

ITEM 4.1

Application: 2022/1523

Location: Land at Former Godstone Quarry, Godstone, RH9 8ND

Proposal: Full planning permission for the phased development of the Site for 140 new homes (Use Class C3), new doctor's surgery (Use Class E(e)), publicly accessible open space, land reprofiling and associated infrastructure including the Godstone Parish Council car park and access, site access, internal roads and off-site highways works, parking areas, landscaping and associated car and cycle infrastructure and associated works to facilitate the development.

Wards: Bletchingley and Nutfield and Godstone.

Constraints – Area of Special Advertising Control. Adjacent to Ancient Woodland, Biggin Hill Safeguarding, Godstone Conservation Area, Gas Pipeline within 175m, Gatwick Bird Strike Zone, Gatwick Safeguarding, Green Belt, Historic Landfill, Protected Species within 35m, Potential Sites of Nature Conservation Interest Area, A Class Road, Risk of 1 in 30, 100 and 1000 year Surface Water Flooding, Source Protection Zones.

Decision Level: Planning Committee

The application has been called-in by Cllr Crane on the grounds that the proposal has caused significant interest within the local community which have led to him becoming aware of concerns being raised around the ecological impacts of development and the impacts of the construction process which, due to the location of the site at the ward boundaries of Godstone and Bletchingley and Nutfield, may be relevant to a wide population. It is considered that the elements of the proposed development that have been promoted as benefits should be suitably debated and that any benefits should be secured. The application would have been presented to the Planning Committee in any case due to the scale of the proposal and it representing a departure from the development plan.

RECOMMENDATION: Authorise the Chief Planning Officer and the Head of Legal in conjunction with the Chair and Deputy Chair of the Planning Committee to approve the planning application subject to the conditions set out at the end of this report which are considered appropriate to the proposed development and:

1. The application being referred to the Secretary of State under the terms of the Town and Country Planning (Consultation) (England) Direction 2021; and the application then not being called-in by the Secretary of State for determination; and
2. The completion of a Section 106 agreement to secure the following matters:
 - A. The delivery of the affordable housing (70 units) prior to the occupation of 50% of the open-market dwellings with the freehold having been transferred/granted to a registered provider. All affordable housing shall be subject to nomination rights.
 - B. The construction of a doctor's surgery to shell and core stage shall have commenced prior to the commencement of the construction of any dwellings. The doctor's surgery shall have been practically completed prior to the occupation of 25 dwellings and transferred in perpetuity to an agreed party in a timeline to be agreed in writing by the Local Planning Authority. A scheme of marketing and control over the disposal and subsequent use of the building shall be secured in the event that there are unforeseen obstacles

to the transfer occurring. In the event of the doctor's surgery by a healthcare provider or the healthcare provider in occupation of the surgery loses the NHS contract to operate as a doctor's surgery, then the unit designated for the doctor's surgery and associated car park will be transferred to the District Council for a price of £1 (one pound) to be subsequently used by the District Council as it deems fit.

- C. The provision of Open Space and the Play Area prior to the occupation of 80% of the dwellings. The management of these features would also be secured with the formation of a Management Company included.**
- D. Provisions for implementing and managing measures to secure benefits for biodiversity net gain.**
- E. The implementation of a Travel Plan and the payment of the Travel Plan Monitoring Contribution would be secured.**
- F. The payment of a contribution of £57,525 towards the mitigation of impacts on the nearby Public Right of Way.**
- G. The agreement of a specification for the Parish Council Car Park and the delivery of the car park in the same timescale as the Doctor's Surgery and the transfer of the completed car park to Godstone Parish Council.**

The requirement to refer the application is applicable as a result of the Town and Country Planning (Consultation) (England) Direction 2021 which states that, where a Local Planning Authority does not intend to refuse inappropriate development in the Green Belt of the scale that is hereby proposed, it shall refer the application to the Secretary of State who may wish to issue a direction with respect to the proposed development.

1.0 Summary

- 1.1 Planning permission is sought for a development comprising of 140 dwellinghouses, a new doctor's surgery, a car park to serve Godstone Parish Council and associated works including the provision of open space, highway works within and outside the site, works to ground levels and the provision of utilities and other such infrastructure.
- 1.2 The proposed development was screened under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as it falls within 10 (b) (iii) - Urban Development Projects. It is not considered to comprise development that requires an Environmental Statement.
- 1.3 As set out below, the proposal represents inappropriate development in the Green Belt, would cause harm to openness and conflict with one of the purposes of the Green Belt namely the safeguarding of open countryside. Substantial weight is required to be afforded to each of these elements of harm. Minor harm would also be caused to the landscape setting of the site and, as a result, the experience of users of the adjacent public rights of way. However, the identified harm is considered to be outweighed by other matters, most notably but not limited to the benefits arising from the provision of 140 dwellings, 50% (70 units) of which would be affordable, a doctor's surgery, a public car park, the development achieving high renewable energy and efficiency performance and the provision of a large area of publicly accessible open space such that the Very Special Circumstances (VSC) exist to enable the development to be found acceptable. Subject to the imposition of conditions and the securing of planning obligations in appropriate terms that secure the delivery of the public benefits of the proposed development, the proposal is considered to be acceptable in all other respects. Therefore, it is recommended that planning permission be granted subject to the abovementioned procedural requirements being met.

- 1.4 The delivery of the public benefits arising from this proposed development is a fundamental part of the VSC justifying a grant of planning permission. Delivery will be achieved through a combination of planning conditions and Section 106 agreement obligations which are subject to final negotiation with the applicant. Accordingly, the recommendation to the Committee provides for the Chair and Vice-Chair, in conjunction with the Chief Planning Officer and Head of Legal, to determine the acceptability of the final draft conditions to be attached to any permission and the acceptability of the final draft obligations in the Section 106 Agreement.

2.0 Site Description

- 2.1 The site comprises of a 15.4-hectare parcel of land located in the Green Belt, immediately to the west of the Defined Village in the Green Belt of Godstone. The site is also located within a designated Biodiversity Opportunity Area. The southeast edge of the site is located within the Godstone Conservation Area. The site is outside of the Surrey Hills AONB and is not included within a Area of Great Landscape Value, the closest section being approximately 75 to the west.
- 2.2 The site was formerly the subject of quarrying works but has subsequently been left in such a way that soft landscaping now dominates the site. The site is not lawfully accessible by the public and is enclosed by fences and gates.
- 2.3 At the edges of the site, particularly the south, tall trees dominate the appearance of the site. At all edges of the site, the ground level generally aligns with the surrounding land. Within the site is a large 'bowl' that is a result of the former quarrying activity, with changes in ground level of approximately 13 metres at its deepest relative to the land levels at the highway frontage of the site. Within that 'bowl' a pool of water has formed and the sloping banks are dominated by small, young trees that appear to be self-sown and other fauna.
- 2.4 Immediately to the east and west of the site are public footpaths (routes 122 and 142). Beyond the public footpath to the east are the residential properties that front the A25, the closest being Three Elms. To the rear of those properties is an area of open land that includes Scheduled Ancient Monuments. To the northeast is a reservoir and beyond that are the residential properties of Dumville Drive and Clayton Mead.
- 2.5 At the north of the site is the access to Diver's Cove, beyond that is the haul road between North Park Quarry and Junction 6 of the M25. To the south is the A25 highway and a generous verge.
- 2.6 As set out above, the site is adjacent to the Defined Village (in the Green Belt) of Godstone. As such, as the crow flies and with all distances taken from the position where the proposed residential access would meet the A25, the nearest convenience shop is 430 metres from the site, the nearest bus stops are 300 and 330 metres from the site, the nearest school (Godstone Primary and Nursery) is 314 metres from the site, the nearest area of open space is 230 metres from the site, a children's play facility is 290 metres from the site and the nearest public house is 360 metres from the site. Loosely arranged housing is located to the south of the site, the residential street of Knights Way is located to the southwest (approved and built under the terms of application 2015/1358), open land and sporadic housing is located to the west and to the northwest is North Park Quarry. The access route from that quarry to Junction 6 of the M25 runs to the north of the site, 10 metres from the northwest boundary of the site at its closest point.

3.0 Relevant Planning History

- 3.1 2022/1012/EIA – Request for a Screening Opinion under the terms of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Not EIA Development.
- 3.2 2015/1790 – Formation of car park incorporating 38 spaces, new vehicular access onto Bletchingley Road, new pathway to adjoining land and alterations to existing access to provide a pedestrian access and associated works. Approved.
- 3.3 94/774 – Variation of Section 106 agreement dated 15 March 1993 to further extend the period of filling from 13th April 1994 until October 1995 to enable 588,000 cubic metres of material to be imported rather than 225,000 cubic metres as previously specified. (County Matter). No objection raised.
- 3.4 93/905 – Variation of scheme of filling described in Section 106 agreement dated 15 March 1993 to extend the period of filling by six months from 13 October 1993. (County Matter). No objection raised.
- 3.5 75/996 – Use of former sand quarries as reservoirs for public water supply.
- 3.6 Applications before that, which have been identified within the applicant's Planning Statement, relate to the use of the land for quarrying and the intended subsequent use of the site.

4.0 Proposal

- 4.1 The application seeks full planning permission for 140 dwellinghouses, a new doctor's surgery, a car park to serve Godstone Parish Council and associated works including the provision of open space, highway works within and outside the site, works to ground levels (increasing height by 2.5 metres) and the provision of utilities and other such infrastructure. The main elements are described below:

Residential Development – 140 Dwellings (50% Affordable) and Associated Works.

- 4.2 Within this part of the development, ground level alterations are proposed. This would include the 'bowl' being altered by a maximum of 2.98 metres. However, even after the proposed works, it would remain the case that the lowest part of the 'bowl' would be approximately 12 metres below the ground level at the highway entrance to this part of the site.
- 4.3 Centrally within the site, generally at the bottom of the 'bowl' that has been described above, it is proposed to erect 140 dwellings. Access to these dwellings is proposed to be taken from Bletchingley Road (A25) with a 215-metre-long estate road falling approximately 12 metres before it reaches the entrance to the residential part of the proposal. The main estate road would fork at the entrance with the two main routes looping round to meet at the north edge of the development and various off shoots serving smaller estate roads, cul-de-sacs and parking courts.
- 4.4 25 flats are proposed comprising of 12No. one-bedroom flats and 13No. two-bedroom flats. Each of these flats would be affordable units. Two identical flat blocks (B & C), each containing 8 flats, would be located at the west edge of the development and the southwest edge, with a third block (A), containing 9 flats, being located directly in front of the highway entrance to the site. The buildings would be 2 and 3 storeys tall, with Blocks B and C having footprints of 270 square metres and Block A having a footprint

of 313 square metres. The flat blocks would be served by parking courts, providing 14, 12 and 12 unallocated parking spaces. 6 visitor spaces would be provided adjacent to Block A.

- 4.5 115 dwellinghouses are proposed comprising of 26No. two-bedroom dwellinghouses, 55No. three-bedroom dwellinghouses and 34 dwellinghouses with four or more bedrooms. 20, 22 and 3 of these properties, respectively, would be affordable units. The dwellings would comprise of several different building types, ranging from 2 to three storeys and including terraces, semi-detached and detached dwellings. Private rear gardens would be provided for each dwelling ranging in size from 45 square metres to 210 square metres.
- 4.6 326 parking spaces would be provided with 168 being open, allocated spaces, 60 being within garages, 29 being visitor spaces and 69 being unallocated spaces.
- 4.7 The materials used in the construction of the dwellings and flats would include a variety of brickwork, timber and hanging tiles to the elevations and slate and clay tiles to the roofs.
- 4.8 The applicant has stated that the affordable element of the development would be designed to be net zero carbon with no gas being provided to the dwellings. Air source heat pumps and photovoltaic panels would be installed, water butts would be provided and greywater harvesting would be incorporated.

Other Elements of the Residential Development

- 4.9 At the southwest corner of the residential development would be a pumping station.
- 4.10 The applicant states that the informal parking areas used by customers of Diver's Cove will remain.

Doctor's Surgery & Godstone Parish Council Car Park

- 4.11 Separately from the remainder of the development, at the south-east corner of the site, a separate, shared access is proposed which would serve the proposed doctor's surgery and a car park that would be provided for Godstone Parish Council.
- 4.12 The proposed medical centre would measure 732.5 square metres, with an eaves height of 5.5 metres and a ridge height of 8.9 metres. The building would provide two storeys of accommodation, hosting 10 clinical consulting and examination rooms, 2 treatment rooms and clinical support spaces, an interview room and doctor triage rooms, waiting areas and administrative areas including offices, meeting rooms and welfare areas. A car parking area would be provided to serve the medical centre consisting of 29 spaces. Cycle parking would be provided for a total of 12 spaces. The applicant predicts that 26 staff would be employed at the site including 16 administrative staff and 10 clinical staff, albeit they would have no control over this being achieved.
- 4.13 The proposed car park for Godstone Parish Council would host 35 parking spaces, being similar to the development that was approved at the site under the terms of application 2015/1790.

Access and Highway Arrangements

- 4.14 Two points of vehicular access to the site from the public highway would be provided.
- 4.15 The westernmost access, serving the residential element of the development, would be located 167 metres from the eastern edge of the site and approximately 200 metres from the western end of the site frontage. A dedicated right-turn lane into the site is shown within Bletchingley Road.
- 4.16 The easternmost access would be at the southeast corner of the site and serve the doctor's surgery and Parish car park that are set out above.
- 4.17 Within the highway, forward of the site, '30mph gateway feature' markings would be provided at a point 70 metres from the southeast corner of the site. Further to the east, it is proposed to provide a pedestrian refuge island within the highway adjacent to the southeast corner of the site, tactile crossing points across Ivy Mill Lane and a pedestrian crossing further to the east.

5.0 Statutory and Non-Statutory Consultations

- 5.1 Highways England - No objection. Having reviewed the applicant's submissions the consultee has advised that, with respect to the impact on Junction 6 of the M25 they *"are content with the information supplied and satisfied that the development will not have any impacts or safety of the junction."* They have gone on to state that they *"are satisfied that the proposal would not materially affect the safety, reliability and/or operation of the Strategic Road Network."*
- 5.2 Highway Authority (Surrey County Council) – No objection subject to planning obligations and conditions as will be set out further below. It has been stated that the combined proposals would be likely to generate 102 two-way car trips during the AM peak and 92 two-way car trips during the PM peak period. The applicant has undertaken a capacity assessment to understand the impact of the proposals on the Bletchingley Road/Godstone Green Road/High Street gyratory and the High Street/Oxted Road/Crowhurst Mead/Godstone Hill roundabout junctions and the development is not expected to result in an unacceptable impact on them.

The proposal will provide off-site highway improvement works within the vicinity of the site to improve pedestrian and cycle connectivity to the centre of Godstone. A Travel Plan, EV Charging points, e-bike charging points and cycle parking will go towards providing alternative modes of sustainable travel. It is therefore considered that the proposal will not result in a material impact on highway safety.

- 5.3 Rights of Way Officer (Surrey County Council) – No objection to the proposal subject to a contribution of £57,525 towards the enhancement of the adjacent public highways.
- 5.4 AONB Officer (Surrey County Council) – No objection. It is identified that proposed housing development would be located in the base of a disused quarry at a lower level to much of the immediate landscape and with the embankments being well wooded. It appears that that the site's tree belts, the lower level of the site for the housing together with undulating intervening topography and vegetation would likely mean the development would not be seen from the AONB. Even were it to be seen, it may just be the buildings' roofs, softened by being within a treed context and possibly as being part of the village of Godstone rather than an isolated development.

- 5.5 Historic Buildings Officer (Surrey County Council) – No objection but reservations were set out within respect to the materials for the roof of the medical centre. These comments have led to the submission of amended plans which address these concerns.
- 5.6 Archaeological Officer (Surrey County Council) – It is advised that there is greater potential for the site to have features of archaeological value than has been identified within the applicant's submissions and, therefore, a pre-commencement condition should be imposed to require further survey work to be undertaken
- 5.7 Historic England – No comment.
- 5.8 Waste and Minerals Team (Surrey County Council) - No objection subject to the District Council being satisfied that adequate facilities for waste storage and recycling would exist, the agreement of a Waste Management Plan demonstrating that waste is kept to a minimum and the imposition of a condition preventing the important and deposit of waste.
- 5.9 Environmental Health Officer (Tandridge District Council) – No objection subject to a dust management plan being implemented and subject to the implementation of the mitigation measures within the air quality assessment.
- 5.10 Contaminated Land Officer (Tandridge District Council) - No objection subject to conditions relating to the investigation, remediation and mitigation of contaminated land, an Environmental Management and Monitoring Plan (EMMP) and a Construction Environment Management Plan (CEMP) to address construction impacts.
- 5.11 Environment Agency - No objection subject to conditions related to contamination, groundwater monitoring, foul drainage, surface drainage and piling.
- 5.12 Lead Local Flood Authority (Surrey County Council) – No objection subject to conditions.
- 5.13 Natural England – No objection subject to the finalised SuDS scheme ensuring that no harm is caused with respect to Godstone Ponds SSSI. Comments made by Surrey Wildlife Trust are supported and it is advised that they refer to the AONB Advisor in relation to those matters.
- 5.14 Surrey Wildlife Trust – No objection subject to conditions requiring that, with respect to amphibians, the development proceeds in accordance with the submitted details and, with respect to bats, the development proceeds in accordance with a Landscape and Ecological Management Plan (LEMP) which would need to be submitted and agreed. It is also advised that on balance, with respect to Biodiversity Net Gain, the development can proceed subject to the LEMP condition.
- 5.15 NatureSpace – Holding objection received due to insufficient surveys of off-site water features and their potential for them to host great-crested newts.
- 5.16 Surrey Police – It is requested that the approach to streetlighting is reviewed for the housing development, the doctor's surgery and the car parking area. It is advised that the cycle and bin store location make them vulnerable due to a lack of surveillance and that these facilities should be well lit. It is advised that rear accesses to dwellings should not be provided but if they are essential, they should be gated, near to illuminated areas and the gates should be lockable. It is recommended that compliance with Secured by Design standard is conditioned.

- 5.17 Gatwick Airport Aerodrome Safeguarding Team – No objection.
- 5.18 Sport England – No specific comments provided but their generic advice has been highlighted.
- 5.19 Locality Team – Following a request for additional information, this was duly provided by the applicant. Further comments have been provided setting out that maximum ‘drag distance’ standards should be complied with.
- 5.20 Housing Officers (Tandridge District Council) – Having sought amendments to meet their preferences which were subsequently made by the applicant, the proposal is supported.
- 5.21 NHS – No response was received to the official consultation. However, the Head of Estates at NHS Surrey (Surrey Heartlands Integrated Care System) has provided comments with respect to the proposed Doctor’s Surgery. This sets out the following:
- The submitted plans are indicative and the internal layout of the building should be advanced with the developer in due course.
 - The current practice list is 6,596 and expected to grow to approximately 6,850 by 2032.
 - Non-demographic growth means the percentage of patients over 65 will grow by approximately 14% which creates greater demand for GP services.
 - The current GP Practice has a 10 year lease but this is unlikely to be an ‘enduring site.’ The previous GP contractor ‘dies in post’ and, as such, the contract had to be tendered. As part of that process alternative premises were sought but no suitable premises existed.
 - The existing facility is acceptable but flawed by 21st century standards. The administrative area is separate from the clinical/ patient building across a courtyard. A better quality long-term option is required and there are no known alternatives to achieving this.
 - The proposals could represent a slight over-provision for what the NHS would expect as a core facility. However, GPs routinely take on more space and offer private services which would justify the slight over-provision as would the space being used to offer wider ‘Neighbourhood services’. A major push on GP and clinical workforce training is also expected which would add to the need for space.
 - It has been advised that the NHS lacks capital to directly invest in GP surgeries as most funding is absorbed by New Hospital Programme, new Urgent Care Centres and Diagnostic facilities (eg Caterham Dene). Therefore, there is a reliance on the Third Party developer (3PD) market. However, as cost of construction is outstripping local market rents, it is difficult to make business cases for such provision affordable. Therefore, there is a benefit to the new development offer of infrastructure.
 - The number of homes proposed as part of the proposal would not ordinarily generate the level of capital to create a new surgery, but this development maybe offering a deal too good to miss.
 - It has been demonstrated that the nearest surgeries to the site are 3.1 miles (Caterham Valley), 3.9 miles (Oxted), 3.3 miles (Moat House) and 7 miles (Smallfield) from the existing Pond Tail Surgery.
- 5.22 Bletchingley Parish Council – No objection but considers that the application should be an outline application rather than a full planning application as there are matters for the applicant to resolve and questions to answer. However, the response does not identify what those questions are or what matters they consider need resolving.

- 5.23 Godstone Parish Council – Support the proposal but request that the doctor's surgery and the car park are provide at an early stage of the proposal.

Public Consultation.

- 5.24 The application has been advertised by way of 5 site notices, a newspaper notice and letters being sent to nearby residents.

- 5.25 16 representations have been received which raise objections on the following grounds:

- Concerns of residents not being heard.
- Village already being harmed by traffic. Three years of construction traffic and the traffic resulting from the occupation of the dwellings will further harm the village and not show suitable regard to vulnerable/disabled persons.
- All facilities are to the south of the A25 but the site is not the north. Increased road crossings would be required.
- Harmful impact on highway safety.
- Speeding traffic is already experienced and would exacerbate the risks. Traffic calming measures should be provided.
- The poor condition of the roads within the locality would be worsened.
- Increased pollution has been suggested generally. Pollution from traffic has been mentioned specifically.
- Loss of trees at the site would remove mitigation of air pollution.
- The quarry has become a nature reserve which would be lost.
- Impact on Badgers, Deers, Protected Birds of Prey, Great Crested Newts
- Proposal would cause Godstone to no longer be a peaceful and beautiful village.
- Would cause increased pressure on services which has inadequate school places, doctor services and dentist facilities.
- The car park would attract anti-social behaviour if not secured.
- Light pollution from the car park.
- Use of surrounding paths and routes by residents will diminish their quality.
- Development in the Green Belt with the VSC requirement not being met.
- This development, with others, would cause merging with other settlements.
- The emerging Local Plan should be afforded no weight.
- Proposal would not bring about a biodiversity net-gain.
- The proposed dwellings would not be sympathetic to the other housing and built form within the village and shows little thought or creativity.
- If sewage is required to be pumped out of the site, there could be problems if there are energy shortages and blackouts in the future. It is suggested that pumping requirements would make the development unsustainable.
- Indicated benefits will not be forthcoming.
- The site currently reduces the risk of flooding within the locality which would be lost.
- The water table has been rising and so the depth of water at the site cannot be predicted.
- Occupation of the houses will cause noise and pollution.
- It is questioned whether the proposals will be energy efficient or generate energy as has been suggested.
- Other previously developed land should be used rather than this site.
- There is no access to the site from the north as the roads are privately owned.

- Tylers Close should be developed further before this proposal is brought forward.
- Better use could be made of the site if it were filled with inert waste. This would also meet a need that exists and give the owner a better financial return.
- The proposed car park and doctors' surgery should be considered separately and not be a reason to support an unacceptable development.
- This proposal, along with development at another nearby site, should occur in tandem and provide a link road to bypass Godstone Village.

5.26 5 representations in support of the proposal have been received which sets out the following:

- This proposal is preferable to other housing proposals in South Godstone.
- Income for local businesses.
- The development would include a new doctor's surgery and a car park. It is suggested that this should be provided first.
- The proposal would not cause the loss of a nature reserve.
- Anyone currently using the site is trespassing. This proposal is not, therefore, the loss of a public asset.
- The development will not be seen from the road.
- The existing traffic situation will not be materially worsened.
- More houses are needed.
- The proposal would represent an environmentally sustainable development.
- The development would be attractive to one respondent who does not currently live within Godstone.
- The site does not currently make a valuable contribution to the Green Belt.
- The dwellings would be well-designed.
- It would be desirable to live near to Diver's Cove.
- Some other comments were made that are not considered to be relevant to the determination of the application which need not be repeated.

5.27 The local Member of Parliament, the Right Honourable Claire Coutinho, has written a letter stating that the current surgery is unsuitable and if the proposed development is granted planning permission, she would wish to encourage early delivery of the surgery which will significantly improve access to primary healthcare in Godstone and surrounding villages.

5.28 1 letter of support has been received from DHC GP Federation which operates the current doctor's surgery:

- Current doctor's surgery is not fit for purpose due to the age of the building. It does not meet existing needs yet alone future needs.
- GP demand has increased and will continue to do so. The existing service has increased capacity through expanding the team. However, the existing buildings have been an obstacle and will continue to be.
- The proposed facility will meet modern needs and make it easier to attract skilled staff.
- A search for alternative sites was recently undertaken but found no other options.

5.29 1 representation was received from Sibelco, the operator of North Park Quarry which is located to the north and northwest of the site. This is discussed in detail further below.

5.30 Two representations have been received which suggest raising the ground level to match the surrounding area in order to avoid the need to pump water from the site that

does not naturally drain and to provide an environment that is more conducive to being integrated with the existing settlement.

6.0 National Planning Policies and Guidance

- 6.1 The National Planning Policy Framework (NPPF) (December 2023 Version unless otherwise stated in the report).
Planning Practice Guidance (PPG)
National Design Guide.

Development Plan and Other Guidance

- 6.2 The relevant parts of the adopted Development Plan for the determination of this application are the Tandridge District Core Strategy 2008 and the Tandridge Local Plan Part 2: Detailed Policies 2014-2029, as well as the Surrey Waste and Minerals Plans¹.
- 6.3 Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require decisions to be taken in accordance with the development plan, unless there are material considerations that indicate otherwise. The NPPF is a material consideration (NPPF 2023, paragraph 224).
- 6.4 It is important to note that even though the adopted Development Plan predates the publication of the most recent NPPF (2023), the majority of policies are not out of date and, in line with the findings of recent appeal decisions in Tandridge District, will be given due weight in accordance with the degree of consistency with the NPPF (2023, paragraph 225..

6.5 Tandridge District Core Strategy (2008)

CSP1 – Location of Development
CSP2 – Housing Provision
CSP3 – Managing the Delivery of Housing
CSP4 – Affordable Housing
CSP7 – Housing Balance
CSP11 – Infrastructure and Services
CSP12 – Managing Travel Demand
CSP13 – Community, Sport and Recreation Facilities and Services
CSP14 – Sustainable Construction
CSP15 – Environmental Quality
CSP17 – Biodiversity
CSP18 – Character and Design
CSP19 – Density
CSP20 - Areas of Outstanding Natural Beauty
CSP21 - Landscape and Countryside
CSP22 – The Economy

6.6 Tandridge Local Plan Part 2: Detailed Policies 2014-2029 (2014)

DP1 – Sustainable Development
DP2 – Town Centre Development
DP5 – Highway Safety & Design.

¹ Surrey Waste Local Plan 2019-2033; Surrey Minerals Plan 2011; Aggregates Recycling Joint Development Plan Document for the Minerals and Waste Plans 2013

DP7 - General Policy for New Development
DP9 - Gates, Fences, Walls & Other Means of Enclosure
DP10 – Green Belt
DP13 – Buildings in the Green Belt
DP18 - Community, Sports & Recreational Facilities
DP19 - Biodiversity, Geological Conservation & Green Infrastructure
DP20 – Heritage Assets
DP21 – Sustainable Water Management
DP22 – Minimising Contamination, Hazards and Pollution

6.7 Surrey Minerals Plan 2011 Primary Aggregates Development Plan Document (2011)

6.8 Other Tandridge Guidance

Tandridge Parking Standards Supplementary Planning Document (2012)
Trees and Soft Landscaping Supplementary Planning Document (2017)
Tandridge Housing Delivery Test Action Plan (2022), including the Tandridge Interim Policy Statement for Housing Delivery 2023.
Annual Monitoring Report 2021/22

6.9 Status of the emerging Local Plan 2033 and its Evidence Base

The Council has received the Inspector’s final letter which concludes that the emerging Local Plan ‘Our Local Plan 2033’ cannot be made sound. As such, no weight can be given to policies of this emerging Local Plan. The adopted Development Plan for the determination of this application remains the 2008 Core Strategy (CS), the Local Plan Part 2: Detailed Policies (LPDP) 2014-2029, along with the Surrey Waste and Minerals Plans²

6.10 The evidence base published alongside the emerging Local Plan 2033 does not form part of the Development Plan. Until such time that evidence base studies are withdrawn, they remain capable of being a material consideration in the determination of planning applications.

7.0 Key Issues

7.1 The site is located in the Green Belt and the residential and other development proposed in this application is inappropriate development which paragraph 152 of the NPPF provides is by definition harmful to the Green Belt and should not be approved except in VSC. Paragraph 153 of the NPPF provides that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. VSC 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. Other key considerations include:

² Surrey Minerals Plan 2011;

- The provision of housing and affordable housing and the proposed housing mix.
- The provision of a doctor's surgery and a parish council car park.
- The locational sustainability of the proposed developments.
- The effect on the character and appearance of the area, including the AONB.
- The effect on heritage assets.
- The amenities of nearby residents.
- The impact on other surrounding land uses.
- The living conditions of future occupiers.
- Traffic, highway safety, access and parking provision
- Trees and tree protection
- The effect on biodiversity and habitats.
- Flood risk and surface water drainage
- Contaminated land
- Other material considerations.

7.2 Once each of these key issues have been considered, it will be necessary to undertake an exercise of weighing any harm that has been identified against any benefits of the proposal in terms of VSC that are identified, and then undertake an exercise of assessing the planning balance.

Green Belt

Inappropriate Development

- 7.3 The NPPF supports the protection of Green Belts and the restriction of development within these designated areas. The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of the Green Belt being its openness and permanence.
- 7.4 The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt subject to a number of exceptions which are not applicable to this application.
- 7.5 Policy DP10 LPDP of the Local Plan reflects the NPPF in setting out that inappropriate development in the Green Belt is, by definition, harmful and that substantial weight must be attributed to this harm. Permission should only be granted where VSC can be demonstrated to outweigh the harm by reason of inappropriateness and any other harm identified.
- 7.6 Policy DP13 of the LPDP states that unless VSC can be clearly demonstrated, the Council will regard the construction of new buildings as inappropriate in the Green Belt, subject to certain exceptions which are not applicable to this application.
- 7.7 The provision of a car park to serve the Parish Council was previously considered under the terms of application 2015/1790 and determined on the basis that it represented local transport infrastructure. Failing that, it could be deemed to represent an engineering operation. Either of these types of development can be supported in the Green Belt provided that openness is preserved. The assessment that was undertaken previously is noted but, it is considered that the parking of cars on this land would cause a minor loss of openness and the positioning of the car park would cause minor conflict with the purposes of the Green Belt by representing limited encroachment into the countryside. This element of the proposal is also, therefore, inappropriate development in the Green Belt.

Openness

- 7.8 The fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open. The Framework advises at Paragraph 142 that openness and their permanence are essential characteristics of Green Belts. Planning Practice Guidance states that undertaking an assessment of the impact of a proposal on the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case having regard to factors that include, but are not limited to:
- *openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;*
 - *the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
 - *the degree of activity likely to be generated, such as traffic generation.*
- 7.9 The works proposed to the grounds levels within the site represent the re-modelling of existing land with no material being imported. This will change the form of the land but will not impact on openness given the existing 'bowl' condition of the site.
- 7.10 With respect to the spatial dimension, the proposal would represent the erection of buildings where none currently exist. Consequently, the development would have a substantial impact on openness in this respect.
- 7.11 The proposal would introduce built development volume in the form of dwellings and supporting development including public highways, driveways, gardens and boundary enclosures. These would extend across a substantial part of this currently undeveloped site. The buildings would be up to three storeys in height and, as a result of the number of buildings proposed, there would be a substantial imposition of built form whether this is considered in terms of its volume or footprint. This change would be accompanied by increased activity from prospective occupants and visitors associated with a residential use.
- 7.12 However, turning to the visual impact of this part of the development, it is the case that the majority of the proposed development would be very well screened and contained to a limited area. The majority of the substantial trees and other soft landscaping at and near the boundaries of the site would be able to be retained. This landscaping currently restricts views into the site to a substantial degree and it is considered that this would largely remain the case. Clearly there would be openings associated with the entrance into the site and there would inevitably be gaps which would enable views into the site from the surrounding public footpaths and the highway frontage. However, in most instances, views into the central part of the site would be softened if not blocked by trees and other soft landscaping. Even where views into the site will be possible, the ground levels would play a significant role in mitigating the visual impact of the development. The peak of the tallest buildings would sit well below the ground levels surrounding the site and, as such, the topography would significantly reduce the number of vantage points where the residential development would be visible from even if the landscape buffers were not present.
- 7.13 The doctor's surgery would also cause a loss of openness through the erection of built form and the activity associated with the use, including the parking of cars. Whilst the hardstanding associated within the Parish car park would have a limited effect on

openness in itself, the parking of cars and the activity likely to be associated with its use would also cause a loss of openness in spatial terms. The doctor's surgery and the car parking areas would be of some prominence within the locality due to their positioning at a ground level that is comparable to its surroundings and their positioning closer to the public domain. These elements of the development would, therefore, have an impact on openness in a spatial and visual sense, albeit a moderate one.

- 7.14 In combination, the proposal would reduce both the visual and spatial sense of openness, causing harm that ranges from limited to moderate as set out above. The harm arising in this respect is required to be afforded substantial weight in the determination of this application.

Purposes of the Green Belt.

- 7.15 Paragraph 143 states that the Green Belt serves 5 purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 7.16 Godstone is a built-up area but not a large one and, as such, the sprawl caused by this proposal at the edge of the settlement is not considered to conflict with purpose a). Neither would it conflict with purpose b) due to the site forming a small part of the gap between Godstone and Bletchingley. The application site is identified in the development plan as lying within the open countryside and, as such, this application conflicts with purpose c) of safeguarding the countryside from encroachment, although there are some mitigating factors that will be set out below. The proposal would not cause harm to the setting of heritage assets and, as such, the setting and special character of historic towns would not be harmed and consequently, there would be no conflict with purpose d). In the context of the highly constrained nature of Tandridge District (94% Green Belt and two areas of National Landscape amongst others) any development in the Green Belt and open countryside, such as this proposal, is contrary to purpose e) by not encouraging the recycling of derelict land or other urban land.

Green Belt Summary

- 7.17 In summary, the proposed development represents inappropriate development in the Green Belt which is, by definition, harmful. The proposal would also cause limited to moderate harm to openness and conflict with two of the purposes of the Green Belt. Substantial weight should be afforded to each of these elements of harm that have been identified and, as such, the development should not be approved unless VSC exist. An assessment in this respect will be undertaken further below.

The Provision of Housing and Affordable Housing and the Proposed Housing Mix.

Housing Provision

- 7.18 The Council undertook an update of the 5-year housing land supply position as of 23 May 2023. This showed that there was a total housing supply of 1,183 dwellings with planning permission. This represented 1.76 years of housing land supply assessed against the unconstrained figure in the then MCHLG 2020 standard method (2014 household projections) for determining housing land requirements. Accordingly, against this measure, and the provisions of the NPPF applying in 2022, the Council did not have a 5-year housing land supply and development plan policy CSP2 was considered out of date for the purposes of paragraph 11d) of the NPPF 2022.
- 7.19 The DLUHC Ministerial Statement of 05 December 2022, indicated that the Government's standard method figure would in future only be a starting point. This has now been translated into policy in the NPPF 2023. The weight given to this unconstrained figure in any calculation will therefore be reduced.
- 7.20 As Table 11 of the Council's Annual Monitoring Report 2021/22 illustrates, the Government's standard method housing requirement for Tandridge District Council, using the 2014 household projections, was 642 dpa. Using the 2018 household projections this figure reduced significantly to 279 dpa. Furthermore, the Local Plan Inspector's preliminary conclusions letter published in December 2020 (ID16), states *"It is clear to me that there are specific policies of the Framework which indicate that development should be restricted in Tandridge and that in principle, the Plan would be sound in not meeting the OAN in full."* (ID-16, paragraph 44)
- 7.21 In terms of planning constraints, the District is 94% Green Belt with two areas of National Landscape. Furthermore, a recent Natural England review of the Surrey Hills Area National Landscape in the District has recommended a 30% expansion of the designated area. The District is therefore already highly constrained in terms of new housing development on green field sites and looks set to be more constrained in the future. These constraints must be expected to significantly influence any future housing requirement.
- 7.22 The Council published a Housing Delivery Test Action Plan (HDTAP) in September 2022, which is a material consideration in the assessment of planning applications for housing. As part of the HDTAP, the Council adopted the Interim Policy Statement for Housing Delivery (IPSHD) which sets out a list of criteria for new housing sites. In addition to assessing this application against the Development Plan and national policy and guidance, this application has been assessed in relation to the HDTAP criteria. The proposed site is aligned with the criteria set out in the Interim Policy Statement, which is a material consideration for this application.
- 7.23 To date, planning permission has been granted on appeal or the Council has granted planning permission or resolved to grant planning permission on a number of major housing sites that are aligned with the HDTAP criteria, as follows:

Application TA/2021/ 2178: Land west of Limpsfield Road. Warlingham. CR6 9RF
100 dwellings (40% affordable) granted on appeal.

Application TA/2022/1161: Land at Young Epilepsy, St Piers Lane, Dormansland, Surrey, RH7 6PW – permission granted by Tandridge District Council or 152 dwellings.

Application TA/ 2022/1658: Site at Plough Road, Smallfield – resolution by Tandridge District Council to grant planning permission for up to 120 dwellings (40% affordable).

Application TA/2022/:267 Former Shelton Sports Club, Shelton Avenue and Land Adjacent To 267 Hillbury Road, Warlingham, Surrey, CR6 9TL - resolution by Tandridge District Council to grant planning permission for 150 dwellings (45% affordable).

In summary, since February 2023, decisions have been made to grant planning permission on major sites for 522 dwellings (422 by Tandridge District Council), with 68 of these dwellings being affordable housing, all on sites meeting the HDTAP criteria. This provides the potential for a significant boost to the Council’s housing land supply as resolutions to grant planning permission are translated into actual planning permissions. This application, if permitted, would result in the addition of a further 140 dwellings to the Council’s housing land supply bringing the total to 662 dwellings.

7.24 These are only the largest applications in terms of dwelling numbers which the Council has resolved to grant since May 2023 while, as noted in the Council’s Annual Monitoring Report for 2021/22, there has been a consistent supply of some 32 houses per annum from windfall sites ever since 2006.

Housing Mix

7.25 CS Policy CSP7 requires that development of five or more dwellings should contain an appropriate mix of dwelling sizes having regard to the needs to the particular area. The Council’s Strategic Housing Market Assessment (SHMA) (2015) identifies a need for 1, 2, 3 and 4+ bedroom dwellings to be provided at rates of 10%, 26%, 35% and 29% respectively.

7.26 The proposed development includes the following:

	Flats	Houses	Total	% of total
1 Bedroom	12	0	12	8.6
2 Bedroom	13	26	39	27.9
3 Bedroom	0	55	55	39.2
4+ Bedroom	0	34	34	24.2
Totals	25	115	140	

7.27 Whilst not aligning entirely with the requirement that is set out within the SHMA, it is considered that the total housing provision would align with the requirements of the District to an acceptable degree and, therefore, accord with the above mentioned policy requirement.

Affordable Housing

7.28 CS Policy CSP4 states that a target of 50 affordable dwellings per year was set between 2007 and 2012 but that this would be reviewed thereafter. A target of up to 34% affordable dwellings was set within individual developments, where applicable, with up to 75% of the affordable housing on a site being social rented. However, the Policy states that the precise proportions will be agreed with the Council having regard to the specific needs at the time and within the area.

7.29 This development proposal would result in a net increase of 70 affordable residential units on the site with a mix as set out below:

	Affordable Rented		Affordable Shared Ownership		Total	% of total
	Houses	Flats	Houses	Flats		
1 Bedroom	0	12	0	0	12	17.1
2 Bedroom	11	13	9	0	33	47.1
3 Bedroom	16	0	6	0	22	31.4
4+ Bedroom	1	0	2	0	3	4.3
Totals	28	25	17	0	70	

7.30 These 70 dwellings equate to an affordable housing provision of 50% of the proposed dwellings, thereby exceeding the policy requirement. The proposed mix of ownership types would also accord with the abovementioned policy requirement.

Housing Mix

7.31 The proposal would result in a net increase of 140 residential units on the site. CS Policy CSP7 requires that development of five or more dwellings should contain an appropriate mix of dwelling sizes having regard to the needs to the particular area. The Council's Strategic Housing Market Assessment SHMA (2015) identifies a need for 1, 2, 3 and 4+ bedroom dwellings to be provided at rates of 10%, 26%, 35% and 29% respectively.

7.32 The proposed development includes the following

	Flats	Houses	Total	% of total
1 Bedroom	12	0	12	8.6
2 Bedroom	13	26	39	27.9
3 Bedroom	0	55	55	39.2
4+ Bedroom	0	34	34	24.2
Totals	25	115	140	

7.33 Whilst not aligning entirely with the requirement that is set out within the SHMA, it is considered that the total housing provision would align with the requirements of the District to an acceptable degree and, therefore, accord with the above mentioned policy requirement.

Affordable Housing

7.34 CS Policy CSP4 states that a target of 50 affordable dwellings per year was set between 2007 and 2012 but that this would be reviewed thereafter. A target of up to 34% affordable dwellings was set within individual developments, where applicable, with up to 75% of the affordable housing on a site being social rented. However, the Policy states that the precise proportions will be agreed with the Council having regard to the specific needs at the time and within the area.

- 7.35 The proposal would result in a net increase of 70 affordable residential units on the site with a mix as set out below.

	Affordable Rented		Affordable Shared Ownership		Total	% of total
	Houses	Flats	Houses	Flats		
1 Bedroom	0	12	0	0	12	17.1
2 Bedroom	11	13	9	0	33	47.1
3 Bedroom	16	0	6	0	22	31.4
4+ Bedroom	1	0	2	0	3	4.3
Totals	28	25	17	0	70	

- 7.36 This equates to an affordable housing provision of 50% of the proposed dwellings, thereby exceeding the policy requirement. The proposed mix of ownership types would also accord with the abovementioned policy requirement.

The Provision of a Primary Healthcare Facility and a Car Park.

Doctor's Surgery

- 7.37 The proposal would involve the provision of a two storey building at the southeast of the site providing approximately 732 square metres of floorspace. This would provide 10 consulting rooms and 2 treatment rooms with 29 car parking spaces and 12 cycle parking spaces. Access to the surgery will be from a separate junction from Bletchingley Rd.
- 7.38 Policy DP18 states that proposals for the provision of new community, sports and recreational facilities will be encouraged where they are sustainably located and are suitable to meet the needs of the local community, subject to other relevant Development Plan policies.
- 7.40 The submissions of the applicant have identified that the existing facility in Godstone, Pondtail Surgery, is no longer fit for purpose and has no scope for expansion or viable refurbishment. The applicant has identified that there are 2 surgeries within a 2 mile radius of the site with the Pondtail Surgery being oversubscribed by 5,564 places and Caterham Valley Medical Practice being oversubscribed by 4,913 places. It has been identified that the development itself would create a requirement for 336 places and a need for 0.2 further full time General Practitioner places.
- 7.41 The NHS have been consulted but have not provided a formal comment. However, the Head of Estates at NHS Surrey (Surrey Heartlands Integrated Care System) has provided comments which are set out above and provide detail of the need for a facility within the catchment area of this proposal to replace the existing facility. The comments made generally align with the comments made by the applicant. It has been confirmed that the relevant department have been actively seeking alternative provisions within the locality with no success.
- 7.42 In this instance it is considered relevant to recognise the content of the evidence base for the Emerging Local Plan.
- 7.43 The conclusions of the East Surrey CCG Strategic Estates Plan 2016/19 included the following points that are considered to be relevant to this proposal:
- *“The availability of suitable property for conversion or land for new builds is scarce and provides a significant challenge for the CCG.*

- *“Without investment in the estate and infrastructure required to support patient care some areas of the local health economy will see either a reduction or potentially a loss of primary care services at a time when expansion and transformation of out of hospital services are needed to prevent over reliance on acute hospital care.”*
“The South Tandridge network is the most seriously disadvantaged with regard to clinical accommodation. All practices have a significant deficit which amounts to some 736m2, the equivalent of an additional surgery.

7.44 As the proposal represents an enhanced community facility, it is considered that the proposal can be supported under the terms of Policy DP18. In terms of its positioning relative to the population that it would serve, it is considered that the site is sustainably located. This is particularly the case given that there are no known locations within a more central or sustainable location that would be as deliverable, adequate and available to undertake the proposed development. This is, however, subject to the assessment of the development in respect of other policies, including the assessment of the impact on the Green Belt which is undertaken above.

Parish Council Car Park

7.45 Policy DP18 states that proposals for the provision of new community, sports and recreational facilities will be encouraged where they are sustainably located and are suitable to meet the needs of the local community, subject to other relevant Development Plan policies. The proposed car park is intended to serve the local community, being operated by the Parish Council and as such can be considered as a community facility in the context of this policy.

7.46 As set out above, this element of the proposal is comparable to a development that was assessed and approved under the terms of application 2015/1790. The Officer Report at that time identified that evidence had been submitted demonstrating a shortfall of parking provision within the village. The Officer Report summarised the Planning Statement in this respect setting out that *“The total spaces available in the car parks and on street is 118, and parking surveys carried out by the Parish Council have recorded high occupancy of the car parks even at off peak times.”*

7.47 The evidence provided at that time was summarised within the Officer Report which set out that *“all other sites owned by the Parish Council (and therefore available to it for use as a car park) are Common Land which restricts use/development. It is stated also that no other private land adjacent to the village centre, or within it, has been identified which is both available and suitable for this use. The only other land owned by the Parish Council and not restricted as Common Land is Hilly Fields (located immediately to the east of the application site, behind the properties at Green View). This land is considered unsuitable because access is restricted, and because of the presence of burial mounds (Scheduled Ancient Monuments), and the fact that it is used by the public for recreational purposes and crossed by a public footpath (No. 122). It is also wholly within the conservation area and is a Site of Nature Conservation Importance (SNCI). The Planning Statement concludes by stating that the site is available for use and no more suitable land has been identified for the proposed use.”*

7.48 Whilst no such comparable evidence has accompanied this application, it is considered that there is no reason to reach a different conclusion to that which was previously reached in respect of the need for the car park. It is unclear whether the permission has expired because planning conditions were discharged and preliminary works on constructing the car park were commenced., The Local Planning Authority has an obligation to act consistently and it is considered that this element of the proposal can

be considered to be acceptable in the context of the abovementioned policies. The proposed development would enable the previously approved development to be undertaken and delivered which has proven to not be possible to date.

The Locational Sustainability of the Proposed Developments.

- 7.49 Policy CSP1 states that, in order to promote sustainable patterns of travel and in order to make the best use of previously developed land, development will take place within the existing built up areas of the District (the Category 1 settlements listed below) and be located where there is a choice of mode of transport available and where the distance to travel to services is minimised subject to the third paragraph of this policy. It goes on to state that there will be no village expansion by amending the boundaries of either the Larger Rural Settlements or Green Belt Settlements and that development appropriate to the needs of rural communities will be permitted in the Larger Rural Settlements and Green Belt Settlements. The site is located outside of the Defined Village in the Green Belt of Godstone and, as such, is contrary to the overall spatial strategy that is set out within the development plan.
- 7.50 Whilst being in the Green Belt and outside the Defined Village in the Green Belt Godstone (category 2 settlement), the site is well located with respect to the shops, services and facilities of Godstone which are discussed above. It is noted that bus stops are within walking distance of the site and, whilst train connections are distant, it is considered that the accessibility of the site can be found acceptable in light of the NPPF which states that *“opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”*
- 7.51 Noting the above assessment with respect to housing supply, affordable housing provision and the other elements of the development, it is considered that there are few locations where such a development could occur. Therefore, it is considered that the harm arising from the conflict with the spatial strategy and any harm arising from location of the site being outside of the identified settlements, does not demonstrably outweigh the benefits of the proposal.

The Effect on Character and Appearance of the Area, including the AONB.

- 7.52 The NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It goes on to state that planning decisions should ensure that developments will function well, add to the overall quality of the area, be sympathetic to local character and history (whilst not discouraging innovation) and establish a strong sense of place. It also states that development that is not well designed should be refused.
- 7.53 Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
- 7.54 Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in

overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design.

- 7.55 Policy CSP21 of the Tandridge District Core Strategy 2008 advises that the character and distinctiveness of the Districts landscapes and countryside will be protected for their own sake and that new development will be required to conserve and enhance landscape character.
- 7.56 The applicant's Landscape Visual Impact Assessment (LVIA) draws from the Surrey Landscape Character Assessment which includes the site within the Merstham to Clacket Lane Greensand Valley' Character Area which is identified to be "*a broad character area running east-west in the eastern part of the county, between the chalk ridge to the north and more wooded greensand hills to the south. It is defined by the underlying geology, degree of woodland cover and the edges of Built Up Areas.*" The landscape strategy for this area is to "*conserve the rural character of the open pastoral valley sides, the historic village cores, the varied water bodies, the historic parks and gardens and the views to the wooded backdrop of the greensand hills and chalk downs. Elements in need of enhancement include the hedgerows and management of the woodlands.*"
- 7.57 As part of the evidence base of the Emerging Local Plan, the Tandridge Landscape Capacity and Sensitivity Study assessed the application site as part of a wider site that also includes the East Reservoir. This found that the site was of moderate landscape sensitivity and substantial landscape value. However, it is relevant to note that this assessment was based on the wider site. The visual sensitivity of the site was mainly identified to arise from the visibility of the perimeter tree planting which is visible from the Greensand Hills and from the adjacent Conservation Area. It was also identified that the site is within the setting of the AONB which, at its closest, is 330 metres from the north edge of the application site. The AGLV is located to the west of North Park Lane.
- 7.58 The LVIA includes a theoretical assessment of the places where the site might be visible from based on the topography of the area, identifying that most locations are distant from the site, with many being on higher ground to the north and south, with many of those locations being more than 1 kilometre from the site. Within the more local area, views into the site are identified to be limited to being from a few vantage points to the north and, to a lesser extent, from the west. However, on visiting several of the key potential vantage points, the applicant's LVIA concludes that the site would be screened from most views by vegetation at and around the site, with views of the site from the AONB and the AGLV being limited. In this regard, it is noted that a substantial part of the perimeter landscaping at the site is intended to be retained and, whilst it's long term retention cannot necessarily be guaranteed, it is realistic that the site would continue to be screened from the wider area by landscaping to a substantial degree. Overall, the LVIA sets out that those that a change in view would be experienced by users of the A25, the adjacent footpaths, Hilly Fields to the east and North Park Lane to the west, the residents of properties to the northern and southern side of Bletchingley Road, including Knights Way, and visitors to Divers Cove and the North Park Quarry. This assessment is agreed and, as such, it is considered that the impact of the development would be localised.
- 7.59 From where the development would be visible the LVIA identifies that the construction phases of the development would have an adverse impact through the loss of vegetation, changes to the landform within the site, additional traffic and the presence of items associated with construction. Subsequently, the LVIA identifies that the presence of buildings and additional traffic and lighting will have an adverse impact but

that benefits will arise from the provision of open space, new connections to the footpaths and new landscaping. It goes on to conclude that, of those sites listed above where the development would be experienced, significant effects would only be experienced from the dwellings to the south of the A25 and users of Diver's Cove. Notwithstanding this, the applicant's Planning Statement recognises that there will also likely be an adverse impact experienced by users of the adjacent footpaths.

- 7.60 In general, the conclusions of the LVIA are agreed with by Officers. It is considered that views of the application site are generally localised as a result of the topography of the locality and the presence of landscaping throughout the wider area. Noting the landform of the site and the intention to retain the permitted landscaping to a substantial degree it is considered that views into the residential part of the site would continue to be limited after the development is undertaken. From where it would be seen, the development would clearly have a noticeable impact, most notably from the frontage of the site where the doctor's surgery and car park would be prominent and the entrance into the site would have a clear visual impact. However, to some degree, this would appear as an extension to the built form within the settlement rather than as a remote or detached development in the countryside and, from that basis, the proposals at the southeast corner of the site would not have an overly stark or discordant impact on the fringe of the settlement.
- 7.61 Moreover, users of the footpaths around the site will be likely to notice that the existing semi-rural and landscape dominated character of the site will be harmfully altered. This would conflict with the requirements of Policy DP21 that are set out above. However, the harm caused would be limited by virtue of the localised nature of the impact.
- 7.62 Within the site, the proposed residential development is considered to be of acceptable design. The buildings being of two and three storeys is considered to be acceptable in the context of the built form of the wider area, albeit the development within the site would be viewed as distinctly independent development and, as such, would not be viewed in the context of any other buildings. The detailed design of the residential buildings has been altered during the course of the consideration of the application to enable minor matters of detail to be addressed. Moreover, details of the boundary treatments within the site have been modified to create a more positive relationship with the public domain within the development.
- 7.63 In this instance it is considered that density calculations are of limited relevance given the overall size of the site and the landform meaning that the development is clustered to two specific areas within the site. Therefore, whilst the content of Policy CSP19 is noted, which seeks a density of 30 to 40 dwellings per hectare in countryside locations, it is considered that the development achieving 9 dwellings per hectare in the context of the overall site is not determinative.
- 7.64 The residential development being detached from any other development creates an opportunity for the development to set its own character rather than required to be informed by other development. However, it is considered that the architecture and scale of the built form would still be suitably sympathetic of the varied built form that exists within the wider area and would not, therefore, cause harm to the character and appearance of the locality.
- 7.65 Overall, it is considered that the development would have a localised visual impact but, from where it would be seen the development would have a noticeable and substantial visual impact on the semi-rural character at the fringe of Godstone. This would conflict with the abovementioned policies, particularly Policy DP21, albeit the extent of harm arising in this respect is considered to be limited.

- 7.66 Policy CSP20 states that the conservation and enhancement of the natural beauty of the landscape is of primary importance within the two Areas of Outstanding Natural Beauty, reflecting their national status. The policy then specifies six factors that will be considered in respect of impacts on the AONB and the AGLV, the majority of which are of little or no relevance due to the site being outside of designated areas and not on a prominent skyline. The most relevant factor is that which relates to the protection of the setting of the AONB and the safeguarding of views out of and into the AONB. This element has been considered fully above and, due to the limited and non-harmful effect of the development in this respect, it is considered that the proposal does not conflict with Policy CSP20 or the NPPF in this regard. This position aligns with the comments made by the AONB Planning Advisor which are set out above.

The Effect on Heritage Assets.

- 7.67 Section 16 of the NPPF, 'Conserving and enhancing the historic environment', advises that heritage assets range from sites and buildings of local historic value to those of the highway significant, such as World Heritage Sites. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. The NPPF advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The NPPF adds that LPAs should identify and assess the particular significance of any heritage asset that may be affected by a proposed (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.
- 7.68 Policy DP20 of the Local Plan (2014) relates to 'Heritage Assets' and sets out that there will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District Councils heritage assets or historic environment. With the granting of permission or consent, criterion C requires that the works proposed should be sympathetic to the heritage asset and /or its setting in terms of quality of design and layout and material and in the case of Conservation Area, should conserve or enhance the character of the area and its setting.

Conservation Area

- 7.69 The southeast edge of the site is located within the Godstone Conservation Area. The Historic Building Advisor has provided an assessment of the Conservation Area setting out that *"the earliest buildings within the Conservation Area are to the south-east consisting of The Bell (Grade II*) and Camptons (Grade II and formerly the Crown Inn). Contrary to both of these listings both buildings more likely date to the 1400s with the Bell being toward the start and Camptons toward the end of the century. The wall to Godstone Place (Grade II) also dates from the 15th century. During the 16th century the area became more prosperous as a result of iron industry in the Weald which led to further traffic travelling through the village. A number of houses date from this period including Tudor Cottage, the former Godstone Hotel, Gaylers Cottage and The White Hart (all Grade II). During the 17th and 18th century this growth continued through the manufacture of rope, bricks and tiles as well as from quarrying. The location of the settlement on a turnpike also led to the village becoming an important staging post. During this time new houses were built and others reconstructed or refaced. Key features of these buildings include the use of brick, render, clay tiles and timber*

casement windows. These very much define the character and appearance of the Conservation Area.”

- 7.70 The proposed development, not requiring more than minimal works within the Conservation Area, would have no harmful impact on the significance of the heritage assets. However, concerns were raised with respect to the proposed roof materials of the doctor’s surgery which would not be reflective of the traditional roofing materials of the locality and, as such, would have had a slightly undesirable impact on the setting of the Conservation Area. This is considered to be a sound assessment of the significance of the heritage asset and the impact of the development.
- 7.71 The applicant has amended the plans for the doctor’s surgery to address the preference for the use of clay tiles rather than slate which was set out by the Historic Buildings Advisor. As such, having paid special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area, it is considered that the proposal would have no harmful impacts on the adjacent heritage asset. The proposal would therefore accord with Policy DP20 and the NPPF in this respect.

Listed Buildings

- 7.72 The site is distant from listed buildings, with the nearest being Oak Cottages, some 127 metres from the site. Consequently, the proposal would have no impact on their setting. As such, having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, it is considered that the proposal would have no harmful impacts on the nearby heritage assets. The proposal would therefore accord with Policy DP20 and the NPPF in this respect.

Scheduled Ancient Monuments

- 7.73 Scheduled ancient monuments are located within Hilly Fields which is the area of undeveloped land to the east of the site. The built form that is proposed would be distant from those heritage assets with substantial changes in ground levels and soft landscaping in the intervening space. As such, it is considered that the development would have no impact on the heritage assets or their setting and, therefore, the development accords with the abovementioned policies with respect to heritage assets.

Archaeology

- 7.74 The specialist advice received requests the imposition of a pre-commencement condition relating to archaeology and to ensure that any archaeology features of the site are adequately identified and recorded if present. Subject to this condition, no objection is raised to the proposal on this ground as it is considered that the development would then accord with the development plan.

The Amenities of Nearby Residents.

- 7.75 Policy CSP18 of the Core Strategy advises that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect. Criterion 6-9 of Policy DP7 of the Local Plan Part 2: Detailed Policies seek also to safeguard amenity, including minimum privacy distances that will be applied to new development proposals.

- 7.76 The above policies reflect the guidance at Paragraph 135 of the NPPF, which seeks amongst other things to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users of development.
- 7.77 As set out above, the residential element of the development would be situated in a 'bowl' at much lower ground level than the surrounding dwellings. The minimum separation distance between dwellings would be 130 metres. From this basis, the proposed residential development would have no impacts on the light, privacy or outlook of any nearby residential property.
- 7.78 The occupation of 140 dwellings would be likely to result in a much greater degree of activity at the site and within the immediate locality. However, due to the position of the proposed dwellings relative to the existing dwellings, it is not considered that the noise associated with the occupation of the dwellings would cause undue disturbance. Moreover, whilst there would be additional traffic movements, in the context that the additional movements would feed onto the A25 which is already well used, the impact on the nearby residents arising from this would not be materially harmful.
- 7.79 With respect to the Doctor's Surgery and the proposed car parking areas at the southeast corner of the site, the closest properties (Three Elms, Mazurel and Mellrose) would be at least 58 metres from the proposed building and, as such, the building would not cause an unacceptable loss of light, privacy or outlook within those dwellings.
- 7.80 Additional activity would be noticed within those properties, arising from the use of the doctor's surgery and the car park. However, whilst there might be some audible impact arising from the movement of cars and people, it is not considered that the harm arising from this would be detrimental to living conditions within the neighbouring properties to an extent that would justify the refusal of the application. In this regard, it is noted that no objection has been raised to the proposal by the Council's Environmental Health team.
- 7.81 The construction process would inevitably have a temporary impact on living conditions within nearby properties as a result of the proposed ground works, the movement of vehicles and the erection of the buildings. However, this would be temporary and controllable through the imposition of a condition relating to a Construction Environment Management Plan. As such, the impact of the construction process would not be a sound reason to object to the proposal.
- 7.82 For the reasons outlined, the proposal is considered acceptable in terms of the potential impact upon the residential amenities and privacy of existing properties and therefore no objection is raised in this regard against Policy DP7 of the Local Plan (2014) and Policy CSP18 of the Core Strategy (2008).

The Impact on Other Surrounding Land Uses.

- 7.83 North Park Quarry is located to the northwest of the site and an access from that site to Junction 6 of the M25 passes to the north of the site. On behalf of Sibelco, a response has been received which sets out that they have concerns that the development may place an unreasonable restriction on activities at North Park Quarry. It is noted that part of the concern relates to quarrying activities that have not yet been the subject of an application but have been proposed as part of a Call-for-Sites that has been undertaken by Surrey County Council. It has been suggested that quarrying activity was not occurring in the closest area at the time that the noise survey was

undertaken and that the quarry was operating 30% below capacity at that time. It is suggested that there would have been 560 less two way HGV movements at the time of the noise survey. They have asked that the Local Planning Authority re-assures itself that the development would not impede activities at the neighbouring site and the 24 hours use of that site. This has been responded to by the applicant who has set out that the observations of the interested party do not give them reason to reach a different conclusion.

- 7.84 The NPPF states that *“local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.”* Moreover, Paragraph 193 states *“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.”*
- 7.85 The Minerals and Waste Policy Team Leader at Surrey County Council (the Minerals and Waste Planning Authority) has provided a detailed assessment of the proposal and set out that the development is not likely to be prejudicial in the context of Policy MC6 of the Surrey Minerals Plan Core Strategy 2011.
- 7.86 The Council’s Environmental Health Team have advised raised no concerns about the impact of that use on future occupiers and, as such, there is no reason to conclude that the proposed development would constrain the neighbouring use.
- 7.87 It is noted that there are closer residential properties to the quarry activities than the dwellings that are hereby proposed which would create a greater constraint than the development that is hereby proposed. Moreover, whilst HGVs would pass to the north of the site, there is no evidence available that this would be harmful to residential amenity now or if the quarrying activities are extended or altered in the future.
- 7.88 From this basis, the proposed development is not expected to have an undue impact on any other nearby uses or pose an undue constraint on any other activities such that planning permission should be refused on those grounds.

The Living Conditions of Future Residents.

- 7.89 Policy DP7 requires that development provide acceptable living conditions for occupiers of the new dwellings. The NPPF also states that development should create place “with a high standard of amenity for existing and future users.”

Light, Privacy and Outlook

- 7.90 The development would be arranged in a manner that would reflect normal expectations for a modern residential development of this type. As the built form would be 2 and 3 storeys and arranged with suitable gaps and to ensure that the dwellings are orientated towards each other in a conventional manner, it is considered that all dwellings and flats would be arranged so as to provide future occupiers with adequate light, privacy and outlook.

- 7.91 Whilst the dwellings would be set at a ground level that is low relative to the land outside the site and within a 'bowl' as is described above, it is the case that the banks of the former quarry are not steep. The gradient of the sides of the 'bowl' are sufficient to allow ample light to reach the proposed dwellings and ensure that there is no imposing, vertical inclines that might impact on the light and outlook of future occupiers. The section drawings of the site that have been provided by the applicant provide clear evidence that the development would be acceptable in this respect.

Size of Dwellings

- 7.92 In terms of internal accommodation, the proposed dwellings would satisfy the minimum dwelling sizes set out in the Government's Technical housing standards - Nationally Described Space Standards 2015. From this basis, it is considered that the development would provide acceptable living conditions for future occupiers.

Amenity Space

- 7.93 The garden sizes for the dwellings within the development would range from 45 square metres to 210 square metres, with most gardens being relatively proportionate to the number of bedrooms within the dwellings that they would serve. This is considered to be an acceptable degree of private amenity space provision with all garden areas being subjected to no greater amount of overlooking than would be expected in a modern housing development. Moreover, whilst there would be no private amenity areas to serve the flats, sufficient open areas would be provided around the flats to ensure that the living conditions of the occupiers of the proposed flats would be acceptable in this respect.

Noise

- 7.94 Further to the above, it is noted that North Park Quarry is located to the northwest of the site and associated traffic uses the route that passes to the north of the site. As set out above, it is considered that there is every reasonable prospect that the development can occur without posing a constraint on the adjacent operations. For the same reason, it is considered reasonable to expect that the dwellings can be occupied without the occupiers being subjected to undue noise from the surrounding land uses. Similarly, the commercial use of the nearby reservoir would not be likely to result in noise that would cause material harm to the living conditions of future occupiers.
- 7.95 The adjacent highway would also be a potential noise source but, due to the separation distance between the residential properties and the highway and the mitigation afforded by the ground levels and the proposed and existing landscaping, it is not considered that this noise source would have an unacceptable effect on living conditions within the proposed development.

Summary

- 7.96 For the reasons set out above, it is considered that the proposal would provide a high standard of living conditions for future occupiers. The development would therefore accord with Policy DP7 and the requirements of the NPPF.

Traffic, Highway Safety, Access, Parking Provision and Other Related Facilities

Traffic Generation

- 7.97 Policy CSP12 states that the Council will require new development to make improvements, where appropriate, to the existing infrastructure network, including road and rail, facilities for bus users, pedestrians and cyclists and those with reduced mobility whilst also having regard to adopted highway design standards and vehicle and other parking standards. It also states that “the Council will support the enhancement and better management of the regional transport spokes”. The NPPF (paragraph 115) states that “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”
- 7.98 As set out above, the Highway Authority have identified that the proposals are expected to generate 102 two-way car trips during the AM peak and 92 two-way car trips during the PM peak period. Moreover, the applicant has undertaken a capacity assessment to understand the impact of the proposals on the Bletchingley Road/Godstone Green Road/High Street gyratory and the High Street/Oxted Road/Crowhurst Mead/Godstone Hill roundabout junctions. In light of these submissions, the Highway Authority have identified that the development is not expected to result in an unacceptable impact on them. There is no known reason to reach a different conclusion and it is considered that the findings of the Highway Authority are robust. It is noted that National Highways have also raised no objection in relation to the impact on the strategic highway network.
- 7.99 From this basis, it is not considered that the proposal would have an impact on traffic flows to a degree that the proposal should be found to be contrary to the abovementioned policies.

Highway Safety

- 7.100 Policy CSP12 of the Core Strategy advises that new development proposals should have regard to adopted highway design standards and vehicle/other parking standards. Criterion 3 of Policy DP7 of the Local Plan also requires new development to have regard to adopted parking standards and Policy DP5 seeks to ensure that development does not impact highway safety.
- 7.101 The applicant proposes various highway works including the provision of two points of vehicular access and various works of mitigation which have been set out above. The Highway Authority have assessed the application and found that the proposals would not result in a material impact on highway safety. Given the proposed works of mitigation that are proposed, the number of traffic movements and the lengthy visibility splays that would be achievable, it is considered that there is no reason to disagree with the assessment that has been undertaken by the Highway Authority. From this basis, it is not considered that the proposal would have an unacceptable impact on highway safety and, therefore, that the proposal should not be found to be contrary to the abovementioned policies.

Parking Provision

- 7.102 Policies CSP12 and DP7 require required to be had to the Council's adopted parking standards.
- 7.103 With respect to the residential element of the proposal, each dwelling would be provided with parking in such a way that the parking provision would align with the

requirements for each type of dwelling that are set out within the abovementioned Parking Standards. The submitted Parking Plan states that each house will be provided with an electric vehicle charging point and indicative bike store provisions are shown. Consequently, the provision of adequate bicycle parking spaces and electric vehicle charging points can also be secured by condition.

- 7.104 Similarly, the provision of 29 parking spaces to serve the proposed doctor's surgery would comply with the Council's Parking Standard which seeks the provision of 2 spaces per consulting room and "remaining spaces on individual assessment". The provision of 6 bicycle parking stands and 2 electric vehicle charging points is also considered to be an appropriate level of provision in the context of the abovementioned Standards and the NPPF.
- 7.105 The additional Parish Car Park provision would be an uplift on community parking provision within the locality and, as has been set out elsewhere within this report, is considered to be an overprovision that can be supported as a benefit of the proposal.

Other Facilities

- 7.106 The Public Right of Way Officer initially sought a contribution for the enhancement of public rights of way in the area. In many cases, such provisions arising from new developments would be expected to be met by payments made under the terms of CIL contributions. However, in this case, it is considered that meeting the requirement in addition to the CIL payment meets the relevant tests, particularly as this would mitigate the visual impact of the development on the Public Rights of Way which has been identified above.

Trees and Tree Protection

- 7.107 Core Strategy Policy CSP 18 (Character and Design) requires that:

Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.

- 7.108 Paragraph 13 of Policy DP7 of the Local Plan states:

Where trees are present on a proposed development site, a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Their significance may be as a result of their size, form and maturity, or because they are rare or unusual. Younger trees that have the potential to add significant value to the landscape character in the future should also be retained where possible. Their retention should be reflected in the proposed development layout, allowing sufficient space for new and young trees to grow to maturity, both above and below ground. Where existing trees are felled prior to permission for development being sought, the Council may require replacement planting as part of any permission granted.

- 7.109 Further guidance on the consideration of trees in relation to development is provided within the Tandridge Trees and Soft Landscaping SPD (2017).

- 7.110 The Council's Principal Tree Officer has provided the following advice:

"A comprehensive arboricultural impact assessment and preliminary arboricultural method statement has been provided, which sets out the tree losses and various other

arboricultural impacts. This is a large site, which on the face of it appears heavily wooded. However, the vast majority of the interior trees are young densely packed self-seeded pioneer species such as silver birch and goat willow. The individual mature trees are largely located around the periphery of the site, with 435 individual specimens recorded, together with 12 groups of trees and 2 woodland areas.

In order to implement the development, a total of 55 individual trees will need to be removed, together with 3 entire groups, and 4 partial groups. Of the trees to be removed there are 18 BS5837 'B' category trees, 31 'C' category trees, and 6 'U' category trees. The groups to be removed are 'C' category and small diameter self-seeded pioneer species, which are growing within the basin and are not visible to any significant degree from any public areas.

The individual trees to be removed are almost exclusively located at the new access points that are to be created on the southern boundary, and within the parking, which is to be formed for the new health centre.

There is an area of ancient woodland to the northwest of the site, but any development is sited well outside and below the recommended buffer zone and as such it is highly unlikely that there would be any negative effects, whether directly or indirectly. I have no concerns in that respect.

The application is submitted with a landscape masterplan. It is clear from the plan that the public green spaces, gardens and verges that will be created will allow for a large number of trees to be planted. The plan is indicative only, and there will be further scope for planting to ensure that new streets are 'tree lined', as required by paragraph 131 of the NPPF.

With the above in mind, I am satisfied that the application is compliant with CSP18 and DP7 in terms of trees and soft landscaping, subject to further details to be submitted under condition."

- 7.111 The specialist advice is considered to be sound, noting that the relevant paragraph within the NPPF is now paragraph 136, and there is no known reason to reach a different conclusion. The development is therefore considered to have an acceptable impact on the ancient woodland and trees thus the development would comply with Policies CSP18 and DP7.

Ecology, Biodiversity and Habitats.

- 7.112 The NPPF states that planning decisions should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 7.113 Policy CSP17 of the Core Strategy requires development proposals to protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.
- 7.114 Policy DP19 of the Local Plan Part 2: Detailed Policies 2014 advises that planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the species involved will not be harmed or appropriate mitigation measures can be put in place. The sites are within

a designated Biodiversity Opportunity Area which are regionally identified priority areas of opportunity for restoration and creation of Priority Habitats and should be considered as areas of opportunity, not a constraint.

- 7.115 The applicant's submissions have included an Ecological Assessment (Dated October 2022), which has been supplemented with responses to comments made by consultees. Upon further consultation and discussion with Surrey Wildlife Trust, additional documents have been provided which clarify a number of matters that were the subject of those discussions.
- 7.116 The specialist advice received sets out that the development can be found acceptable subject to the imposition of conditions. These conditions would include the submission and agreement of a Landscape and Ecology Management Plan prior to the commencement of the development and also require further survey work to occur if the development is not commenced within a set period. Whilst the comments of interested parties with respect to the impact of the development on ecology, wildlife and habitats are noted, it is considered that most weight should be afforded to the specialist advice that has been provided.
- 7.117 The concerns of NatureSpace in relation to the adequacy of the off-site surveys with respect to Great Crested Newts is noted. However, Surrey Wildlife Trust have raised no objection in this regard, recognising that the survey work indicates that Great Crested Newts are highly unlikely to be present at the site but also stating that the site includes features that could attract Great Crested Newts. In light of contrasting advice, it is considered reasonable to afford most weight to the advice provided by Surrey Wildlife Trust who have advised that the proposal can be made acceptable through the imposition of conditions. It is noted that there is suitable features at the site for Great Crested Newts to be present at the site but none were identified at the time that surveys were undertaken and conditions be imposed can ensure that no protected species are harmed in this case, particularly through requiring the precautionary measures set out by the applicant to be followed and further survey work to be undertaken if the development proceeds after a specified period.
- 7.118 As conditions can be imposed to address the statutory and development plan requirements with respect to ecology, biodiversity and habitats, it is considered that the proposal should be found to be acceptable and in accordance with the abovementioned policies.

Flood Risk and Surface Water Drainage

- 7.119 One of the twelve land-use planning principles contained in the NPPF and to underpin plan-making and decision-taking relates to taking full account of flood risk. Paragraph 165 of the NPPF advises that; 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'.
- 7.120 Policy DP21 of the Tandridge District Local Plan Part 2: Detailed Policies 2014 advises that proposals should seek to secure opportunities to reduce both the cause and impact of flooding. Development proposals within Flood Risk Zones 2 and 3 or on sites of 1 hectare or greater in zone 1 will only be permitted where, inter alia, the sequential test and, where appropriate, exception tests of the NPPF have been applied and passed and that it is demonstrated through a Flood Risk Assessment (FRA) that the proposal would, where practicable, reduce flood risk both to and from the development or at least be risk neutral.

- 7.121 The impact of climate change on the global environment is recognised and flooding from surface water runoff is one of the main consequences. The planning system is expected to play a critical role in combating the effects of climate change by pursuing sustainable development and use of Sustainable Urban Drainage Systems
- 7.122 In terms of flood risk, the site is located within Flood Zone 1 and, as such, it is not necessary for the development to pass the sequential or exception tests.
- 7.123 However, as the development is a major development, it is necessary for the development to include SuDS provisions in order to accord with national requirements and Policy CSP15. In this regard the Lead Local Flood Authority have been consulted and raised no objection to the proposal subject to the imposition of conditions.
- 7.124 Whilst comments from interested parties about the water table and the pool of water that is present at the site are noted, it is considered appropriate to be guided by the specialist advice that has been received. From this basis, it is considered that conditions can be imposed to address the statutory and development plan requirements with respect to surface water drainage. Therefore, subject to those conditions, it is considered that the proposal should be found to be acceptable and in accordance with the abovementioned policies.

Contaminated Land

- 7.125 Policy DP22 states that proposals for development on land that is or may be contaminated will be permitted provided that there will be no unacceptable risk to health or the environment and provided adequate remedial measures are proposed which would mitigate the effect of any contamination and render the site suitable for use. Where there is evidence of a high risk from residual contamination the applicant will be required to show as part of the application how decontamination will be undertaken. Contamination is also addressed within Policy CSP15.
- 7.126 The applicant's submissions have included a Preliminary Phase 2 Geo-Environmental and Geotechnical Site Investigation (RSK, October 2022) and an Earthworks Statement. The Council's Specialist Advisor with respect to contaminated land has reviewed these submissions and found that the development can be made acceptable through the imposition of conditions. Similar and additional conditions have been suggested by the Environment Agency who have assessed the proposal.
- 7.127 It is considered appropriate to be guided by the specialist advice that has been received and there is no known reason to conclude that the advice provided is not sound. From this basis, it is considered that conditions can be imposed to address the statutory and development plan requirements with respect to contaminated land and pollution protection. Therefore, subject to those conditions, it is considered that the proposal should be found to be acceptable and in accordance with the abovementioned policies.

Other Material Considerations.

Renewable Energy

- 7.128 Policy CSP14 requires the reduction of carbon dioxide (CO₂) emissions by means of on-site renewable energy technology, with a development of 10 or more dwellings achieving a 20% reduction of carbon dioxide emissions through the provision of renewable energy technologies. In this regard the applicant has submitted an Energy and Sustainability Statement which sets out that the development will achieve a net zero carbon development with a 100% reduction relative to the standards that are set

out within Building Regulations. This would be achieved through the use of a high standard of insulation within the buildings, the installation of PV panels and heat pumps and water saving measures. The doctor's surgery is also intended to achieve BREEAM 'excellent' standard.

- 7.129 These intentions are noted but it is considered that further details of the proposed installations are required, particularly the positioning of the heat pump and solar panel installations. Subject to a condition to this effect, it is considered that the development would accord with the abovementioned policy requirement. Further, as the development would exceed the development plan requirement, a benefit would arise that can be considered further below with respect to VSC.

Open Space and Play Space

- 7.130 Policy CSP13 states that new or improved facilities to meet the needs of all sections of the community will be encouraged and that the Council will apply the standard of 1.27 ha per 1000 population to the provision of playing space for all ages.

- 7.131 The applicant has identified that 0.87 hectares of natural play space (with facilities such as stone and logs rather than more formal playground equipment) would be provided at the site to comply with this policy requirement. This can be secured by planning obligation which would also address the subsequent management of these provisions. Furthermore, the site would provide a further 9.79 hectares of open space in terms of the landscaped and woodland areas around the site. This provision is considered to be adequate to meet the requirements, noting that sport facilities are located within reasonable proximity of the site and need not, therefore be duplicated at this site. CIL contributions might be directed towards other open space and play facilities within the locality and wider area and, as such, it not considered necessary to require further open space provisions than that which is intended to be provided. The proposal would, therefore, accord with the abovementioned policy.

Local Plan 2033: Green Belt Assessment (Part 3), Appendix 1 (2018)

- 7.132 The Godstone Quarry site was not included in this assessment but other sites standing between the built-up area of Godstone Village and the Godstone Quarry site were (identified as GOD 004, 008, 017 and 019). The finding of the combined assessment of these other sites was that, although in a sustainable location for development and otherwise free of planning constraints, the sites make a contribution to the Green Belt. No robust or defensible alternative Green Belt boundary could be identified. This would be necessary to limit the impact of release of these sites for development on the Green Belt. It was concluded that the exceptional circumstances necessary to recommend amendment of the Green Belt boundary did not exist for these sites. This report needs to address the implications of leap frogging sites rejected for release for housing development and why it would be acceptable in Green Belt policy terms for the Godstone Quarry site now to be developed.

Changes to the NPPF 2023

- 7.133 The amended NPPF published in December 2023 introduces a number of significant changes to how local planning authorities should address future housing needs in their areas, particularly for Green Belt authorities. The most significant of these changes are:
- i) The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local

community. To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. (NPPF paragraphs 60, 61 and 67);

- ii) Once established, there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. Authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which case proposals for changes should be made only through the plan-making process. (NPPF paragraph 145)

The implications of these changes are that:

- Local planning authorities do not have to meet all the identified housing need in their areas. Local planning authorities can determine their own housing requirement figure which can be lower than the central government identified housing need for their area. There is no requirement to alter Green Belt boundaries to meet future development needs.

These changes are particularly important for local planning authorities in districts such as Tandridge which are subject to a high level of planning policy constraints.

Very Special Circumstances and the Planning Balance

7.134 As discussed above, it is considered that the proposed development would comprise inappropriate development within the Green Belt. The development would also conflict with the purposes of the Green Belt and impact on the local landscape, particularly as experienced from the adjacent Public Rights of Way.

7.135 In accordance with paragraph 152 of the NPPF, inappropriate development is, by definition, considered harmful to the Green Belt and should not be approved except in VSC. Paragraph 153 of the NPPF goes on to state that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. VSC 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. The planning balance therefore needs to be considered.

Planning Balance

7.136 In undertaking this balancing exercise, the weight afforded to each planning consideration will be, from highest to lowest, that is:

- Substantial
- Significant
- Moderate
- Limited.

VSC that have been identified by the applicant and to be weighed in this balancing exercise are summarised in turn below with an officer response provided in italics:

A. Lack of Suitable Alternative Sites / Strategy to Meet Need.

- 7.137 The case is made that 94% of the District is within the Green Belt and therefore few opportunities exist to undertake the proposed development without it being within the Green Belt. The applicant highlights that the AONB also limits the scope to meet need. The applicant also identifies that there is not a clear strategy to meet the identified needs given the age of the relevant elements of the development plan. The applicant cites a case in the area of the City of Bradford (APP/W4705/V/18/3208020) where significant weight was attributed to the lack of alternative non-green belt sites that could meet the identified need in the short to medium term. The applicant considers that this aspect should be afforded significant weight.
- 7.138 *The Council does have an adopted approach to boost the housing supply through the HDTAP until such time a new Local Plan can be adopted. Consequently, no weight should be afforded to this factor as a VSC in itself.*

B. Unmet Housing Need

- 7.139 The case of the applicant in terms of an assessment of open-market housing supply and delivery has been set out above.
- 7.140 The applicant suggests that the housing supply and delivery benefit arising from this proposal should be afforded very substantial weight.
- 7.141 *Given the changes in the NPPF 2023 which now specifies that the unconstrained OAN is an advisory starting point and the fact that Tandridge is one of (if not the) most highly constrained district council's in England, and the comments of the local plan examination inspector that the plan could be sound without meeting the OAN in full, and the 2018 household projections indicating a much lower unconstrained figure of 293 dpa), the weight given to the previous higher OAN figure no longer seem justified. Current 5-year housing land supply in Tandridge District is considered to be between 3.4 and 5.8 years depending on which needs figure is used. The contribution of this windfall site to housing supply and delivery should attract moderate to significant weight as a VSC depending on where the 5-year housing supply figure falls.*

C. Unmet Affordable Housing Need

- 7.142 The applicant suggests that the affordable housing supply and delivery benefit arising from this proposal should be afforded very substantial weight.
- 7.143 *A detailed assessment of the housing supply position of Tandridge Council is set out above and need not be repeated. It is considered relevant to note that the delivery of affordable housing (70 units) proposed in this application equates to 50% of the proposed units, thereby significantly exceeding the development plan policy requirement. This is a significant benefit in this case as the affordable provision amounts to 70 units and should be afforded significant weight.*

D. Provision of Doctor's Surgery.

- 7.144 The case of the applicant with respect to the provision of a doctor's surgery has been set out above and need not be repeated.
- 7.145 *The need for this new primary health care facilities to serve Godstone and other local villages has been recognised for a number of years. A site (HSG11) was allocated for the delivery of approximately 150 dwellings to the northwest of Godstone with the*

Emerging Local Plan. A site specific policy requirement of that development was for the proposal to make a “Contribution towards expansion of and relocation of Pondtail GP Surgery to South Godstone; without the delivery of this infrastructure, the site cannot be brought forward.” Paragraph 341 of the TDC – Local Plan 2033: Housing Topic Paper (2019) identified that “some sites have had to be put back later in the plan period. A good example of this, is HSG 11 (GOD 010) that can only be delivered when the relocation and expansion of Pondtail Surgery from Godstone to the South Godstone Garden Community has been provided.” Combined with the above, the case can reasonably be made that the delivery of housing would need to be combined with improvements to health care provisions. This proposed development would provide both.

7.146 *It is considered that the provision of a new primary healthcare facility is inappropriate development in the Green Belt, which would cause harm to openness and conflict with the purposes of the Green Belt. The harm arising in those respects must be acknowledged and afforded substantial weight in common with the housing development on the site. There is a, however, a clear and continuing unmet community need for a new and upgraded doctor’s surgery to serve Godstone as identified by the comments of the NHS as a consultee and the comments of the local MP. A significant community benefit would arise from the delivery of a new doctor’s surgery enabled by the housing development on the wider application site*

7.147 *In the overall planning balance, the provision of the of a new primary healthcare facility should be afforded significant weight as a community benefit and a VSC.*

E. Parish Car Park

7.148 *This part of the proposed development is comparable to a development that was assessed and approved under the terms of application 2015/1790. Onstreet and off-street public car parking provision in Godstone is under stress. Consequently, there would be a public benefit arising from provision of additional public car parking close to the centre of Godstone Village enabled by the housing development on the wider application site.*

7.149 *In the overall planning balance, the provision of the parish car park should be afforded moderate weight as a community benefit.*

F. Renewable Energy and Sustainability Performance

7.150 *The renewable energy and efficiency credentials of the development are set out in the relevant section above and need not be repeated. The applicant considered that this represents a significant benefit.*

7.151 *As established above, the development would exceed the Policy requirement of the Development Plan. However, the NPPF (paragraph 157) states “The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.” As such, delivering high achieving developments aligns with national planning policy. From this basis, even noting that this is a benefit of the*

proposal compared to a Building Regulations compliant development, it is considered that it should not be afforded more than moderate weight.

G. Meeting Local Open Space Needs, Biodiversity Net Gain, Quarry Restoration and Landscape Maintenance and Management Plan.

- 7.152 The applicant identifies that 10.61 hectares of open space will be provided within the development including incidental open space, landscaping and retained woodlands. It is highlighted that the site is currently private land and so cannot lawfully be accessed but this proposal would make the site available to the local community, with the open space provision far exceeding the development plan standards that are set out above. It is also highlighted that the site will better integrate with the surrounding public rights of way than the existing situation and be grounds to secure a Landscape and Ecology Management Plan. Moreover, it is stated that there will be a net increase of 275 trees at the site and a biodiversity net gain (BNG) of 31.22% which exceeds the 10% national requirement that has recently been introduced under the provisions of the Environment Act 2021. The applicant suggests that these benefits should be afforded significant weight.
- 7.153 *As set out above, the NPPF (paragraph 180) states that development should provide net gains for biodiversity. However, the application was submitted prior to statutory biodiversity net gain requirements coming into force. From this basis and having regard to the assessment that has been provided by Surrey Wildlife Trust, it is considered that some of these elements that have been identified as benefits are primarily or partially required to make the development acceptable or to accord with conventional requirements.*
- 7.154 *The biodiversity net gain that has been proposed by the applicant is not agreed by Surrey Wildlife Trust as it is disputed whether the procedures around 'trading rules' have been correctly followed. The specialist advisors are satisfied that this should not prevent the approval of the application and can be addressed through the imposition of conditions. It is considered that this would make the development acceptable rather than be an additional benefit to be afforded weight.*
- 7.155 *There are public benefits arising from where the development would exceed national and local policy requirements, particularly with respect to the provision of open space for the wider community. This is considered to be a benefit that should be afforded moderate weight.*

H. Socio-Economic Benefits

- 7.156 The applicant identifies that the proposal would deliver a car park for the Parish Council. It is suggested that this and the doctor's surgery will complement the village centre and support the vitality and viability of the village centre. The applicant identifies that 62 construction jobs would be created, amounting to 37 net construction jobs over a 30 month period. It is also stated that 26 jobs would be created within the doctor's surgery. The applicant has calculated that the New Homes Bonus would equate to £303,954 and a similar amount of Council Tax would be derived per annum, with £4.8 million being spent in the local economy and a CIL contribution also being made along with other Section 106 benefits. The applicant suggests that moderate weight is afforded to these benefits.
- 7.157 *The broader benefits of viability and vitality have not been quantified and as such, whilst it is considered that there may be some benefit arising in this regard, it would be illogical to afford these potential benefits more than limited weight.*

- 7.158 *With respect to financial benefits, Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. However, Planning Practice Guidance makes it clear that it would not be appropriate to make a decision based on the potential for the proposal to raise money for a local authority. However, some of this funding, particularly Council Tax, would be spent meeting needs that would arise from the development and the CIL contribution would be necessary to make the development acceptable and would be chargeable in all cases. The same is true for the additional factors that would be the subject of a Section 106 agreement. As such, these are not considered to be unique or special factors to be afforded weight as VSC.*
- 7.159 *However, it is the case that jobs would be created at the site in the short and long term, residents would spend money within the local community and be likely to support the provision of shops and services within the locality.*
- 7.160 *Whilst the degree of benefit is considered to be less than what has been identified by the applicant for the reasons that are set out above, it is considered that the socio-economic benefits overall can be afforded limited weight.*

Overall Assessment of Very Special Circumstances and Material Considerations

- 7.161 The proposal represents inappropriate development in the Green Belt, would cause harm to openness and conflict with one of the purposes of the Green Belt of safeguarding the open countryside. Substantial weight is required to be afforded to each of these elements of harm. Minor harm would also be caused to the landscape setting of the site and, as a result, the experience of users of the adjacent public rights of way. However, the identified harm is considered to be outweighed by other matters, most notably but not limited to the benefits arising from the provision of 140 dwellings, 50% of which would be affordable, a modern doctor's surgery, capable of meeting current and future needs, a public car park, the development achieving high renewable energy and efficiency performance and the provision of a large area of newly publicly accessible open space.
- 7.162 In further discussions with the applicant, assurances have been sought about the deliverability of the key public benefits of the doctor's surgery and parish car park. In response, the applicant has agreed to additional or amended obligations in the Section 106 Agreement (S106) that would sit alongside any planning permission. These obligations would be to provide the doctor's surgery to shell and core stage and the car park as a single contract before 25 dwellings in the adjoining housing development were occupied. If, subsequently, no medical practice could be found to take the doctor's surgery within a specified timescale then the building and associated car parking would be transferred to the District Council for the sum of £1 (one pound). The viability of the development has been tested and it is expected that the development would be viable and, taken together with the obligations in the S106, the suggested benefits are expected to be deliverable and are able to be afforded weight as VSC's as specified above.
- 7.163 Overall, it is considered that there are VSC and other material considerations of sufficient weight to clearly outweigh the harm caused to the Green Belt and all other harm. The VSC needed to allow inappropriate development in the Green Belt therefore exist and it is considered that planning permission for the development can reasonably be granted.

- 7.164 Case law has prescribed that while one VSC by itself may not be sufficient to override the very substantial weight that must be ascribed to inappropriate development in the Green Belt, a number of VSCs considered collectively may be sufficient. This is the outcome in applying the planning balance to this application.
- 7.165 In terms of other material considerations, the Green Belt Assessment (Part 3) undertaken for the Local Plan 2033 found that exceptional circumstances did not exist to take sites closer to, and on the boundary of, Godstone Village out of the Green Belt. The assessment required in determining exceptional circumstances in the context of reviewing a local plan is different (and less onerous) to that required to establish VSCs for allowing inappropriate development when determining a planning application. VSCs are considered to exist for granting permission for the development proposed in this application and do not provide a precedent for other development in the Green Belt surrounding Godstone Village. (worried this could be used to undermine a future refusal).
- 7.166 It is the case that the potential to provide further or enlarged built form at the site under the terms of permitted development rights could alter the degree of harm that is caused at the site and, therefore, alter the assessment that has been undertaken above. It is noted that paragraph 54 of the NPPF indicates that permitted development rights should only be removed where there is clear justification to do so. In this case, it is considered that a condition removing certain permitted development rights wholly meets the tests that a condition is required to pass. In terms of necessity, it is considered that such a condition is necessary to prevent greater harm arising to the Green Belt than has been factored into the abovementioned assessment. Moreover, it is considered that such a condition would be entirely reasonable, provided that only those rights are restricted that would have the potential to impact on the openness of the Green Belt.

Planning Obligations and Conditions.

- 7.167 The Community Infrastructure Levy Regulations 2010 states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. The NPPF also states that they may only be sought where those tests are met.
- 7.168 In this case, it is considered that securing the provision of affordable housing, the delivery of the doctor's surgery (to shell and core stage), the delivery of the Parish car parking, the provision and management of play space and open space, the implementation and management of measures to secure biodiversity net gain, the provision of a contribution towards Public Right of Way enhancements, the implementation of the Travel Plan and the provision of appropriate monitoring contributions would need to be secured through the completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990. For the reasons that are set out within the report, it is considered that each of the obligations meet the relevant tests.
- 7.169 With respect to conditions, the NPPF states that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. A full schedule of conditions is included at the end of this report, each of which are considered to meet the tests that are set out above. Where similar conditions

have been suggested by differing consultees, they have been merged to avoid duplication.

8.0 Planning Balance and Conclusion

8.1 The proposal represents inappropriate development in the Green Belt, which would cause harm to openness and conflict with one of the purposes of the Green Belt. Substantial weight is required to be afforded to each of these elements of harm. Minor harm would also be caused to the landscape setting of the site and, as a result, the experience of users of the adjacent public rights of way.

8.2 However, the identified harm is considered to be outweighed by other matters, most notably but not limited to the benefits arising from the provision of 140 dwellings, 50% of which would be affordable, a doctor's surgery, a public car park, the development achieving high renewable energy and efficiency performance and the provision of a large area of publicly accessible open space which, in combination, provide VSC's for permitting this application.

8.3 The proposal represents a sustainable form of development when considered against the NPPF read as a whole and provides for development which will deliver public benefits for which there is an identified need, and these are further material considerations weighing in favour of the grant of planning permission.

8.4 Turning then to Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, as the VSC needed to allow inappropriate development in the Green Belt exist

9.0 RECOMMENDATION: Authorise the Chief Planning Officer and Head of Legal in conjunction with the Chair and Deputy Chair of the Planning Committee to approve the planning application subject to the conditions set out at the end of this report and:

- 1. The application being referred to the Secretary of State under the terms of the Town and Country Planning (Consultation) (England) Direction 2021; and the application then not being called-in by the Secretary of State for determination; and**
- 2. The completion of a Section 106 agreement to secure the matters set out under Recommendation at the beginning of this report.**

9.1 Conditions

1. The development hereby permitted shall start not later than the expiration of 3 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 of the Planning and Compulsory Purchase Act 2004.

2. This decision refers to drawings specified within the Planning Drawing Schedule that has accompanied the application hereby approved (Dated 8th December 2023). The development shall be carried out in accordance with these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan and the NPPF.

3. The approved development is to be carried out in accordance with the approved Phasing Plan (1707 Rev A) unless this is amended with the written approval of the Local Planning Authority.

Reason: In order to provide a co-ordinated approach to the delivery of the development in the interests of proper planning and to ensure this is a planning permission which expressly provides for the development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010.

4. No development shall take place until the implementation of a programme of archaeological work for the unquarried parts of the site (as described in the Archaeological Desk Based Assessment – October 2022) has been secured in accordance with a written scheme of investigation that shall have been first been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the details approved.

Reason: To ensure that heritage assets at the site are suitable investigated and recorded in accordance with Policy DP20 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

5. No development shall take place in any phase until a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a Tree Protection Plan(s) (TPP) and an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority.

Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Details of construction within the RPA or that may impact on the retained trees.
- c) A full specification for the installation of boundary treatment works.
- d) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.
- e) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.
- f) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.
- g) A specification for scaffolding and ground protection within tree protection zones.
- h) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.
- i) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires.
- j) Methodology and detailed assessment of root pruning.
- k) A schedule of arboricultural supervision and monitoring of activities within any RPA which is identified within the AMS. Details of such visits to be recorded and submitted to the Local Planning Authority within one month of completion of development.

- l) Methods to improve the rooting environment for retained and proposed trees and landscaping.

Thereafter, development shall be carried out in full accordance with the details approved.

Reason: To ensure that trees are suitably protected and that the landscape and visual impact of the development is acceptable in accordance with Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

- 6. No development shall occur until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The required drainage details shall include:
 - a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 14 l/s for the main development parcel and 2 l/s for the surgery area.
 - b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
 - c) A plan showing exceedance flows (i.e., during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk. Including details of the measures to intercept any surface water run-off from the banks around the site.
 - d) Details of drainage management responsibilities and maintenance regimes for the drainage system. Including details of the access arrangement for the outfall headwall into the adjacent lake.
 - e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

Thereafter the development shall be implemented in accordance with the approved details.

Reason: To ensure the drainage at the development is adequate and meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site and to ensure that the development accords with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP21 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

- 7. No development within any phase shall take place until a Landscape and Ecology Management Plan (LEMP) has been submitted to, and approved in writing by, the Local Planning Authority. This shall include, but not be limited to include:

- a. Description and evaluation of features to be managed including the public rights of way and adjacent hedgerows
- 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. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g. Details of the body or organisation responsible for implementation of the plan
- h. Ongoing monitoring and remedial measures
- i. Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery
- j. Monitoring strategy, including details of how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.
- k. Invertebrate and Bird Habitat Mitigation and Enhancement Plan
- l. Ecological Enhancement Plan

Subsequently, the development shall only be undertaken in full accordance with the approved details and the approved details/schedules/strategies.

Reason: To ensure the suitable protection of protected species and the enhancement of the habitats at the site, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

- 8. The development shall be undertaken only in accordance with the precautionary working measures with respect to Great Crested Newts that are specified within the Ecological Assessment document (Ecology Solutions, October 2022) that has accompanied the application hereby approved.

Reason: To ensure the suitable protection of protected species and the enhancement of the habitats at the site, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

- 9. If no development has commenced by 1st April 2024, an updated Great Crested Newt and Bat survey shall be submitted to the Local Planning Authority for their written approval, prior to the commencement of the development. If Great Crested Newts or Bats are identified to be present at the site within that survey, details of any mitigation or protection measures that shall be followed within the subsequent development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall then only occur in accordance with the approved mitigation and protection measures.

Reason: To ensure the suitable protection of protected species and the enhancement of the habitats at the site, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

10. No development shall take place in any phase until a Construction Transport Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Transport Management Plan shall include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) on-site turning for construction vehicles

Subsequently the development shall only be undertaken in accordance with the approved Construction Transport Management Plan.

Reason: In the interests of highway safety in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

11. No development (excluding site clearance / demolition, site investigation works, and other facilitating work) in any phase shall take place until a schedule defining when the highway works shown on drawing nos. ITB15269-GA-008 Rev F and ITB15269-GA-020 Rev C will occur has been submitted to and approved in writing by the Local Planning Authority. Subsequently, all highway works shall be undertaken in accordance with the approved schedule.

Reason: In the interests of highway safety and promoting sustainable transport and pedestrian connections to the local area in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

12. No development in any phase shall take place until an Environmental Management and Monitoring Plan (EMMP) has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall be based on the principles of Appendix B Construction Phase Mitigation Measures as detailed in the RSK Air Quality Assessment 2022 and shall also be informed by the site investigation and risk assessment work submitted to and approved by the Local Planning Authority. The EMMP shall be written by a suitably qualified air quality specialist and shall include but not be limited to:

- A scheme of monitoring locations
- Details of chemical analysis to be carried out
- A scheme of monthly quarterly and annual reporting
- Proposals for mitigation and management of dust emissions
- Details of the organisation and person responsible for monitoring and managing the EMMP.

Subsequently the development shall only be undertaken in accordance with the approved Environmental Management and Monitoring Plan (EMMP).

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, air pollution in line with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

13. No development in any phase shall take place until a Badger Management Strategy has been submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall only be undertaken in full accordance with the approved Badger Management Strategy.

Reason: To ensure the suitable protection of protected species and the enhancement of the habitats at the site, in accordance with Policy CSP17 of the Tandridge District Core Strategy 2008 and Policy DP19 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

14. No development in any phase shall take place until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy shall include the following components:
1. A site investigation scheme, based on the Preliminary Risk Assessment (29246 R01 (00) dated July 2017) that has been submitted with the application hereby approved, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 2. The results of the site investigation and the detailed risk assessment referred to in (1.) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. This shall include, but not be limited to including, the following:
 - a) a preliminary scheme of shallow surface investigation to assess the potential risks from the material to be excavated as detailed in the RSK Earthworks Statement Document ref. 132959 -EWS-01B.
 - b) Proposals for the assessment of bulk ground gas risks and ongoing continual assessment of Total organic carbon in accordance with Claire Research Bulletin RB17
 - c) Provision of a scheme of ongoing investigation to periodically and frequently sample the ongoing excavated material and identify and report any ongoing material anomalies of the excavated material.
 - d) A suitable means of ongoing reporting of the data collected with monthly and quarterly summary reports.
 - e) Appointment of a suitably qualified person to maintain and manage the material handling systems on site.
 - f) A detailed assessment of the risk to all receptors that may be affected, including those off site.
 3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2.) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. This shall also include details of how the reworked final formation level will be validated as being suitable for residential use.

Any changes to these components require the written consent of the local planning authority. The scheme shall thereafter be implemented in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

15. No development shall take place until a monitoring and maintenance plan in respect of contamination, including a timetable of monitoring and submission of reports to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority. Reports as specified in the approved plan, including details of any necessary contingency action arising from the monitoring, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details

Reason: To ensure that the site does not pose any risk to the water environment and local abstraction during and post construction in accordance with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

16. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

17. No development in any phase shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved, in writing, by the Local Planning Authority. The Plan shall also include but not be limited to:
 - I. Measures to monitor manage and control noise impacts during construction in accordance with the ABC method specified in BS5228 Noise Control on Construction and Open Sites
 - II. Contact details of the role or person responsible for management of environmental issues and details of how these will be displayed on site and made available to the public
 - III. Details of how complaints and any necessary corrective action will be recorded on site
 - IV. Details of the storage of plant and materials used in construction of the development routing details of HGV's delivering plant and material

Thereafter the approved Construction Environmental Management Plan (CEMP) shall be implemented and adhered to throughout the entire construction period.

Reason: To ensure that adequate protection is in place with respect to biodiversity and ecology interests at the site, to ensure that highway safety is maintained and to ensure that residential amenity is not harmed, in accordance with Policies CSP12, CSp14, CSP15, CSP17 and CSP18 of the Tandridge District Core Strategy 2008, Policies DP1, DP5, DP7, DP19, DP21 and DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

18. Neither of the accesses shown on the plans hereby approved (as per approved drawing ITB15269-GA-008 Rev F) shall be used (other than as part of the construction process) until a package of vehicle speed reduction measures along the Bletchingley Road has been submitted to and approved in writing by the Local Planning Authority and thereafter implemented in full accordance with the details approved..

Reason: In the interests of highway safety in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge District Local Plan Part 2: Detailed Policies 2014. Note: The likely requirement of the Local Planning Authority will be for the existing speed limit at Bletchingley Road to be extended 160m to the west, adjacent to the property of Priory Gates unless an alternative package of speed reduction measures can be justified and found acceptable in conjunction with the Highway Authority).

19. No waste materials shall be imported to and deposited at the site as part of the development hereby approved.

Reason: To ensure that no unexpected waste materials are brought onto the site in the interests of environmental protection and to accord with Policies CSP15 and CP18 of the Tandridge District Core Strategy 2008 and Policy DP7 and DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

20. No drainage systems infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

21. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated by a piling risk assessment that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

22. No works above foundation level in any phase shall start until full details of both hard and soft landscape works within that phase have been submitted to and approved in

writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- a) means of enclosure
- b) car parking layouts
- c) other vehicle and pedestrian access and circulation areas
- d) hard surfacing materials
- e) minor artefacts and structures (e.g., furniture, play equipment, refuse or other storage units, signs, lighting etc.). tree and hedgerow planting as compensation for those elements being removed. Details of soft landscape works which shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.
- f) A timetable for undertaking all soft and hard landscaping works at the site.

All hard and soft landscaping works shall subsequently be undertaken in full accordance with the approved details and the approved timetable unless otherwise agreed in writing with the Local Planning Authority.

Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the landscape and visual impact of the development is acceptable in accordance with Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF

23. No works above foundation level associated with the construction of the any residential and non-residential buildings within the relevant phase hereby approved shall occur until details of the levels of accesses and finished floor levels of the buildings approved within that phase have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To ensure a satisfactory form of development in terms of visual amenity, in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

24. No works above foundation level associated with the construction of any residential and non-residential buildings within the relevant phases hereby approved shall occur until details of the materials to be used in the construction of the external surfaces of those buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To ensure a that the dwellings and non-residential buildings are of a high standard in terms of their appearance, in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

25. No works above foundation level in association with the construction of any dwelling or the Doctors' Surgery hereby approved shall occur until a scheme of bus stop improvements at the Godstone Green Westbound and Northeast bound bus stops on Bletchingley Road and a schedule for implementing those improvements has been submitted to and approved in writing by the Local Planning Authority. Subsequently, all approved bus stop improvements shall be undertaken in accordance with the approved schedule.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

26. No works above foundation level in the residential phase of the development shall start until full details of the provision of bin stores and day of collection storage areas (that are positioned to comply with the Council's maximum standard of two-wheeled containers and four-wheeled containers not being moved a distance of more than 15m and 10m respectively by refuse collection operatives) or alternative means of refuse collection arrangements have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the approved details shall be implemented prior to the occupation of the dwellings served by those details and retained at all times thereafter.

Reason: To ensure the adequate provision of refuse collection and that such provisions are acceptable in the interests of visual amenity, in accordance with Policy CSP18 of the Tandridge District Core Strategy 2008 and Policy DP7 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

27. Prior to the use of any of the Doctors' Surgery hereby approved the PV panels shown on the plans hereby approved (3798.PL.001 Rev D) to serve that building shall be installed in accordance with a specification to be agreed in writing with the Local Planning Authority and all installed facilities/equipment/provisions shall be retained at all times thereafter.

Reason: To ensure that the renewable energy and energy efficiency features of the proposed development and delivered, in accordance with Policies CSP14 and CSP18 of the Tandridge District Core Strategy 2008 and Policies DP1 and DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

28. Prior the occupation or use of any of the buildings hereby approved in any phase, a scheme of proposed external lighting at the application site and a timetable for its installation shall have been submitted to and approved in writing by the Local Planning Authority. Subsequently, all external lighting shall be installed in accordance with the approved timetable and no other external lighting shall be installed at the site.

Reason: To ensure that external lighting does not cause undue harm to protected species or undermine the provision and retention of habitats at the site and to ensure that the visual impact of the development in the rural setting is acceptable, in accordance with Policies CSP17, CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policies DP7 and DP19 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

28. Prior to the occupation of any of the dwellings or flats hereby approved full details of the positioning and appearance of all PV Panels, Air Source Heat Pumps and external water harvesting provisions (including but not limited to water butts) referred

to within the Energy and Sustainability Statement (The PES, Dated 18th October 2022) including a timetable for their installation shall be submitted to and approved in writing by the Local Planning Authority. Subsequently, the development shall only be undertaken in full accordance with the approved details and all installed facilities/equipment/provisions shall be retained thereafter.

Reason: To ensure that the renewable energy and energy efficiency features of the proposed development are visually acceptable and delivered, in accordance with Policies CSP14 and CSP18 of the Tandridge District Core Strategy 2008 and Policies DP1 and DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

29. Prior to the occupation of any phase of the development, a surface water drainage system verification report shall be submitted to and approved in writing by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme approved under the terms of condition 6 (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure the drainage at the development is adequate and meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site and to ensure that the development accords with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP21 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

30. Prior to any phase of the permitted development being occupied a verification report demonstrating the completion of works set out in the approved remediation strategy (as required by condition 14) and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason To ensure that the site does not pose any further risk to human health or the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with Policy CSP15 of the Tandridge District Core Strategy 2008 and Policy DP22 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.

31. Prior to the occupation of any dwelling within the development hereby approved, the proposed vehicular access to the residential development onto Bletchingley Road shall be constructed and provided with a continuous level footway across the junction (Copenhagen style crossing) and provided with visibility zones of 2.4m 'x' distance and 120m 'y' distance in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 m high.

Reason: In the interests of highway safety in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

32. Prior to the use of the Doctors' Surgery or the Parish Car Park as shown on the plans hereby approved, the proposed vehicular access to the serving that part of the site shall be constructed and provided with a continuous level footway across the junction (Copenhagen style crossing) and provided with visibility zones of 2.4m 'x' distance and 59m 'y' distance in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 m high.

Reason: In the interests of highway safety in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

33. Prior to the occupation of any of the dwellings hereby approved, details of car parking space allocation and a timeline for the provision of visitor parking spaces and the means of accessing the approved parking within the residential part of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Subsequently no dwelling shall be occupied until the parking provision serving that dwelling has been provided and all visitors spaces and means of accessing the approved parking spaces have been provided in accordance with the approved details. All parking spaces shall subsequently be retained and maintained for their designated purposes.

Reason: In the interests of ensuring the provision of adequate parking in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policies DP5 and DP7 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

34. The Doctors' Surgery development hereby approved shall not be occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked (including 3 disabled spaces) and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Reason: In the interests of ensuring the provision of adequate parking in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policies DP5 and DP7 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

35. The Doctors' Surgery hereby approved shall not be used until a scheme detailing the provision of fast-charge Electric Vehicle charging points (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply), cabling for the future provision of such charging points and cycle parking provision (including E-bike charging facilities) has been submitted to and approved in writing by the Local Planning Authority. Subsequently, The Doctors' Surgery shall not be used until the cycle parking, caballing, Electric Vehicle charging and E-bike charging provisions serving that building have been installed. Thereafter, the Electric Vehicle Charging provisions shall be retained at all times.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Policy CSP12 of the Tandridge District Core Strategy 2008 and Policy DP5 of the Tandridge District Local Plan Part 2: Detailed Policies 2014.

36. Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no form of enlargement or alteration of the dwellings hereby permitted shall be

carried out and no outbuilding shall be erected within the curtilages of any dwellings without the express permission of the Local Planning Authority.

Reason: To ensure that no additional harm is caused to the Green Belt and to ensure that the gardens remain of adequate size to serve future occupiers of the dwellings hereby approved in line with Policies CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and Policies DP7 and DP10 of the Tandridge Local Plan: Part 2 Detailed Policies 2014 and the NPPF.