



Tuesday, 16th May 2023

Planning Services
Guildford Borough Council
Guildford
GU3 4BB

Dear Planning Services

Site: Oak Trees, Clandon Road, Send, Woking, GU23 7LA

Proposal: Proposed erection of two pairs of semi-detached two storey dwellings (four units) with integral garage and construction of an additional access to the highway following demolition of the existing dwelling and garage.

The Site

The application site is located within the inset boundary of Send Marsh, outside of the Green Belt.

The site currently consists of a detached dwelling on a spacious plot with a single vehicular access point from Clandon Road. There are mature trees on all boundaries of the site, including trees on the frontage of the site with Clandon Road which are covered by a Tree Preservation Order.

The surrounding area consists of detached dwellings on spacious plots in a linear form along Clandon Road. The site lies within the 400m - 5km buffer zone of the Thames Basin Heath Special Protection Area.

Proposal

Proposed erection of two pairs of semi-detached two storey dwellings (four units) with integral garage following demolition of the existing dwelling and garage. The existing access to the site will be maintained giving access to the highway.

Relevant Planning History

None relevant.



Planning Policy

Planning policy has been considered in the design process of this application:

National Planning Policy Framework (NPPF):

- Chapter 1. Introduction
- Chapter 4. Decision Making
- Chapter 5. Delivering a sufficient supply of homes
- Chapter 12. Achieving well - designed places
- Chapter 14. Meeting the challenge of climate change, flooding and coastal change
- Chapter 15. Conserving and enhancing the natural environment

South East Plan 2009:

- Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Guildford Borough Local Plan: Strategy and Sites 2015-2034

- S1 Presumption in favour of sustainable development
- D1 Place shaping
- D2 Climate change, sustainable design, construction and energy
- H1 Homes for All
- P5 Thames Basin Heath Special Protection Area ID1 Infrastructure and Delivery
- ID4 Green and Blue Infrastructure

Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

- G1(3) Neighbouring Amenity
- G5 Design Code
- NE4 Species Protection

Send Neighbourhood Plan

- Policy Send 1 - Design
- Policy Send 2 - Housing Development
- Policy Send 4 - Green and Blue Infrastructure
- Policy Send 8- Car Parking provision

Supplementary planning documents:

- Residential Design Guide (2004)
- Vehicle Parking Standards (2006)
- Thames Basin Heath SPA Avoidance Strategy (2017) Planning Contributions (2011)
- Climate Change, Sustainable Design, Construction and Energy SPD (2020)

Planning Constraints

- The principle of development
- Scale and character
- The impact on neighbouring amenity
- Living Environment
- Refuse provision
- Highway/parking considerations
- Trees
- Ecology
- Sustainable design and construction
- Thames Basin Heaths SPA

The principle of development

The site lies in an area inset from the Green Belt. The principle of replacing the existing dwelling on the site with four semi detached dwellings is acceptable, subject to compliance with the local and national policies.

Scale and character

The surrounding area is characterised by a range of dwelling sizes and design styles in addition to a varied pattern of development. The proposed development would be for 4 dwellings, two pairs of semi detached dwellings. The ridge heights of the proposed dwellings are similar to those of the existing house which is to be demolished . In addition, the design styles of each of the pairs of dwellings differ to reflect the varied design styles of properties within the surrounding area, but with all four properties a Surrey Vernacular style is proposed to reflect the semi rural nature of the application site.

The impact on neighbouring amenity

The properties most affected by the proposed development are the neighbouring properties to either side of the application site. However, due to the separation distances and screening provided by trees and hedging on the boundaries it is considered there would be no detrimental impact on neighbouring amenity in terms of loss of light, loss of privacy or overbearance.

Living Environment

The proposed sizes of the 4 dwellings would meet with the DCLG's Technical Housing Standards - Nationally described Space Standards (March 2015) and the requirements of Policy H1 of the new local plan. The dwellings would have adequate amenity space. As such it is considered that a satisfactory environment

in terms of outlook, privacy and adequate garden / amenity space would be provided with a suitable internal layout.

Refuse provision

The plans show a bin store for each of the proposed properties.

Highway/parking considerations

The Transport Statement states that the speed survey results indicated that the visibility splays shown are satisfactory. The swept path analysis also shows that large vehicles can enter and exit the site with reasonable ease. In addition, the predicted trip rate based on similar sites indicates that expected increase will not significantly affect the highway network. Two parking spaces are proposed for each of the dwellings which is in accordance with the Council's adopted parking standards.

Trees

An Arboricultural Impact Assessment and a Tree Protection Strategy were submitted with the application.

Ecology

A preliminary ecological appraisal and preliminary roost assessment survey has been submitted with the application as has a bat activity survey report. Recommendations were made in the report regarding bats.

Sustainable design and construction

The design is compliant as set out in Policy D2 of the New Local Plan and the Council's Climate Change, Sustainable Design Construction and Energy SPD 2020.

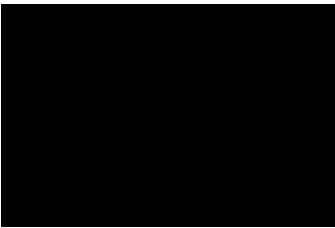
Thames Basin Heaths SPA

The application site is located within the 400m – 5km buffer zone of the TBHSPA. Natural England advise that new residential development in this proximity of the protected site has the potential to significantly adversely impact on the integrity of the site through increased dog walking and an increase in general recreational use. The application proposes a net increase of 3 residential units and as such has the potential, in combination with other development, to have a significant adverse impact on the protected sites. The Council adopted the Thames Basin Heaths Special Protection Area Avoidance Strategy which provides a framework by which applicants can provide or contribute to Suitable Alternative Natural Green Space (SANGS) within the borough which along with contributions to

Strategic Access Management and Monitoring (SAMM) can mitigate the impact of development.

The applicant is happy to agree to enter into a legal agreement to secure the necessary contributions.

Yours sincerely,



Giles Maltby MA MRTPI

