

Design, Access and Planning Statement

Proposed Erection of 6 x 3 bed semi-detached houses, 1 x 3 bed detached house and 2 x 4 bed detached houses with integral single garage, together with associated parking and new access off Send Marsh Road following demolition of existing house and outbuilding.

At

**Parker Collins House, Send Marsh Road,
Ripley, Surrey, GU23 6JA**

January 2024

1. Introduction

The proposals seek approval for the construction of 6 x 3 bed semi-detached houses, a detached 3 bed house and 2 x 4 bed detached houses together with associated parking and a modified access off Send Marsh Road, following demolition of existing house and outbuildings.

The application is submitted on behalf of Rushmon Homes.

This statement should be read in conjunction with the following supporting documents:

Drainage Strategy
Flood Risk Assessment
Arboricultural Impact Statement
Ecological & Biodiversity Report
Energy and Sustainability Statement
Utilities and Infrastructure Statement
Affordable Housing Statement / Financial Viability Report
Site Waste Management Plan
Drawing Nos: 1348/01-10

2. Site Location / Description.

The site is located on the northern side of Portsmouth Road, a classified B-road (B2215) in Ripley. The site comprises a detached two-storey dwelling and single storey detached outbuilding along with areas of hardstanding. There are two existing vehicular crossovers via Send Marsh Road.

The wider area is residential in character and comprises a mix of detached and semi-detached dwellings in a mix of styles and scales.

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The application site is bound by mature planting to all boundaries with timber fencing in to the southern, western and eastern boundaries. The northern boundary is formed by the East Clandon stream with the rear gardens of houses to the south of Maple Road beyond. The ground levels on the application site vary. The ground falls away from Portsmouth Road towards the stream.

The application site is not within The Green Belt or a Conservation Area and the existing building is not listed.

The site is within the 400m to 5km buffer zone of Thames Basin Heaths Special Protection Area.

The application site is rectangular shaped and measures 3496sq.m (0.35 hectares).



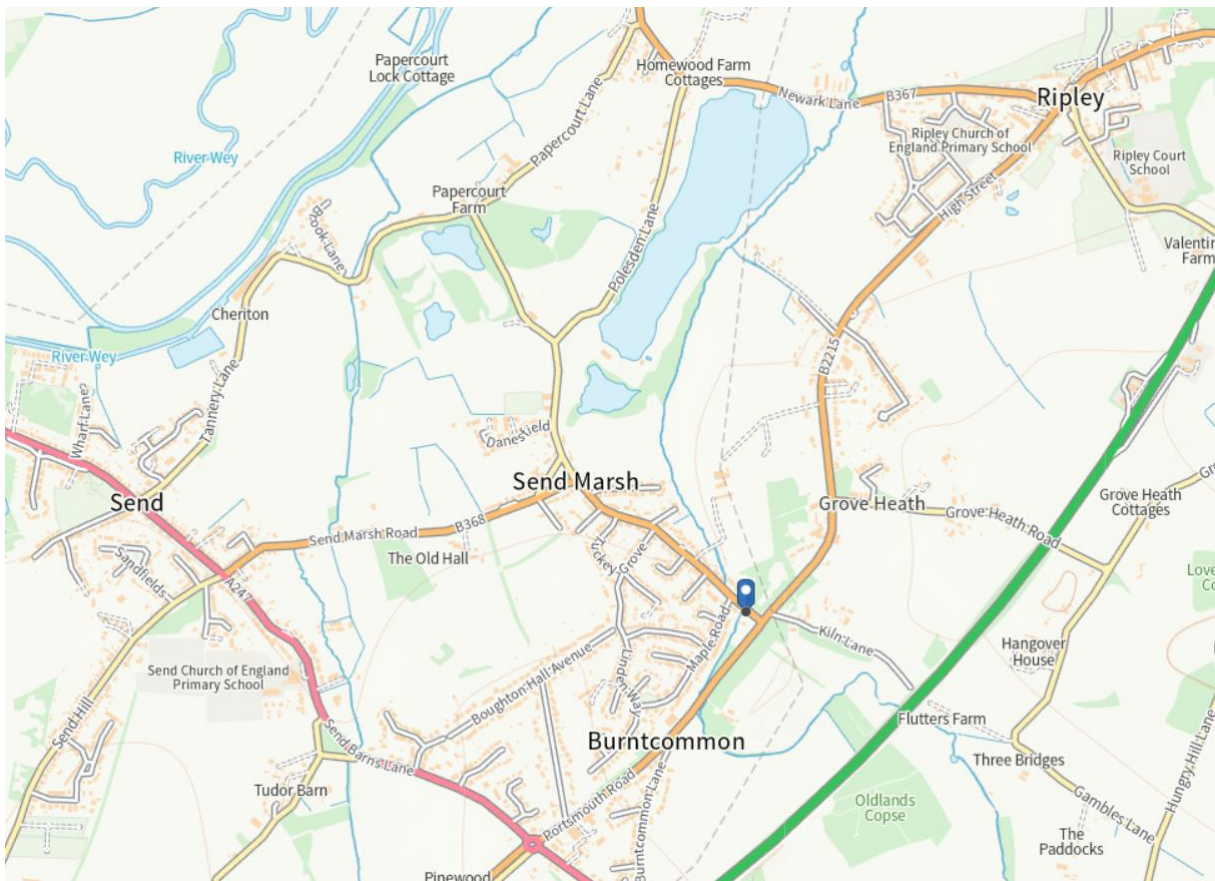
View of frontage of site looking north along Send Marsh Road



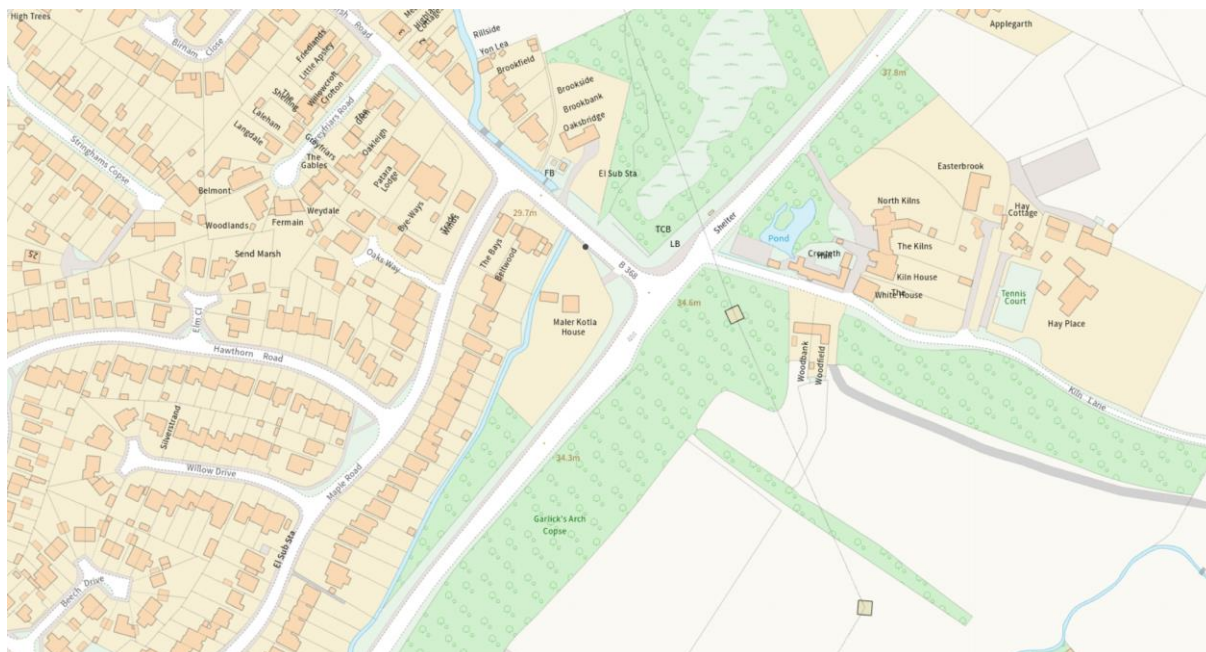
View of frontage of site looking towards junction of Portsmouth Road and Send Marsh Road



View of frontage of site looking north east along Portsmouth Road



The application site is located approx. 1m to the southwest of Ripley and approx. 1m east of Send.



Site Location Plan

3. Character Assessment

The application site is located within the Ockham and Clandon Wooded Rolling Claylands (E2) area as stated within the Guildford Landscape Character Assessment Guide 2007 and more locally, directly adjacent to the Send Marsh Road (north) & Send Marsh Estate Character Area as defined within the Send Neighbourhood Plan (Adopted May 2021).

This area is mostly residential with a variety of houses all developed in mid-20th century including a mixture of detached, semi-detached, and linked, with a maximum of two stories. The houses are largely brick built under tiled roofs and follow a variety of styles. Particular examples of this variety are Manor Road and Tuckey Grove several of which were of self-build nature.

There are also Individually designed houses with the side-roads comprising houses of unified design all having kerbs with verges/pavements.

The Send Marsh Estate was built in the 1960s & 70s and has small children's play-ground. It is situated behind the main road and comprises the largest area of Send built as a single development in a number of different styles.

South along Send Marsh Road from the Green towards Portsmouth Road the pattern of strip development continues with the houses fronting the road having been built in ones, twos and threes mostly in the early to mid-20th century on mid-size irregular plots.

4. Relevant Planning Policy

In addition to the National Policy Framework, the National Planning Practice Guidance and the Technical Housing Standards the following local policies and guidance are relevant to the determination of this application:

Guildford Borough Council Local Plan: strategy and sites (LPSS) 2019

S1	Presumption in favour of sustainable development
H1	Homes for all
H2	Affordable homes
P4	Flooding, flood risk and groundwater protection zones
P5	Thames Basin Heaths Special Protection Area
D1	Place Shaping
D2	Climate change, sustainable design, construction and energy
ID1	Infrastructure and delivery
ID3	Sustainable transport for new developments
ID4	Green and blue infrastructure

Send Neighbourhood Development Plan (SNDP) 2021

Send 1	Design
Send 2	Housing development
Send 3	Supporting the local economy
Send 4	Green and blue infrastructure
Send 5	Local Green Space
Send 6	Supporting Community Facilities
Send 7	Supporting sustainable transport
Send 8	Car parking provision

Surrey Waste Local Plan (SWLP) 2019-2033

Policy 4 Sustainable Construction and Waste Management in New Development

Guildford Borough Local Plan: Development Management Policies 2023

P6	Protecting important habitats and species
P7	Biodiversity in new developments
D4	Achieving high quality design and respecting local distinctiveness
D5	Protection of amenity and provision of amenity space
D6	External servicing features and stores
D8	Residential infill development proposals
D14	Sustainable and low impact development
D16	Carbon emissions from buildings
D17	Renewable and low carbon energy generation and storage

South East Plan (SEP) 2009

NRM6 Thames Basin Heath Special Protection Area

Supplementary Planning Documents

- Climate Change, Sustainable Design, Construction and Energy SPD 2020
- Planning Contributions SPD 2017
- Thames Basin Heaths Special Protection Area Avoidance Strategy 2017
- Guildford Landscape Character Assessment 2007
- Vehicle Parking Standards SPD 2006
- Residential Design SPG 2004
- Surrey Design 2002
- Surrey County Council Vehicular and Cycle Parking Guidance 2018
- Guidance on the storage and collection of household waste for new developments 2017

5. Key Planning Issues

With regard to the above planning policies the following issues are identified as central to the consideration of the proposed development

- a) Principle of Development
- b) Affordable Housing
- c) Impact on the character of the area and the streetscene
- d) Impact on the amenities of the adjoining neighbouring properties and proposed occupiers
- e) Highway safety and parking provision
- f) Trees and Landscaping
- g) Flooding and SUDS
- h) Financial considerations

a) Principle of Development

The Local Plan indicates that there is scope for residential development through the redevelopment of existing sites with well-designed schemes that integrate with and enhance the local character. The new development is required to deliver high quality design, which maximises the efficient use of land and which responds to the positive features of individual locations; integrating sensitively with locally distinct townscape while protecting the amenities of those living in the area.

The Local Plan states that *"new residential development should be at a density of between 30 to 50 dwellings per hectare net. However the benefits of higher density development must not be at the expense of the quality of the existing environment; in some cases there will be exceptional circumstances to justify lower density development on sites under 0.4 hectares. The main consideration is to make the best use of previously developed land with a development that is appropriate to the context and character of the area.*

The new NPPF in regard to the making effective use of land, at Para. 117 states that *'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions'*.

With regards to achieving appropriate densities, Para. 12 states that *'Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site', and this is supported by point C) of Para. 123 which states that 'local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering Page 3 of 6 applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).'*

Para 122 in regard to achieving appropriate densities further states that *'Planning policies and decisions should support development that makes efficient use of land, taking into account: a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.'*

The proposed development achieves a density of 26 dph (9 units ÷ 0.35 ha) which is considered to meet the locally adopted standards and therefore makes more efficient use of the land than existing.

The proposed scheme is on land previously developed and currently in residential use in addition to it being adjacent to a recognised settlement area. Therefore, it is considered that the principle of development is acceptable.

b) Affordable Housing

Policy H2: Affordable Homes of the Councils Local Plan requires affordable homes on sites providing 11 or more homes(gross), or where dwellings would have a combined gross internal floorspace of more than 1,000 square metres. The Council will seek at least 40% of the homes on these sites as affordable homes.

The proposed development has the following schedule of accommodation:

Schedule of Accommodation					
	Beds	GIA	Type	Garage	Garage GIA
Plot 1	3	128.1	Semi Detached	No	-
Plot 2	3	128.1	Semi Detached	No	-
Plot 3	3	128.1	Semi Detached	No	-
Plot 4	3	128.1	Semi Detached	No	-
Plot 5	3	128.1	Semi Detached	No	-
Plot 6	3	128.1	Semi Detached	No	-
Plot 7	3	128.1	Detached	No	-
Plot 8	4	157.9	Detached	Attached	21.2
Plot 9	4	181.9	Detached	Attached	22.9
	Total	1236.5			

It is acknowledged that a revised (July 2018) National Planning Policy Framework has been published and is a material consideration in the determination of all relevant planning applications. However, as set out in Section 38(6) of Planning and Compulsory Purchase Act 2004, the starting point for any decision is the Development Plan unless material consideration(s) indicate otherwise. As set out in paragraph 2 of the NPPF, this approach is

required by planning law. It is therefore for the decision-maker to determine the weight to be applied.

Paragraph 63 of the NPPF states that ‘provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)’.

A Viability Assessment prepared by S106 Management has been submitted as part of the application which demonstrates that the proposed scheme can be considered as policy compliant without the requirement for a contribution towards Affordable Housing.

c) Impact on the character of the area and the streetscene

The proposal comprises a linear arrangement of detached and semi-detached dwellings adjacent to an access road along the length of the site, with a detached dwelling at the south end. Much of the site would be divided into individual plots, together with a surfaced access road, parking and an area for refuse and emergency vehicle turning. The houses would be two storeys with additional accommodation at roof level for plots 1-7 with plots 8 and 9 are two storey only.

Housing in the neighbouring developed area includes two storey houses, chalet bungalows and other types of property. The planning inspector in his appeal decision commented that *‘the site is capable of accommodating a scheme with its own character, and I see no objection in principle to the heights of the buildings or the density of the proposal’*.

Proposed plot sizes are commensurate with existing plots in the locality and it is considered that the proposed houses in terms of size, scale and height is commensurate to similar properties in the area.

Due to the site’s topography and the existing mature boundary planting (which is being retained), the proposed development will not be visible from Portsmouth Road and will mostly be obscured from Send Marsh Road apart from the where the new access road is located. Therefore, it is considered that the proposed development will not have a detrimental impact on the street scene.

d) Impact on the amenities of the adjoining neighbouring properties and proposed occupiers

Any application should not lead to an unacceptable impact upon the amenities of the adjoining neighbouring occupiers.

The proposed development does not infringe a horizontal 45 degree line from the nearest principle habitable windows of the nearest adjoining dwelling. The 45 degree line is used as a guide to ensure new development does not block light reaching windows which serve habitable rooms. The closest dwellings most likely to be impacted by the proposal are located on Maple Road which is located to the north of the application site.

Due to the respective relationship, orientation and physical separation between the proposed development and neighbouring properties it is considered any unacceptable impacts in regard to light or overbearing would not occur. In addition, given the design, it is not considered that the proposed dwellings would have any adverse impact on these properties in terms of loss of privacy or overlooking.

The rear facing windows of the proposed development would not directly overlook the private amenity space of the neighbouring rear gardens of Maple Road given the separation distances. The proposed

rear gardens are irregular shaped to some plots due to the stream however all are a minimum of 10m to the edge of the stream and range from 12.5m to 16.0m to the fence line of the properties of Maple Road. It is considered that these distances are in excess of acceptable minimum standards for separation.

The only side facing upper storey windows are from non-habitable rooms and will be obscure glazed which can also be controlled by a suitably worded condition.

With regards to the impact on the amenities of proposed occupiers, it is considered that each dwelling would meet the minimum internal space requirements for dwelling as stipulated in the National Technical Housing Standard.

e) Highway safety and parking provision

Each dwelling would be served by off-street parking spaces in accordance with the Council's adopted standard. It is noted that the Council's parking standard is a maximum provision, not a minimum.

Location	Village & Rural
1 bed flats (including studios & bedsits)	1 space per unit
2 bed flats	1.5 spaces per unit
1 bed houses	1.5 spaces per unit
2 bed houses	1.5 spaces per unit
3 bed houses	2 spaces per unit
4+ bed houses	2.5 spaces per unit

Residential development in village and rural areas (non-strategic sites) – Expected provision of car parking for dwellings, for use by residents themselves.

Cycle storage will be provided via means of a secure bike shed in the rear garden of plots 1-7 and also the garages of plots 8 and 9 which allows for the storage of 1 cycle per bedroom, in accordance with the Councils adopted standard.

The site is in a suitably placed location in terms of access to public transport links and local amenities. It is considered therefore that the proposed development will have a minimal impact on the local highway network.

A Transport Statement prepared by Lanmor Consulting has been submitted as part of the application which demonstrates that the proposal will provide adequate servicing and access arrangements to allow safe access for all users of the site.

f) Trees and Landscaping

There are a number of trees located within the site and on the site boundary. Four of the trees within the site are subject to a Tree Preservation Order and the site is not within a Conservation Area.

The application is accompanied by an Arboricultural Report prepared by DPA Arboricultural Consultants. This demonstrates that no trees on the site are adversely affected by the proposals. A

small number of trees are proposed to be removed to accommodate the proposal however none of these are considered to be significant or to make a valuable contribution towards public amenity.

Any loss of trees or boundary hedging has been mitigated by additional planting and could be covered by an appropriate landscaping planning condition. The retention of all of the boundary trees and vegetation will contribute to maintaining the existing character of the area and softening the visual impact of the new development.

g) Flooding and SUDS

The application site lies partially within Flood Zone 3 (the section that contains the stream) with the vast majority of the site is within Flood Zone 2. The Council's Strategic Flood Risk Assessment demonstrates that the site is not in an area at risk of groundwater flooding.

It is considered that the proposed development would not result in any adverse implications on or off site.

The drainage strategy for the development has employed the SuDS hierarchy for the disposal of runoff from the development. The strategy will employ permeable paving for the road and parking areas, an attenuation tank will also be provided on site to store runoff from the roofs etc and this will discharge to the adjacent watercourse.

Finished floor levels have been set at a minimum of 300mm above the minimum requirement as required by the EA.

A drainage report has been prepared by Lanmor Consulting and has been submitted as part of the application which demonstrates the proposals will not be at risk of flooding and a suitable drainage strategy for the disposal of runoff for the development can be provided.

h) Financial considerations

The proposed development is liable for a SAMM levy. The applicant will enter into the relevant UU as appropriate in due course.

6. Relevant Planning History

A search of the local authority planning website indicated the following recent planning history associated with the site:

07/P/01788 | Lawful Development Certificate to establish whether the site and buildings have been used as a nursery and for the storage and sale of landscaping materials, horticultural machinery supplies and architectural reclamation for more than 10 years. Withdrawn January 2008.

08/P/00031 | Erection of 3 x 3 bed terraced houses, 6 x 3 bed semi-detached houses and a detached 5 bed house with integral double garage, together with associated parking and new access off Send Marsh Road following demolition of existing house and outbuildings. Refused March 2008 – Appeal dismissed.

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08/P/00067 | Lawful development certificate to establish whether the site and buildings have been used for storage and sale of hard and soft landscaping materials and garden statuary walling etc for more than 10 years. Refused June 2008.

0/P/00790 | Lawful Development Certificate to establish whether the area of land has been used as a garden centre consisting of the retail sale of architectural garden ornaments and stonework, garden furniture & reclaimed materials for more than 10 years. Withdrawn June 2010.

1/P/00373 | Lawful Development Certificate to establish whether the land has been used for mixed use development comprising residential occupation and retail sale of architectural garden ornaments & stonework, garden furniture, plants and reclaimed materials for more than ten years. Approved May 2011.

12/P/00794 | Two storey front extension, part two storey, part single storey rear extension including increase in roof height and new entrance porch. Approved June 2012.

7. Ecological Statement

The application is accompanied by an Ecological Report prepared by AA Environmental Ltd. The report demonstrates that the site is of low ecological value with the species recorded described as common or abundant and are found in similar places across much of Britain, with no evidence of protected species recorded.

The majority of the established trees and boundary vegetation will be retained and protected during the works. An ecological buffer zone will be provided alongside the stream to be sensitively designed and managed for the benefit of wildlife.

There are no habitats of international, national, county or local importance that would be directly affected by the proposals.

The applicant will adhere to all mitigation recommendations contained within the ecological appraisal.

8. Renewable Energy/Sustainability

The application is accompanied by an Energy and Sustainability Statement prepared by Abbey Consultants which demonstrates that the proposals meet the requirements of the Council's policies relating to sustainability and renewable energy etc.

Every effort will be made to source materials from local manufacturers to reduce fuel miles for delivery purposes. The proposal will also make use of materials with high sound and heat insulation characteristics together with the use of low energy electrical fitting and energy efficient heating systems to comply with the requirements of the current Building Regulations.

9. Conclusion

In summary, this proposal achieves the following aims:

- This proposal seeks to make better use of the development potential of the site by proposing multiple units. This would accord with national policy which seeks to significantly boost the supply of housing.
- This approach is comparable to other similar applications which have been accepted by the Council in recent months in order to address the housing land supply in the Borough and contribute to objectively assessed housing needs.
- The application is accompanied by an Arboricultural Report which demonstrates that there would be no unacceptable loss of trees and hedges and therefore no harmful impact in terms of either character of the area or loss of privacy to neighbouring residents due to loss of trees.
- The application is accompanied by an Ecological Report which demonstrates that there would be no unacceptable loss of existing habitat and therefore no harmful impact in terms of biodiversity.
- The application is accompanied by a Flood Risk Assessment/Drainage Strategy which demonstrates that there would be no risk of flooding to future occupiers of the proposed development and no adverse impact to existing housing nearby.
- The application is accompanied by an Energy Statement which demonstrates that the development will reduce CO2 emissions by integrating passive design and energy efficient measures throughout the development.
- The application adopts and complies with the various policies and guidance contained within the Guildford Borough Council's Local Plan and National Planning Policy Framework.
- Enhances and compliments the character and appearance of the area.
- Is appropriate to the site in terms of scale, height, bulk, form and appearance.
- Does not adversely affect the character, appearance or setting of the locality or the amenity of nearby properties.

End