

**SUBMITTED VIA PLANNING PORTAL
REF PP-12910865**

20 March 2024

Our Ref: PD/KH/23023

Mr Gavin Chinniah
Head of Planning
Surrey Heath Borough Council
Surrey Heath House
Knoll Road
Camberley
Surrey
GU15 3HD



Town Planning &
Development Consultants
Highway House
Lower Froyle
Hants GU34 4NB

Dear Mr Chinniah

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE (EXISTING)
ERECTION OF A SINGLE STOREY DWELLING FOLLOWING DEMOLITION OF
EXISTING COMMERCIAL AND EQUESTRIAN BUILDINGS
FLANDERS FARM, THOMPSONS LANE, CHOBHAM, SURREY GU24 8SU**

I am enclosing a full planning application for the erection of a single storey dwelling following demolition of existing commercial and equestrian buildings at land at Flanders Farm, Thompsons Lane, Chobham GU24 8SU. The application is submitted on behalf of Mr and Mrs K Wright, the landowners.

The application comprises:

- (1) Planning Application Form and Ownership Certificate dated 20 March 2024
- (2) Application Drawings prepared by Halo Architects Ltd:
 - HA24-269 P001 – Location Plan (1:1250@A1)
 - HA24-269 P002 – Block Plans (1:500@A1)
 - HA24-269 P003 – Proposed Site Plan (1:1250@A1)
 - HA24-269 P004 – Outbuildings to be demolished (1:100@A1)
 - HA24-269 P005 – Proposed Dwelling Floor Plans and Elevations (1:100@A1)
 - HA24-269 P006 – Barn Existing Floor Plans and Elevations (1:100@A1)
 - HA24-269 P007 – Barn Proposed Conversion to Stables (1:100@A1) (for information only)
- (3) Planning Statement prepared by Paul Dickinson and Associates, Town Planning & Development Consultants, March 2024

- (4) Phase 1 Bat Survey prepared by Dr Jonty Denton FRES FLS MCIEEM CECol, Chartered Ecologist, March 2024
- (5) CIL Additional Information Requirement Form dated 20 March 2024
- (6) CIL Self Build Exemption Claim Form dated 20 March 2024
- (7) LDC Application Fee of £578.00 paid by the applicant under Planning Portal reference PP-12910865

The proposals involve the redevelopment of PDL which would not have any greater impact on the openness of the Green Belt compared to the existing development and therefore would constitute appropriate development in Green Belt policy terms.

The proposal would result in reductions in the amount of buildings and hardstanding areas on the site. The reductions in building footprint and volume would be around 6% and 2% respectively. There would also be a significant 90% reduction in hard surfaced areas with the existing commercial yard (about 800m²) (confirmed by the recent lawful development certificate) replaced with a small gravelled parking area (about 80m²). The proposed dwelling would provide a more concentrated form of development particularly compared to the spread of the 3 no. existing buildings to be replaced. As a result of the compact form of development and reductions in the amount of buildings and hardstanding areas the proposal would not have any greater impact on the openness of the Green Belt.

The proposals offer additional benefits including a reduction in traffic movements associated with the site, sustainable construction benefits and biodiversity enhancements which weigh in favour of the proposals. The proposals would be acceptable in terms of impact on trees, flood risk, neighbouring amenity, highway and access considerations.

The development offers the following benefits relating to the three overarching objectives and the presumption in favour of sustainable development set out at NPPF para. 8 and these weigh in favour of the proposals:

Economic objective – Provides an additional dwellinghouse on a site which is immediately available for development to support economic growth. The proposals offer benefits to the local rural communities and their economy including creation of jobs and supply chain investment associated with the construction stage and increased demand for local goods and services over the long-term occupation of the dwelling.

Social objective – Makes a modest contribution to the supply of housing required to meet local needs. Contributes to the Government's policy to boost significantly the supply of housing and meeting objectively assessed housing need. This is a self-build project for the applicants' own occupation of the sort which is encouraged by Government policy.

Environmental objective – Provides development without harm to the natural, built or historic environment and specifically without harm to the openness of the Green Belt or conflicting with the purposes of including land within the Green Belt.

Please do not hesitate to contact me if you require any further information to validate and progress the application. Originals of the statutory declarations and exhibits can be provided if required.

Yours sincerely,



PAUL DICKINSON
BA (Hons) MRTPI MRICS MCMl