hereby permitted shall thereafter be carried out in all respects in accordance with the approved details.

23. Prior to the commencement of the development hereby permitted, a Construction Traffic Management Plan (CTMP) in general accordance with the Outline Construction Traffic Management Plan Version 0.2 dated February 2024 submitted as part of the application shall be submitted to and approved in writing by the County Planning Authority. The CTMP shall include details of:
- a) Parking of vehicles of site personnel, operatives and visitors.
 - b) Loading and unloading of plant and materials.
 - c) Storage of plant and materials.
 - d) Programme of works (including measures for traffic management).
 - e) HGV deliveries and hours of operation.
 - f) On-site turning for construction vehicles.
 - g) Temporary parking suspensions on West Ring and East Ring.

The approved CTMP shall thereafter be implemented and complied with at all times during the construction of the development hereby permitted.

Ecology

24. The development hereby permitted shall be carried out in accordance with section 5 of the Badger Survey Report dated July 2024 submitted as part of the application. The badger walkover survey required therein should be undertaken by a suitably qualified ecologist and the results submitted to the County Planning Authority prior to the commencement of the development hereby permitted, including site clearance works.
25. The development hereby permitted shall be carried out in accordance with sections 5 and 6 of the Reptile Mitigation Strategy Version 1 dated September 2024 submitted as part of the application. In the event that Great Crested Newts are found to be present on the site at any time, works will stop, and the advice of a qualified ecologist obtained to determine next steps.

Materials

26. The materials used on the exterior of the development hereby permitted shall be in general accordance with the details contained within section 4.5 of the Design and Access Statement dated January 2024.

Reasons:

1. For the avoidance of doubt and in the interests of proper planning.
2. To comply with 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.
3. To comply with the terms of the application, enable the County Planning Authority to exercise planning control, and to safeguard the environment and local amenity, in accordance with National Planning Policy Framework December 2023 paragraphs 108, 114 and 180; and Guildford Borough Local Plan: Development Management Policies 2023 Policy D5.

4. To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with National Planning Policy Framework December 2023 paragraphs 173, 175 and 180; Guildford Borough Local Plan: strategy and sites 2015-2034 Policy P4; and Guildford Borough Local Plan: Development Management Policies 2023 Policy P11.

Compliance with this Condition is required prior to the commencement of the development hereby permitted to ensure the effective control and management of surface water.

5. To ensure the drainage system is constructed to the national Non-Statutory Technical Standards for SuDS in accordance with National Planning Policy Framework December 2023 paragraphs 173, 175 and 180; Guildford borough Local Plan: strategy and sites 2015-2034 Policy P4; and Guildford Borough Local Plan: Development Management Policies 2023 Policy P11.
6. To comply with the terms of the application, enable the County Planning Authority to exercise planning control, and to safeguard the environment and local amenity, in accordance with National Planning Policy Framework December 2023 paragraph 180; and Guildford Borough Local Plan: Development Management Policies 2023 Policies D5 and P9.
7. To enable the County Planning Authority to exercise planning control and to safeguard the environment and local amenity in accordance with National Planning Policy Framework December 2023 paragraphs 135, 136 and 180; Guildford Borough Local Plan: strategy and sites 2015-2034 Policy D1; and Guildford Borough Local Plan: Development Management Policies 2023 Policy P7.

Compliance with this Condition is required prior to the commencement of the development hereby permitted to ensure the effective protection of the roots and canopies of retained trees throughout the construction phase.

8. To enable the County Planning Authority to exercise planning control and to safeguard the environment and local amenity in accordance with National Planning Policy Framework December 2023 paragraphs 128, 135, 136 and 180; Guildford Borough Local Plan: strategy and sites 2015-2034 Policy D1; and Guildford Borough Local Plan: Development Management Policies 2023 Policy D4.
9. To enable the County Planning Authority to exercise planning control and to safeguard the environment and local amenity in accordance with National Planning Policy Framework December 2023 paragraphs 128, 135, 136 and 180; Guildford Borough Local Plan: strategy and sites 2015-2034 Policy D1; and Guildford Borough Local Plan: Development Management Policies 2023 Policy D4.
10. To enable the County Planning Authority to exercise planning control and to safeguard the environment and local amenity in accordance with National Planning Policy Framework December 2023 paragraphs 128, 135, 136 and 180; Guildford Borough Local Plan: strategy and sites 2015-2034 Policy D1; and Guildford Borough Local Plan: Development Management Policies 2023 Policy D4.
11. To afford the County Planning Authority a reasonable opportunity to examine any remains of archaeological interest which are unearthed and decide upon a course of action required for the preservation or recording of such remains in accordance with National Planning Policy Framework December 2023 paragraph 209, Guildford

Borough Local Plan: strategy and sites 2015-2034 Policy D3, and Guildford Borough Local Plan: Development Management Policies 2023 Policy D23.

Compliance with this Condition is required prior to the commencement of the development hereby permitted to ensure the timely implementation of archaeological work and the effective preservation of potential archaeological interest.

12. To ensure the quality of pitches is satisfactory and that they are available for use prior to the first occupation of the development hereby permitted in accordance with National Planning Policy Framework December 2023 paragraphs 103, 123, 128 and 135; and Guildford Borough Local Plan: strategy and sites 2015-2034 Policies ID4 and ID5.
13. To comply with the terms of the application in respect of protection of species within the site, to enable the County Planning Authority to exercise planning control, and safeguard the environment and local amenity, in accordance with National Planning Policy Framework December 2023 paragraph 180, Guildford Borough Local Plan: strategy and sites 2015-2034 Policy ID4, and Guildford Borough Local Plan: Development Management Policies 2023 Policies P6 and P7.
14. To comply with the terms of the application, enable the County Planning Authority to exercise planning control, and to safeguard the environment and local amenity, in accordance with National Planning Policy Framework December 2023 paragraph 180 and Guildford Borough Local Plan: Development Management Policies 2023 Policies D5 and D12.
15. To enable the County Planning Authority to exercise planning control and to safeguard the environment, local amenity and other noise sensitive receptors during the construction phase of the development hereby permitted in accordance with National Planning Policy Framework December 2023 paragraph 180, Guildford Borough Local Plan: strategy and sites 2015-2034 Policy D5, and Guildford Borough Local Plan: Development Management Policies 2023 Policy D11.

Compliance with this Condition is required prior to the commencement of the development hereby permitted to ensure effective noise control throughout the construction phase.

16. To enable the County Planning Authority to exercise planning control and to safeguard the environment, local amenity and other noise sensitive receptors during the operational phase of the development hereby permitted in accordance with National Planning Policy Framework December 2023 paragraph 180, Guildford Borough Local Plan: strategy and sites 2015-2034 Policy D5, and Guildford Borough Local Plan: Development Management Policies 2023 Policy D11.
17. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework December 2023 paragraphs 108, 114, 115, 116, 128 and 135; and Guildford Borough Local Plan: strategy and sites 2015-2034 Policies D1 and ID3.
18. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework December 2023 paragraphs 108, 114, 115, 116 and 135; and Guildford Borough Local Plan: strategy and sites 2015-2034 Policy ID3

19. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework December 2023 paragraphs 108, 114, 116 and 128; Guildford Borough Local Plan: strategy and sites 2015-2034 Policies D1 and ID3; and Guildford Borough Local Plan: Development Management Policies 2023 Policy D6.
20. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework December 2023 paragraphs 108, 114, 116 and 128; Guildford Borough Local Plan: strategy and sites 2015-2034 Policies D1, D2 and ID3; and Guildford Borough Local Plan: Development Management Policies 2023 Policies D6 and ID10.
21. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework December 2023 paragraph 108, 114, 116, 128 and 135; Guildford Borough Local Plan: strategy and sites 2015-2034 Policy ID3; and Guildford Borough Local Plan: Development Management Policies 2023 Policy ID10.
22. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework December 2023 paragraphs 108, 114, 116, 117, 128 and 135; and Guildford Borough Local Plan: strategy and sites 2015-2034 Policy ID3.
23. In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with National Planning Policy Framework December 2023 paragraphs 108, 114 and 116; and Guildford Borough Local Plan: strategy and sites 2015-2034 Policy ID3.

Compliance with this Condition is required prior to the commencement of the development hereby permitted to ensure the public highway can continue to be used safely and without any unnecessary inconvenience during the construction phase of the development.

24. To comply with the terms of the application, enable the County Planning Authority to exercise planning control, and safeguard the environment and local amenity, in accordance with National Planning Policy Framework December 2023 paragraph 180, Guildford Borough Local Plan: strategy and sites 2015-2034 Policy ID4, and Guildford Borough Local Plan: Development Management Policies 2023 Policies P6 and P7.

Compliance with this Condition is required prior to the commencement of the development hereby permitted to ensure the protection of badgers prior to the commencement of the works.

25. For the avoidance of doubt and to protect species on the site to comply with the terms of the application, enable the County Planning Authority to exercise planning control, and safeguard the environment and local amenity, in accordance with National Planning Policy Framework December 2023 paragraph 180, Guildford Borough Local Plan: strategy and sites 2015-2034 Policy ID4, and Guildford Borough Local Plan: Development Management Policies 2023 Policies P6 and P7.
26. To comply with the terms of the application, enable the County Planning Authority to exercise planning control, and to safeguard local amenity, in accordance with National Planning Policy Framework December 2023 paragraphs 128 and 135,

Informatives:

1. In determining this application the County Planning Authority has worked positively and proactively with the Applicant by entering into pre-application discussions, 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 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 December 2023.
2. All of the proposed arboricultural works and mitigation shall be in accordance with British Standards 3998:2010 and 5837:2012.
3. Where new trees are to be supplied with a distinct crown, the supply, planting and maintenance of such trees shall be in general accordance with British Standard 8545:2014.
4. Biosecurity is very important to minimise the risks of pests and diseases being imported into the UK and introduced into the environment. It is recommended that all trees grown abroad, but purchased for transplanting, shall spend at least one full growing season on a UK nursery and be subjected to a pest and disease control programme. Evidence of this control programme, together with an audit trail of when imported trees entered the UK, their origin and the length of time they have been in the nursery should be requested before the commencement of any tree planting. If this information is not available, alternative trees sources should be used. You are advised to consult the relevant UK Government agencies such as the Animal and Plant Health Agency (APHA) and the Forestry Commission for current guidance, Plant Passport requirements and plant movement restrictions. Quality Assurance Schemes followed by nurseries should also be investigated when researching suppliers. For larger planting schemes, you may wish to consider engaging a suitably qualified professional to oversee tree/plant specification and planting.
5. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly

loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders (Highways Act 1980 Sections 131, 148, 149).

6. The developer is advised that as part of the detailed design of the highway works required by Condition 18, 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.
7. 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/developer/organisation responsible for the damage.
8. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison with Surrey County Council Streetworks Team and the relevant utility companies to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
9. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demand and that any power balancing technology is in place if required. Electric Vehicle charging points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
10. The developer is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance, obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site and adjacent areas such as the adjoining public highway and other areas of public realm.
11. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current overnight or for longer than

required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems; in non-domestic buildings the premises should have detection and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-1 of the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

12. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway 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 (including Stats connections/diversions required by the development itself or the associated highway 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/permits-and-licences/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/flooding-advice.

Contact James Nolan

Tel. no.

Background papers

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

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Guildford Borough Council planning register entry for this application can be found under application reference GU24/CON/00010.

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

[National Planning Policy Framework December 2023](#)

[Planning Practice Guidance – Air quality updated November 2019](#)

[Planning Practice Guidance – Biodiversity net gain updated May 2024](#)

[Planning Practice Guidance – Flood risk and coastal change updated August 2022](#)

[Planning Practice Guidance – Light pollution updated November 2019](#)

[Planning Practice Guidance – Noise updated July 2019](#)

The Development Plan

[Guildford Borough Local Plan: Development Management Policies 2023](#)

[Guildford Borough Local Plan: Strategy and Sites 2015-2034](#)

[Surrey Waste Local Plan 2019 to 2033](#)

Other Documents

[Surrey Landscape Character Assessment: Guildford Borough dated April 2015](#)
