



Ms P Moss
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Date: 16/06/2016

Dear Ms Moss

Location: Effingham Lodge Farm, Lower Road, Effingham, Leatherhead, KT24 5JP
Regarding: Small development of 6x2 bedroom residential units.
Reference: 16/A/00501

Thank you for your pre-application enquiry which was received on 29 April 2016. Following my site visit, I hope that you will find the following information helpful. I apologise for the delay in providing this response.

Planning designations:

- Green Belt, outside the identified settlement area
- Town centre parking boundary
- 5km-7km buffer of the Thames Basin Heaths Special Protection Area

You are welcome to review these on the Council's [interactive map](#).

Planning considerations:

- principle of development and impact on the Green Belt
- impact on the character of the area
- impact on heritage assets
- living environment
- the impact on neighbouring amenity
- trees and landscaping
- flooding and drainage
- biodiversity and ecology
- highway/parking considerations
- Thames Basin Heath Special Protection Area
- legal agreement requirements
- sustainability

Critical analysis

Principle of the development and impact on the Green Belt

- As noted above, the site is located in the Green Belt and outside of an identified settlement

area. You are aware that paragraph 89 of the NPPF states that 'a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt'. There are however a number of exceptions to this, the one most relevant to the subject proposal being 'the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development'.

- Although I have visited the site on a number of occasions, I could not gain access to the rear buildings. From previous site visits connected with the Howard of Effingham application, I recall that these buildings were vacant but of permanent construction and their last use was of a commercial nature. The children's day nursery is currently in use and is also of permanent construction. Assuming that the above is correct, the buildings, as well as the access leading to them and the car park to the west of the nursery would reasonably be classed as previously developed.
- The land to the side of 408 Lower Road and in front of the children's nursery is grassed. Some of the information provided does indicate a historic relationship with the buildings, however, there are some question marks over the functional relationships of these areas. You would need to demonstrate in any application that these areas are indeed part of the curtilage of these buildings in order for us to fully consider them as part of the previous developed area.
- However, notwithstanding the above, I would note that the proposal would result in other benefits to the Green Belt. The existing commercial buildings, children's nursery and hardstanding to the rear of your site, represent a significant incursion into the Green Belt. Their demolition and the consolidation of the built form onto one site adjacent to the highway and close to other existing buildings along Lower Road could be said to represent an overall improvement to the Green Belt and its openness.
- I would note that the above comments are provided without any plans or elevations of the existing buildings to be demolished or any scaled plans of the proposed dwellings. To make a case for very special circumstances, it is strongly recommended that the proposed dwellings should not be significantly larger than the existing buildings, in terms of their floor area, volume, height etc. However, I cannot comment on this without plans and elevations.

Design and layout

- In terms of design, I have very little information to provide comments on. The mews style development of chalet style bungalows seems to be a sensible approach as they obviously reflect what has already been constructed at the Red House and they would be limited in terms of their bulk and massing. The dwellings do appear a little 'top heavy' with the proportions of the roof being out of keeping with the elevations. However, this would be a matter to discuss further once more detailed plans are available.
- In terms of the location of the building, you should pay careful attention to the established building line on this side of Lower Road. From figure 6 of your submission, it appears that the property may project significantly beyond the front elevation of 408 Lower Road. You should give careful consideration to this issue prior to submitting a formal application.
- Again, I realise that the detailed aspects of the proposal have not yet been considered, however, a potential concern exists regarding the size and location of the proposed car park to

the side of the building. This would in my opinion detract from the surroundings and a more discreet parking arrangement, which is in keeping with the rural setting, would be required.

Impact on heritage assets

- The plot adjoins Effingham Conservation Area. A formal planning application would need to demonstrate that the development does not result in any harm to the significance of the conservation area. Given the limited information provided, I cannot comment on this aspect of your proposal.

Neighbour amenity

- Given the information submitted, I cannot comment in detail on this aspect of the development. However, at this stage, I do have concerns regarding the location of the car park, so close to 408 Lower Road and the potential impacts in terms of noise, disturbance etc.
- I cannot comment on this issue further until plans have been submitted.

Car parking and highways

- I would expect that the proposal would meet the Council's maximum standards for parking. These are set out in the Vehicle Parking SPD.
- In terms of the access, it is assumed that the existing road into Lodge Farm would be retained and used for the car park to serve the new dwellings. The acceptability of this access for the proposed use and number of dwellings, would need to be confirmed in discussion with Surrey County Council.

Sustainability

- As set out in the [Sustainable Design and Construction SPD 2011](#), there is a requirement to achieve a 10 percent reduction in carbon emissions through the use of on site low or zero carbon technologies. This information can be submitted with the application or can be secured by condition.

Additional consultees:

If you require further advice on highway matters contact Surrey County Council – Highways Authority who have their own [pre-application advice](#) service.

Validation requirements:

Please review the Council's [local validation list](#) and [local validation checklist](#).

Some of the above requirements are not necessary and could be discharged by condition, however, there is an opportunity to resolve many through the application. So that there is less information required following the grant of planning permission and fewer delays in being able to implement planning permission.

Relevant planning documents:

[Guildford Borough Local Plan 2003 \(as saved by CLG Direction 24/09/07\)](#)
[Supplementary Planning Guidance and Supplementary Planning Documents](#)

You may also find it useful to refer to the [evidence base](#) for the new Local Plan.

Estimated timescale for application:

This would be a full application and therefore has a target determination period of 8/ 13 weeks. However, if ten representation letters were received contrary to the officer recommendation the application would be referred to the planning committee for a decision.

Conclusion:

I hope that you will find the above comments helpful. Once more detailed plans are available and you have considered a case for very special circumstances you may wish to submit a new pre-application for our consideration.

Please note that this advice represents officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. A planning application will be the subject of publicity and consultation in accordance with the Council's procedures. These and other matters, which may subsequently come to light, may result in additional issues being raised that are pertinent to the determination of the application.

I trust this if assistance.

Yours sincerely

Mr J Busher
Senior Planning Officer
Planning Services