

Appl No: 23/P/00793 **6/8/13 week deadline:** 09/02/2024
Appl Type: Full Application
Parish: Worplesdon **Ward:** Worplesdon
Agent: **Applicant:** Maltby Property Ltd
Location: The Folly, Backside Common, Wood Street Village, Guildford, GU3
3EB
Proposal: Erection of replacement dwelling.

Officer's Report

Site description.

The application site relates to an area of land that until 2017 comprised a 3 bedroom dwelling "The Folly", its garages / outbuildings and garden. A fire/arson attack was recorded to have occurred in October 2017 which affected the former dwelling.

The site is now considerably overgrown. There is presence of or evident remains of 6 buildings described by the application. These are of varying size including the main house (located towards the north of the site), the main shed and stable/barn (located south of the main house) and a number of smaller out buildings. The supplied "Existing Site Plan" describes the present/former structures. Buildings B, D, E and F remain in situ in various states of repair but can be described as buildings. Buildings A (the former dwelling) and C (the Main Shed) are no longer present with only the footings with (in limited places) some single course walling rising above foundations, and associated rubble, as evidence of their siting and footprint.

There is a small pond located to the northwest of the site. The site is bordered east and west by thick woodland and to the north and south by hedgerow. Given the disused nature of the site, the remainder is covered by a mixture of scrub and overgrown plants / weeds.

The site is accessed from an existing track off East Flexford Lane.

The site is located within the Green Belt and outside of any existing settlement boundary. The closest settlement is Wood Street Village 0.5km to the north, but separated from the site by the train line, 1.5km to the west is the village of Wanborough.

The closest neighbour is a dwelling / small holding, known as "Bushy" located 200m northeast of the site and accessed off East Flexford Lane.

To the south the site is bordered by farmland, to the east a field that is associated with the Bushy property. To the north and west the site is bordered by woodland that is identified as Broadstreet Common and Backside Common Sites of Nature Conservation Importance.

Proposal.

Planning permission is sought to rebuild the former dwelling on the site which was destroyed by arson. The application is similar to that which was permitted in 2022 and comprises the demolition of surviving outbuildings and the construction of a dwelling on the footprint of the dwelling previously on the site.

The proposed dwelling would be located towards the north-west corner of the site on the footprint

of the former dwelling on the site. It would comprise a chalet style bungalow of a traditional design with three bedrooms within the roof space with dormer windows to the roof slopes. The building would be constructed in brick elevations with a tiled roof.

Relevant planning history.

Reference:	Description:	Decision Summary:	Appeal:
22/P/02028	Application to remove condition no 10 (Permitted Development rights) of application 21/P/01585, approved on 06/06/2022.	Approve 03/03/2023	N/A
22/N/00098	Non material amendment to planning permission (21/P/01585). Approved 06/06/2022, rectifying a draughtsman mistake on the drawings to replace a window with the door at the front of the property.	Approve 29/11/2022	N/A
21/P/01585	Rebuilding of existing house and demolition of outbuildings.	Approve 06/06/2022	N/A

Consultations.

Statutory consultees

County Highway Authority: The application site is accessed via Backside Common, which is a private road and does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway. However, in order to promote sustainable transport and to reduce carbon emissions the County Highway Authority recommends that conditions be imposed in any permission granted to require the provision of an electric vehicle charging point and cycle parking including charging for electric bikes.

Environmental Health: No comments.

Surrey Wildlife Trust: State that the originally submitted Preliminary Ecological Appraisal and File Note report the results of surveys dated March and April 2021 respectively and are therefore now over two years old. The Advice Note on the Lifespan of Ecological Reports and Surveys published by the Chartered Institute of Ecology and Environmental Management (CIEEM) in 2019 advises that for survey data that is 18 months to 3 years old "A professional ecologist will need to undertake a site visit and may also need to update desk study information (effectively updating the Preliminary Ecological Appraisal) and then review the validity of the report."

SWT therefore recommend that prior to determination of this planning application, the development site is surveyed by a suitably qualified ecologist to help determine the status of ecological features on site, which could be adversely affected by the proposed development works and to put forward for consideration by the LPA any required impact avoidance and

mitigation proposals to prevent such effect. All surveys should conform to best practice guidance.

In response to these comments, the applicants have submitted an updated Preliminary Ecological Appraisal and an Arboricultural Impact Assessment.

SWT have made the following comments on both documents.

Bats - The Arboricultural Impact Assessment (February 2024) states that "All trees are to be retained", therefore it would appear that there will be no direct impact to trees with the suitability to support roosting bats. This appears to be supported by the Tree Protection Plan. SWT advise that the protection of all trees with the suitability to support roosting bats is detailed within a Construction Environmental Management Plan..

Sensitive Lighting - The applicant should ensure that the proposed development will result in no net increase in external artificial lighting at the development site, in order to comply with above referenced legislation and the recommendations in BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. Bats and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby.

Breeding Birds - The applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive.

Hazel Dormouse – Note that as no trees are to be removed, there is no requirement for presence or likely absence surveys for this species. .

Great Crested Newts – Advise that either updated great crested newt presence/likely absence surveys take place, or the applicant provides a statement that justifies that the survey data is still valid. It should be noted that if the applicant registers the site under the district licensing scheme further survey or a validity statement is unlikely to be required.

Reptiles – Advise that if the application is granted, then a Reptile Method Statement is included within the Construction Environmental Management Plan. This should include further consideration on the methodology to removal rubble from the site which may form a reptile habitat and provide more information on where reptiles will be displaced or moved to as part of the habitat manipulation and non-translocation methodology

Thames Basin Heaths SPA – Advise that the LPA should ensure that contributions to Suitable Alternative Natural Greenspace provision and Strategic Access Management and Monitoring payment are appropriate and adequately secured by planning obligation. *[Officer note: The proposal is for a replacement dwelling and therefore, there would not be a net increase in residential units on the site].*

Site of Nature Conservation Importance (SNCI) - Advise that to reduce the likelihood of an adverse indirect impact through the construction phase of the project, we would advise that a construction Environmental Management Plan is secured through a planning condition. This should have specific regard, assessment and strategy for Backside Common Site of Nature Conservation Importance and be prepared by a suitably qualified and experienced ecologist..

SWT also recommend that the LPA requests that adequate protection measures for the lowland mixed, deciduous woodland are detailed in the Arboricultural Impact Assessment, Method

Statement and Tree Protection Plan. The LPA should also request details of how the adjacent wood/pasture and parkland will be adequately protected from development prior to commencement. This could be done through the implementation of a Construction Environmental Management Plan (CEMP).

SWT advise that should the LPA be minded to approve this planning application they require the applicant to provide an appropriately detailed biodiversity net gain assessment to demonstrate a biodiversity net gain and how this gain will be secured. This document should be submitted to the LPA for approval in writing prior to determination of this application. Should the LPA be minded to grant planning permission for this proposed development, we recommend that the LPA requires the development to be implemented in accordance with an appropriately detailed Ecological Enhancement Plan (EEP) and to implement the development only in accordance with an appropriately detailed Construction Environmental Management Plan (CEMP). This document will need to be submitted to and approved by the LPA in writing, prior to the commencement of the development.

NatureSpace: Recommend that a licence be obtained to cover the proposed developments risks onto great crested newts through Guildford Borough's Organisational licence or a successful EPSL application.

Thames Water: No comments.

Parish Council

Worplesdon Parish Council wishes to request the following conditions be applied should permission for the replacement building be granted:

1. Removal of the Permitted Development rights.
2. Given the location of this property adjacent to the AONB Candidate Area for the Hogs Back, a Construction Method Statement be submitted.
3. The Contractors to be required to abide by the Considerate Constructor Scheme.

Third party comments:

None received.

Planning policies.

National Planning Policy Framework (NPPF)

Chapter 2: Achieving sustainable development

Chapter 4. Decision making

Chapter 5: Delivering a sufficient supply of homes.

Chapter 11. Making effective use of land

Chapter 12: Achieving well-designed places.

Chapter 13: Protecting Green Belt land

Chapter 14: Meeting the challenge of climate change, flooding and coastal change.

Chapter 15: Conserving and enhancing the natural environment

Guildford Borough Local Plan: Strategy and Sites (LPSS), 2015-2034

H1: Homes for all
P2: Green Belt
P5: Thames Basin Heaths Special Protection Area
D1: Place shaping
D2: Climate change, sustainable design, construction and energy
ID1: Infrastructure and delivery
ID4: Green and blue infrastructure

South East Plan 2009

NRM6 Thames Basin Heath Special Protection Area

Supplementary planning documents

Residential Design Guide (2004)
Parking Standards for New Development (2023)
Thames Basin Heaths Special Protection Area Avoidance Strategy (2017)
Climate Change, Sustainable Design, Construction and Energy (2020)

Planning considerations.

The main planning considerations in this case are:

- Background
- The principle of development and impact on openness of the Green Belt
- The impact on character and appearance
- Living environment
- The impact on neighbouring amenity
- Highway/parking considerations
- Sustainability
- Surface water flooding risk
- Impact on protected species, biodiversity and trees
- Thames Basin Heath Special Protection Area

Background

The principle of development on the site with a new dwelling has been established with the grant of planning permission under ref: 21/P/01585 dated 06/06/2022. This permission remains extant and could be implemented, subject to the discharge of pre-commencement conditions relating to the submission of further details relating to the landscaping of the site, the protection of trees on the site, further details on energy and sustainability and further details on bio-diversity enhancement.

The previous application was granted following a full assessment of the residential use of the site, and that notwithstanding the loss of the dwelling, the residential use had not been abandoned. On applying the relevant tests set out in case law, it was concluded that there was no objective evidence to support a case of abandonment. As a matter of planning judgment, it was concluded that the site still has a residential use.

The principle of development and impact on openness of the Green Belt

The site retains a residential use and is located within the Green Belt and located in a rural area away from existing sustainable settlements identified by the Council's local plan.

Chapter 13 of the NPPF sets out Government policy on the development of land within Green belts. Para. 137 states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Para. 147 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, whilst para. 148 states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Guildford Borough LPSS Policy P2 states that the Metropolitan Green Belt, as designated on the Policies Map, will continue to be protected against inappropriate development in accordance with the NPPF. Inappropriate development will not be permitted unless very special circumstances can be demonstrated. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm is clearly outweighed by other considerations. Part 2 of the policy states that the construction of new buildings in the Green Belt will constitute inappropriate development, unless the buildings fall within the list of exceptions identified by the NPPF.

Para 149 states that local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. A number of exceptions are listed to this including at part (d) 'the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces'. The scheme proposes to replace the former dwelling, and this is agreed to be a new building. Furthermore, the applicant is now offering not to replace, or retain the existing ancillary buildings and asks for this to be considered as part of the planning balance.

Paragraph 149(g) allows for partial or complete redevelopment of a site in the Greenbelt (whether redundant or in continuing use) where it would not have a greater impact on the openness of the Green Belt than the existing development. In terms of the existing ancillary structures/outbuildings, these have a combined footprint of 140sqm versus 108.4sqm of the former dwelling. On a volumetric basis the assessment is less favourable but the difference between them does not represent a significant material difference in terms of impact to the Green Belt, notably benefiting from replacing dispersed buildings with a single one. It is notable that the dwelling, owing to its additional vertical scale will have a greater impact than the existing development.

Notwithstanding the above, having regard to paragraphs 147 and 148 of the Framework the potential harm in this scenario is slight, and on assessment it would be considered that the material circumstances that have led to this point (in respect of the unfortunate loss of the dwelling) do represent Very Special Circumstances that are sufficient to clearly outweigh this marginal level of impact.

Therefore, in conclusion the principle of the proposals as revised should be supported in line with NPPF and Local Plan Green Belt policy. Conditions are recommended to secure a) the removal of the existing structures on site b) remove permitted development rights for extensions and

further outbuildings to ensure further structures are controlled and considered, as applicable, via subsequent applications.

The impact on character and appearance

The National Design Guide sets out that well-designed development is influenced by local character and the characteristics of existing built form, and it is important to consider the composition of street scenes, the height, scale, massing and relationships between buildings, the scale and proportions of building and landscaping, both hard and soft.

Policy D1 of the LPSS requires all new development to achieve high quality design that responds to distinctive local character of the area in which its set. Additionally, Policy G5 of the Saved Local Plan requires new buildings / developments to:

- respect the scale, height, proportions and materials of the surrounding environment
- respect existing spaces of value
- provide visual interest and a sense of place and identity
- ensure the layout is easily understood and creates areas of identifiable character
- use material of a high standard that harmonises with the surrounding buildings
- provide a high standard of landscape design, to include walls, enclosure, paving scheme as well as trees and planting to ensure the new development integrates into the existing townscape and landscape

The site is rural in character. The closest neighbouring property is typically rural in design, predominantly using brick, wood and slate materials. The main dwelling at Bushy is a large 2 storey dwelling. The outbuildings are predominantly single storey. The application site is substantially enclosed by the trees that border the site. No trees will need to be removed as a result of the proposals.

The design of the proposed dwelling would replicate the physical parameters and design of the former dwelling. No 'existing' elevations are supplied but the proposal can be compared with available satellite and aerial imagery which support that the former dwelling was 1.5 storeys and of substantially the same design, size, proportions and materials. The proposed dwelling also replicates the footprint of the previous buildings found on site.

The proposed main dwelling would be 1 to 1.5 storeys in height with a gabled roof and a number of dormer windows. The single storey section would have a flat roof. The design of the proposed dwelling mimics the style of the original house seen on site. As the height of the dwelling is only 1.5 storeys, the plot size is large and the site is very well screened by mature tree planting, the scale and bulk of the proposed dwelling is appropriate and will have minimal local visual impact and negligible wider landscape effect. The design of the proposed dwelling is traditional and considered in keeping with the rural nature of the site.

A site layout has been provided which suggests how the hard surfacing will be extended to provide connection between the access, house and outbuildings. The details of this are, however, limited. Further, only limited details of the materials of the proposed outbuildings and dwelling have been given. In order to ensure that the proposed buildings and hard / soft landscaping retains the rural character of the site and surrounding area, it is considered that conditions requiring the submission of material details and hard / soft landscaping details be provided prior to implementation.

Living environment

Policy H1(3) of the LPSS requires all new development to conform to the nationally described space standards as set out by the Ministry for Housing, Communities and Local Govt (MHCLG). The application proposes the creation of a three bed dwelling. The internal floor area significantly exceeds the maximum requirement for such a dwelling set out in the nationally described space standards. The space standards set out further requirements in terms of bedroom sizes and dimensions and it is found that the dwelling also meets with these requirements.

The proposed garden area would be adequate in terms of outdoor amenity space.

Therefore, the proposal is acceptable in this regard.

The impact on neighbouring amenity

Policy D5 of the DMP seeks to protect the amenity of occupants of buildings from unneighbourly development in terms of privacy, visual dominance, access to sunlight and daylight, noise, vibration, pollution, dust and smell. The closest neighbour is some 200m away from the proposed dwelling, separated from the site by dense boundary planting. Therefore, there is no concern in this regard.

Highway/parking considerations

The application site is located outside of the urban area within the Green Belt. The development proposes two on-site parking spaces, which meets the Council's parking standards. Therefore, the proposal is in accordance with the Council's Parking Standards for New Development SPD (2023).

The County Highway Authority notes that the application site is accessed via Backside Common, which is a private road and does not form part of the public highway, therefore it falls outside The County Highway Authority's jurisdiction. The County Highway Authority has considered the wider impact of the proposed development and considers that it would not have a material impact on the safety and operation of the adjoining public highway. However, in order to promote sustainable transport and to reduce carbon emissions the County Highway Authority recommends that conditions be imposed in any permission granted to require the provision of an electric vehicle charging point and cycle parking including charging for electric bikes.

The proposed development utilises an existing access that used to serve an existing dwelling of this size. It is considered that the proposed access is therefore acceptable to serve the proposed.

Therefore, the proposal is deemed to be acceptable in this regard.

Sustainability

Policy D2 of the LPSS requires proposals to include information that sets out how sustainable design and construction practice would be incorporated (Policy D2 (1)). Policy D2 parts (5) – (11) requires proposals to include information in relation to climate change mitigation, decentralisation, renewable and low carbon energy. Part (9) sets out that new dwellings need to achieve a 20% reduction in carbon emissions through the use of renewable energy. These requirements are expanded upon within the Climate Change, Sustainable Design, Construction and Energy SPD (2020).

The application has been supported by the GBC Climate Change, Energy and Sustainable Development questionnaire, which outlines how the proposed development will meet sustainability requirements. However, as discussed in more detail below the information provided is very limited.

The applicant has not provided SAP assessments or any other information on fabric and as such a judgement as to whether the D2 energy hierarchy or D14 fabric first policies have been met cannot be made. The lack of information itself is non-compliant with policy D2 which requires information proportionate to the size of the development showing how the matters in the policy have been complied with, including the energy hierarchy. Limited information is provided in relation to the use of renewable technology, although it is suggested that a ground source heat pump will be installed. In this instance it is considered appropriate for further information to be secured through a pre commencement condition added to any planning approval. The applicant has agreed to a pre commencement condition notice.

No details of the construction have been given but consideration has been given to space heating including the use of a ground source heat pump. The applicant would need to show that this option, and other high efficiency options, have been explored in order to show that they have complied with the energy hierarchy.

Much of the information on the questionnaire is limited and several matters are left to later documents.

Information on waste is limited. Policy D14 would require a Site Waste Management Plan which could be conditioned, and this would require a more detailed examination of the options for reuse and justification of the actions taken.

Regarding climate change adaptation, overheating would be addressed through the new Part O so is covered. Water butts would be provided to address water shortage/efficiency which is acceptable. Climate change would be taken account of in the drainage strategy which is yet to be provided but there are commitments to permeable surfaces and grey water recycling.

Given the size of the scheme and that further information could be secured through pre commencement conditions, the scheme is considered to be compliant with Policy D2 of the LPSS 2019 subject to further information being secured through conditions. The applicant has agreed to pre commencement conditions relating to an energy statement, a strategy for surface water drainage and a waste minimisation statement.

Surface water flooding

The site lies within flood zone 1 and is at low risk from flooding from fluvial sources. According to the Guildford Borough Strategic Flood Risk Assessment, the site lies adjacent to an area considered to be at high risk from Surface Water Flooding. On close inspection of Appendix D (Flood Risk from Surface Water Maps), the sites lies within an area at low risk (1 in 1,000 year) of surface water flooding.

It is therefore considered that the proposals are acceptable in this regard.

Impact on protected species, biodiversity and trees

Policy ID4 seeks the protection of Sites of Nature Conservation Importance, and that 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. The Broadstreet Common and Backside Common SNCIs bounds the site to the north and west. The Preliminary Ecological Appraisal submitted with the application outlines that due to the scale of the site, the proposed development is unlikely to have any impact on the protected sites.

Given the overgrown nature and redundant status of the buildings on the site, the potential for protected species presence has escalated, though existing ponds are not new features. A Preliminary Ecological Appraisal (PEA) has been submitted in support of the application, together with Environmental DNA Survey for Great Crested Newts and a Great Crested Newt and Reptile Mitigation Plan.

Surrey Wildlife Trust have provided detailed comments on the proposed development. An updated PEA has been provided as requested together with an Arboricultural Impact Assessment which confirms that no trees would be removed from the site. In light of this, SWT have now stated that they are satisfied that there would be no impact on potential bat roosts on the site. Further clarification has also been provided with regards to the approach to be taken to hazel dormouse and confirmation that there would be no woodland clearance. SWT have confirmed that in light of this, presence/likely absence surveys for this species would not be required.

With regards to Great Crested Newts, SWT state that the approach to be taken, including contact with NatureSpace with regards to a District level licence is acceptable.

With regards to reptiles, a report submitted with the previous application confirmed a low population of slow worm had been recorded on the site. SWT advised that if planning permission is granted, then a Reptile Method Statement will need to be included within the Construction Environmental Management Plan. This should include further consideration on the methodology to removal rubble from the site which may form a reptile habitat and provide more information on where reptiles will be displaced or moved to as part of the habitat manipulation and non-translocation methodology.

SWT agree that there appears to be no direct impact likely to Backside Common Site of Nature Conservation Importance given that the proposal is a structure/dwelling on the same site location as the original built form. They advise that to reduce the likelihood of an adverse indirect impact through the construction phase of the project, that a Construction Environmental Management Plan is secured through a planning condition. This should have specific regard, assessment and strategy for Backside Common Site of Nature Conservation Importance and be prepared by a suitably qualified and experienced ecologist.

In terms of trees, the proposals ensure that there is no ground work necessary in immediate proximity to trees (the dwelling utilising the same footprint). Impacts can be prevented by way of an effective Arboricultural Method Statement to be secured by way of planning condition. The Council's tree officer has reviewed the submitted documentation and raises no arboricultural objection to the redevelopment proposal.

In respect of 'net gain' the absence of a Development Plan policy position regarding biodiversity net gain means it would be unreasonable to request a biodiversity net gain assessment before determination, in this instance. However, as para 175 of the NPPF sets out the principles that should be applied to habitats and biodiversity and policy ID4 of the LPSS seeks to contribute to

biodiversity, it would be appropriate to secure the possibility for biodiversity enhancements by condition.

Thames Basin Heath Special Protection Area

As already noted, the proposed development does not result in a net increase in residential units. The proposed development represents a replacement dwelling in this location and as such it will not result in increased recreational pressure on the TBHSPA.

The Council's adopted TBHSPA Avoidance Strategy 2017 is clear that contributions are only required for net new development and therefore, it does not apply to the proposed development.

Conclusion

The site is located within the green belt. It is not considered that the proposals constitute inappropriate development in the Green Belt. The character and appearance of the site would be preserved. No harm has been identified in terms of the impact of the proposed development on the amenities of neighbours, and on trees on the site. The applicant has provided limited information on their Sustainability and Climate Change Questionnaire, but appropriate conditions have been recommended to ensure the proposals meet the requirements of adopted policy. In addition, conditions are recommended to ensure that the ecological interest of the site is maintained and enhanced.

RECOMMENDATION:

Approve - subject to the following condition(s) and reason(s) :-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan GM 2023 TF SLP002 received 10/05/2023
Site Block Plan GM 2023 TF SBP001 received 10/05/2023
Existing Floor Plans GM 2023 TF EFP 001 received 10/05/2023
Existing Elevations GM 2023 TF EE001 received 10/05/2023
Proposed Floor Plans GM 2023 TF PFP001 received 10/05/2023
Proposed Elevations GM 2023 TF PE001 received 10/05/2023
Existing Roof Plan and Section GM 2023 TF ERPS001 received 10/05/2023
Proposed Roof Plan and Section GM 2023 TF PRPS001 received 10/05/2023

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

3. Prior to the commencement of any development above slab level works, a written schedule with details of the source/ manufacturer, colour and finish, OR samples on request, of all external facing and roof materials. This must include the details of embodied carbon/ energy (environmental credentials) of all external materials. These shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out using only those detailed.

Reason: To ensure that a satisfactory external appearance of the development is achieved and to ensure materials that are lower in carbon are chosen.

4. No development above ground floor slab level shall take place until details of the design, external appearance and decorative finish of all fences, gates and other means of enclosure have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to the development first being occupied and shall be maintained in perpetuity.

Reason: To ensure that the external appearance of the means of enclosure is satisfactory.

5. Prior to the commencement of development, a detailed landscape and ecological management plan (LEMP) for the site, including detailed landscaping proposals and the ecological mitigation and enhancement measures set out in the submitted Preliminary Ecological Appraisal, Reptile Presence/Likely Absence Surveys, and Great Crested Newt and Reptile Mitigation Plan shall be submitted to and approved in writing by the Local Planning Authority. The LEMP should include adequate details of proposed impact avoidance, mitigation and enhancement and include details of the following:

- a) description and evaluation of features to be manage
- b) ecological trends and constraints on site that might influence management
- c) aims and objectives of management
- d) appropriate management options for achieving aims and objectives
- e) prescriptions for management actions together with a plan of management compartments
- f) ongoing monitoring and remedial measures
- g) final biodiversity net gain assessment

The development shall be implemented in accordance with the agreed LEMP.

Reason: To secure an appropriate development and to protect and enhance the biodiversity value of the site.

6. No development shall take place until details of the sustainability measures to be included in the development have been submitted to and approved in

writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water, materials and waste in accordance with Sustainable Design and Construction Supplementary Planning Document (March 2011). The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the developmen.

7. Prior to first occupation of the dwelling hereby approved, the existing out buildings (or their remnants as applicable) as identified on Site Block Plan (GM 2023 TF SBP001) received 10/05/2023 shall be demolished, including the removal of its foundations. The demolition of the existing buildings and the removal of the resultant materials (where they are not be to used in the construction of the development hereby approved) must be completed in its entirety pursuant to this permission.

Reason: To secure a satisfactory development and in the interests of the openness and amenity of the Green Belt.

8. The development hereby permitted shall only be carried out in full accordance with the measures set out in the Arboricultural Method Statement and Tree Protection plan included within the approved Arboricultural Impact Assessment (prepared by Mark Welby - ref MW.2308.FBC.AIA Rev A issued 01/02/2024). No equipment, machinery or materials shall be brought onto the site for the purposes of the development until tree protection measures as set out in the AMS and TPP, have been installed/implemented. The protection measures shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality. It is considered necessary for this to be a pre-commencement condition because the adequate protection of trees prior to works commencing on site goes to the heart of the planning permission.

9. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles and cycles to be parked. Thereafter the parking areas shall be retained and maintained for their designated purposes.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2023.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting

or amending those Orders with or without modification), no development within Part 1, Class E shall be carried out within the curtilage of the dwellinghouse.

Reason: To control the development in the interests of protecting the Green Belt and its openness.

11. No external lighting shall be installed on the site or affixed to any buildings on the site unless the local planning authority has first approved in writing details of the position, height, design, measures to control light spillage and intensity of illumination. Only the approved details shall be installed.

Reason: In the interests of visual amenity and for the protection of bats in the area.

12. The development hereby permitted must comply with regulation 36 paragraph 2(b) of the Building Regulations 2010 (as amended) to achieve a water efficiency of 110 litres per occupant per day (described in part G2 of the Approved Documents 2015). Before occupation, a copy of the wholesome water consumption calculation notice (described at regulation 37 (1) of the Building Regulations 2010 (as amended)) shall be provided to the planning department to demonstrate that this condition has been met.

Reason: To improve water efficiency in accordance with the Council's 'Climate Change, Sustainable Design, Construction and Energy' SPD 2020.

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk.
2. This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:
 - Offering a pre-application advice service in certain circumstances
 - Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application
 - Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

Pre-application advice was not sought prior to submission and the application was

acceptable as submitted.

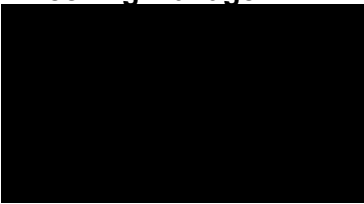
Report Date: 06 February 2024

Case Officer:

James Amos

Principal Planning Officer

Checking Manager:



Justin Williams

Development Management - Team Leader