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Date: 09/05/2019

Dear Mr Baldry,

Pre Application No: PA/2018/0767

Site Address: Land at **CHERRIMANS, LIPHOOK ROAD, HASLEMERE, SURREY GU27 1NR**

Thank you for your pre-application request in respect of the above site.

Having considered the information submitted, my understanding is that your proposals are as follows:

- Development of up to 5 houses.

Following my consideration of these proposals my response is as follows:

Relevant Planning History

| Reference | Proposal | Decision |
|--------------|---|--|
| WA/2018/1432 | Outline application for the erection of 6 dwellings with all matters reserved (as amplified by plan received 04/12/2018). | Refused 28/02/2019 |
| WA/2006/2361 | Erection of a 10 bed residential care home. | Refused 05/12/2006 |
| WA/2004/1449 | Erection of a detached dwelling (renewal of WA/1999/1532) | Full Permission 14/09/2004 Not Implemented |
| WA/1999/1532 | Erection of a detached | Full Permission |

| | | |
|--------------|--|--|
| | dwelling. | 24/01/2000 Not Implemented |
| WA/1999/0020 | Erection of two dwellings (revision of WA98/1827) | Refused 11/02/1999 Appeal Dismissed 15/06/1999 |
| WA/1998/1827 | Erection of two detached dwellings. | Withdrawn 16/12/1998 |

Planning Policy Constraints

Developed Area of Haslemere
Wealden Heaths II SPA 5km Buffer Zone

Relevant Development Plan Policies and Guidance

The relevant policies to this pre-application response are:

| | |
|------|--|
| SP1 | Presumption in Favour of Sustainable Development |
| SP2 | Spatial Strategy |
| ALH1 | The Amount and Location of Housing |
| ST1 | Sustainable Transport |
| AHN3 | Housing Mix |
| TD1 | Townscape and Design |
| NE1 | Biodiversity and Geological Conservation |
| NE2 | Green and Blue Infrastructure |
| CC2 | Sustainable Construction and Design |
| HA1 | Protection of Heritage Assets |

Local Plan 2002:

| | |
|----|---|
| D1 | Environmental Implications of Development |
| D4 | Design and Layout |
| D7 | Trees, Hedgerows and Development |
| D8 | Crime Prevention |
| M5 | Provision for Cyclists |

South East Plan (saved policy NMR6).

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant Policies of the above plans.

The relevant guidance documents to this pre-application response:

- National Planning Policy Framework (NPPF) 2019
- National Planning Practice Guidance (NPPG) 2014
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2012)
- Haslemere Design Statement (2012)

Relevant Consultations

The proposals would trigger the need to consult the following statutory/other consultees:

- County Highway Authority
 - Thames Water Utilities
 - Southern Water
 - Natural England
 - Surrey Wildlife Trust
 - Council's Waste & Recycling Department
 - Council's Tree & Landscape Officer
-

Planning Considerations

Principle of development

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

The site is located within the developed area of Haslemere wherein development may be considered acceptable subject to its impact on visual and residential amenities.

Location of Development

Policy SP2 of the Local Plan 2018 sets out the spatial strategy for the borough up to 2032 and seeks to focus development at the four main settlements. The proposal is in the developed area of Haslemere and therefore accords with the spatial strategy.

The site is located within the developed Area of Haslemere.

The proposal would create new housing within a sustainable location, in close proximity to existing facilities and transport links of Haslemere, thereby reducing the need of future occupants to travel by private vehicle to meet their day-to-day needs.

As such, Officers consider that the proposal would provide sustainable access to the facilities required for promoting healthy communities and would enhance the vitality of the community of Haslemere. Therefore, it is considered that the proposal would provide new residential units in a highly sustainable location.

Planning history and differences with previous proposal

Planning permission has been previously granted for the erection of one dwelling under application WA/2004/1449.

A previous application for the erection of two dwellings (WA/1999/0020) was refused and the appeal dismissed. In dismissing the appeal, the Inspector found that 2 houses on the site would be harmful to the character of the area and would represent overdevelopment.

Application WA/2006/2361 for the erection of a 10 bed residential care home was refused as it was considered to constitute overdevelopment in addition to concerns regarding use of the existing access being inadequate, harm to the setting of Cherrimans and loss of trees.

The most recent application WA/2018/1432 for outline permission for 6 dwellings with all matters reserved was refused for the following reasons:

- Visual harm owing to the cramped and crowded layout and 2.5 storey height of the proposed dwellings on the elevated site.
- Substantial harm to the setting of three nearby Listed Buildings owing to the contrived layout which was considered to undermine the character of the area. Furthermore, insufficient information was submitted to address the impact to the wall associated with Cherrimans, which is intrinsic to the character of the area.
- Harm to neighbouring amenity owing to the overbearing impact to the rear amenity space of Cherrimans and overlooking to Brookbank, Middlemarch, 28 and 30 Liphook Road.
- Inadequate mix of housing as 6x 3 bedroom houses were proposed.
- Shortfall of 3 parking spaces.
- Insufficient information to demonstrate that the proposal would retain and protect Biodiversity.
- The development for 6 houses on the site would not provide sufficient usable garden space for the quantum of development proposed.

The planning history demonstrates that although the principle of residential development has previously been considered acceptable on the site, applications proposing more than 1 dwelling have been considered unacceptable.

The test is whether a scheme for 2-5 dwellings could overcome the objections to the previously refused schemes and could be considered acceptable.

Design and impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

The Haslemere Design Statement (2012) states that where new development is proposed, imaginative solutions should be found, to achieve higher density without undermining the character of the existing area, and goes on to say

that care must be taken to ensure that any new development sits well in the street-scene and the form of any new development must be appropriate for the site in which it sits.

The site comprises a triangular area of vacant land formerly part of the adjacent site Cherrimans. The site is set above the ground level of the main highway and is therefore highly discernible within the immediate street scene.

The previously refused scheme proposed six dwellings with 2 storeys and dormers in the front and rear of the roof creating a 2.5 storey appearance. As the site is in an elevated position above the street, Officers consider that dwellings with a maximum of 1.5/2 storeys are more likely to be acceptable.

As the street scene features mainly detached houses within large plots, it is advised that the houses maintain adequate separation and plot sizes in order to be in-keeping with the surrounding pattern of development and prevent a cramped appearance. Officers consider that this could best be achieved with a proposal for 2 dwellings.

In terms of the design of the dwellings, it is advised that they should reflect the architectural styles and external finishes featured in the immediate area.

It is therefore advised that 2 dwellings which are no higher than 2 storeys could be acceptable, however the nature of the design will determine this. Furthermore, owing to the elevated position of the site, Officers consider that the dwellings should be set back from the street in order to prevent the dwellings from appearing visually prominent.

Impact on the setting of Listed Buildings

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Retained Policies HE3 and HE5 of the Local Plan 2002 are afforded significant weight owing to their consistency with the NPPF 2019.

The site is located immediately to the west of Cherrimans, a Grade II listed building and opposite Brookbank/Middlemarch also Grade II listed. "The Staff of Life" Public House is located opposite the western corner of the site. It is immediately north of the Haslemere River Wey Conservation Area. The development site therefore falls within the setting of these designated heritage assets. The contribution of the site as part of the setting to the significance of the listed buildings is primarily its current green character, especially visible along the road boundary and the joint boundary with Cherrimans. From within

the site it is possible to obtain some views of Cherrimans, but these are limited and those of Brookbank/Middlemarch are also restricted. The site is physically separated from the Conservation Area by the railway line.

The northern boundary features a Listed wall that is part of Cherrimans and is intrinsic to the character of the area. It is noted that part of the wall would need to be removed to facilitate a new access. Officers advise that the impact to this wall is addressed in any submitted application as the loss of this wall would result in substantial harm to the adjacent heritage asset.

In addition to the above, in the interest of preserving the setting of the surrounding Listed Buildings Officers advise that the guidance given above in the visual amenity section of this report is followed.

Housing Mix

Policy AHN3 of the Local Plan 2018 (Part 1) sets out that proposals will be required to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment 2015 (SHMA) The SHMA 2015 provides the updated likely profile of household types within Waverley as follows:

| Unit Type | 1 Bed | 2 Bed | 3 Bed | 4+ Bed |
|------------|-------|-------|-------|--------|
| Market | 10% | 30% | 40% | 20% |
| Affordable | 40% | 30% | 25% | 5% |

The previous application was refused as it was not considered to provide an appropriate housing mix in accordance with the SHMA. An application for 2 dwellings is not required to provide a mix of housing as set out above. However, an application for more units should provide an appropriate housing mix.

Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained Policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2019.

Whilst scale and layout are reserved matters, an outline application would need to demonstrate that the quantum of development could be achieved without harm to neighbouring amenity.

The site for the proposed development lies to the west of Cherrimans, with a shared boundary to its garden. As Cherrimans is located approximately 24.5m from the shared boundary with the application site, it is considered that the erection of the proposed dwellings would not result in loss of light to habitable rooms. Notwithstanding this, the impact to the garden of Cherrimans will need

to be considered. Officers advise that the dwellings are adequately separated from the shared boundary with Cherrimans in order to prevent an overbearing impact.

Officers consider that any windows on the north-east elevation of Dwelling 1 would result in overlooking into the private amenity space of Cherrimans. It is advised that this is taken into account in order to prevent loss of privacy to this neighbour.

In addition to the above, the separation distances between the proposed dwellings and the properties opposite would need to be sufficient to prevent overlooking and loss of privacy from the intervisibility between front windows.

As the front elevations of the opposite properties are currently not overlooked and small distances between properties on opposite sides of the road are not characteristic of the immediate area, the presence of the road between the proposed development and neighbouring properties would not justify the distances of the proposed windows from neighbouring windows.

Furthermore, as the removal/obscure glazing of all first floor windows of the proposed dwellings fronting Liphook Road would be unacceptable in design/visual amenity terms, and would also be likely to impact standard of accommodation.

The Council's Residential Extensions SPD states that the general rule of thumb is that there should be a distance of at least 21 metres between proposed windows and those of neighbouring properties and 18 metres between proposed windows and neighbouring private amenity space. Officers advise that any submitted application demonstrates that the number of dwellings proposed could be achieved while maintain sufficient separation distances to prevent overlooking in accordance with the Council's guidelines. Intervisibility between the proposed dwellings will also need to be considered.

Standard of Accommodation

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government Technical Housing standards – nationally described space standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers. Until the Council has a Local Plan Policy in respect of these standards, they should only be given limited weight and used as guidance to inform the decision on this proposal.

A submitted application would need to demonstrate that an acceptable standard of accommodation could be achieved for future occupants including sufficient internal floor areas in accordance with the Technical Housing Standards.

It would also need to be demonstrated that the dwellings could be provided with adequate outdoor garden space which would be suitable for the size (no. of bedrooms) of the dwellings proposed.

Highway Safety

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

The County Highway Authority would be consulted on any submitted application. The response from the Highway Authority to the recent refused application for 6 dwellings concluded that the application would not have a severe impact on the safety and operation of the adjoining public highway, subject to conditions.

With regard to how the access would be designed to accommodate the difference in land levels between the site and the road, the Highway Authority were satisfied that, subject to a detailed engineering design, an access with adequate visibility splays could be provided.

Notwithstanding this, Officers consider that an outline application should include details of the proposed access as this is a crucial element to the acceptability of the scheme. This should include details of how the difference in land levels between the site and the street would be dealt with. Furthermore, as concern has been raised about how the Listed wall would be affected, particularly in regard to the creation of a new access, Officers advise that this is addressed at outline stage.

Parking Provision

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

The Council's adopted Parking Guidelines (2013) state that dwellings with 3+ bedrooms should provide 2.5 parking spaces, with 2 spaces for 2 bedroom dwellings and 1 space for 1 bedroom dwellings. A submitted application would need to demonstrate that the parking requirements could be met for the number of dwellings proposed.

Flood Risk

Policy CC4 of the Local Plan (Part 1) 2018 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate floor risk location, it would not constrain the natural function of the flood plain and where sequential and exception tests have been undertaken and passed.

The site is not located within a designated Flood Risk area. While it is acknowledged that the site is within close proximity to a watercourse approximately 35m to the south of the site, the site is on a higher land level to the watercourse. However, with regard to surface water flooding, the proposal would significantly increase the impermeable surfaces on site through the proposed built form and hard surfacing. A submitted application would therefore need to demonstrate how surface water will be dealt with.

Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. Retained Policies D6 and D7 of the Local Plan 2002 are attributed full and significant weight respectively due to their level of consistency with the NPPF 2019.

It is noted that there are trees on site, however, these are along the boundaries. Following discussions with the Council's Tree Officer as part of the assessment of the recent refused application, it was considered this could be addressed at the reserved matters stage. Any full/reserved matters would need to include a tree survey and arboricultural impact assessment to address the impact to the trees.

Impact on Ancient Woodland

The application site is within 500m of ancient woodland. As the proposal is well separated from the woodland itself, it is not considered to be materially harmful and would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, retained Policies D6 and D7 of the Local Plan and paragraph 175 of the NPPF.

Effect on the SPA

The site is located within the Wealden Heaths II SPA 5km Buffer Zone. The proposal would result in an increase in people (permanently) on the site. As such, an Appropriate Assessment is likely to be required. An appropriate assessment was carried out as part of the recent refused application. This concluded that due to the availability of alternative recreational opportunities within the area, which could divert residents from use of the SPA, the proposal would not have a likely significant effect on the integrity of the SPAs. As such, it is likely that it would be considered that the proposal would not result in an unacceptable impact on the SPA, however any submitted application would be subject to a new Appropriate Assessment and consultation with Natural England.

Biodiversity and compliance with Habitat Regulations 2010

Policy NE1 of the Local Plan 2018 (Part 1) states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

In addition, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

A Biodiversity Checklist is required to be submitted as part of any forthcoming application and is available on the following link:

http://www.waverley.gov.uk/downloads/file/3567/biodiversity_checklist.

If the checklist identifies important habitats or the reasonable likelihood of any protected species being affected by the development then survey details and details of any mitigation/enhancement measures must be included with the application. The Natural England website contains helpful information in respect of this matter.

Owing to the location of the site within close proximity of woodland and water, Officers consider that an ecological report should be submitted as part of an application submission in order to identify impacts to biodiversity and mitigation measures.

Community Infrastructure Levy

The applicant is advised that Waverley Borough Council has adopted the Community Infrastructure Levy (CIL). The applicant would be liable to CIL charges for any new floor area created.

Any planning application for new housing will need to demonstrate that it provides the following:

- Sustainable Drainage scheme demonstrating that the proposal would achieve Green Field run off rates in accordance with Policy CC4 of the Waverley Borough Local Plan 2018.
- Archaeological Report demonstrating the proposal would not harm archaeological remains in accordance with Policy HE15 of the Waverley Borough Local Plan 2002.
- Agreement to pay a commuted sum for Affordable Housing if the proposed floor area is over 1000m² in accordance with Policy AHN1 of the Waverley Borough Local Plan 2018.
- Transport Statement, demonstrating that the proposal would have not have a severe impact on the safe operation of the surrounding highway network in accordance with Policy ST1 of the Waverley Borough Local Plan 2018.
- Demonstration that the proposal would provide car parking in accordance with the Waverley Parking Guidelines (October 2013).
- Evidence to demonstrate that the dwelling would comply with Building Regulations M4(2) Category 2 standard : Accessible and adaptable dwellings in accordance with Policy AHN3 of the Waverley Borough Local Plan 2018.
- Confirmation that the dwelling(s) will be designed to meet the requirement of 110 litres of water per day, in accordance with Policy CC2 of the Waverley Borough Local Plan 2018.
- Confirmation that the dwellings will meet the governments Technical housing standards, available on the following link:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf
- Confirmation that the proposal would provide electric vehicle charging points, in accordance with The Surrey County Council Vehicular and Cycle Parking Guidance document 2018 available on the following link:
https://www.surreycc.gov.uk/_data/assets/pdf_file/0005/155660/January-2018-Parking-Guidance-for-Development.pdf .

Conclusion

It is my informal opinion that on the basis of the information provided, planning officers would not be able to support the proposal for 5 dwellings. However, an application for 2 dwellings on the site could be acceptable, subject to the issues outlined above being addressed in any submitted application. In order to overcome the objections raised it is recommended that the following changes are made:

- The number of dwellings proposed is reduced to 2, however the acceptability of the number of dwellings would be dependant on the nature of the design.
- A spacious layout should be proposed to reflect the surrounding pattern of development.
- The scale of the dwellings should be limited to no more than 1.5/2 storeys (with no dormers in the roof) with the dwellings set back from the street to prevent the development appearing visually prominent.
- Sufficient separation distances will need to be demonstrated in order to prevent an overbearing impact to Cherrimans and overlooking to the opposite properties.
- The impact to the listed wall along the north-west boundary will need to be addressed.
- It is advised that an outline application includes access in order to address the difference in land levels between the site and Liphook Road and the impact to the listed wall.
- A submitted application will need to demonstrate that the quantum of development proposed could meet the technical space standards and provide adequate garden space.
- The proposed dwellings would need to meet the Council's Parking Guidelines.
- An ecological report would need to be submitted.

Yours sincerely,

Chris French
Area Team Leader

Thank you for using Waverley's pre application advice service. We hope you found the response useful in developing your proposal.

As part of our aim to improve the speed of the registration of applications and assist applicants through the validation process, Waverley offers a validation advice service. There is usually a fee of £50 for this service, which includes a pre check of your application and assistance in identifying the items which may lead to the application being invalid and therefore not registerable.

As a user of our pre application advice service however we would like to offer this service to you without further payment. This offer is conditional upon the application being submitted within 3 months of the date of this letter/report.

Please contact the Validation Team on 01483 523110 or by e-mail to planningtechnicians@waverley.gov.uk to arrange a meeting or to submit a draft application to us. Please include the reference number of your pre application enquiry with any request.

Your proposal may require approval from the Building Control team. Building Control is a statutory requirement in addition to planning which ensures the

project complies with the Building Regulations. This requirement is designed to ensure that your building is structurally sound; safe; energy and water efficient and secure. Waverley Borough Council Building Control Service offers a professional, approachable, independent and impartial service for Plan Checking and Building Site Inspection. We are also available to offer advice, guidance and solutions throughout the design and build stage from inception to completion. Please contact us when you feel the time is right to discuss your project in more detail on the Building Control direct line 01483 523323 or by email to buildingcontrol@waverley.gov.uk.

Submission of planning application

Further advice on submitting an application can be found on the Council's website at www.waverley.gov.uk, including relevant one-app forms, fee schedule and national and local requirements for validation. If you need to clarify any detail in relation to this please contact Val Jacobi, Technical Team Leader, on 01483 523110.

I trust the advice in this letter will be helpful guidance to you in processing your proposals. Nevertheless, I must confirm that the advice given in this letter forms my own personal professional opinion and will not prejudice the formal determination of any forthcoming planning application by the Council.

You may in addition to this advice find it useful to discuss your proposal with Surrey County Council Highway Engineers for any proposal involving:- a new or altered access, intensification of use of an existing access or any works to the highway. For further information contact 03456 009009. Please be aware that the County will charge separately for pre application advice.

Please note : If the red line boundary involves creation or alterations to access of the site across land which is not in the same ownership as the main site, please ensure that the correct ownership certificate is signed on the application form, and that notice is served on all owners of the land.

Community Infrastructure Levy (CIL)

The applicant is advised that Waverley Borough Council adopted its CIL Charging Schedule and associated policies on 31 October 2018. The CIL Charging Schedule will come into effect from 1 March 2019; planning applications determined on or after this date may be liable to pay CIL.

The Council provides an [online calculator](#) which can give an indication of the CIL charge payable on a CIL liable development.

For further information please view the Council's CIL webpages (www.waverley.gov.uk/CIL) or contact: CIL@waverley.gov.uk

