



Ms Charlotte Glancy
Programme Officer – EiP Waverley Local Plan Part 2
Banks Solutions,
80 Lavinia Way,
Littlehampton,
West Sussex
BN16 1DD

23 August 2022

Dear Ms Glancy,

Inspector's Focused Questions for contingency hearing session 6 September 2022

Matter 2

We write on behalf of our clients Ptarmigan Land Ltd and Bewley Homes PLC in response to the Inspector's Focussed Questions published on 5 August 2022. The subject of site allocations in Milford and Witley are discussed under Matter 8 and the points raised in this Matter Statement relate to question 5 relating to the SANG application associated with the site

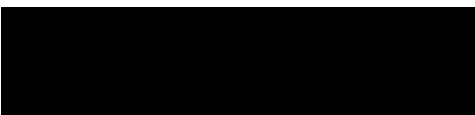
Is any further update available on the planning application to provide Suitable Alternative Natural Greenspace in relation to Allocation DS14 - Land at Secretts, Hurst Farm, Milford?

Since the initial Hearing sessions in July 2022 we have continued to liaise with Guildford Borough Council for updates to the application. We finally received confirmation on 20 August 2022 that a new officer has now been allocated the file and we are now working with the officer to ensure the application can be determined as soon as possible. Further consultation responses have been received from Surrey County Council Highways raising no objection to the application subject to conditions and Surrey Police providing informatives regarding the design of pedestrian access points (**Appendix 1**).

We continue to liaise with Guildford Borough Council (GBC) about the prospect of it taking on management of the SANG. This responds to the comments received to the application by Natural England regarding the need for an elected Management Company to be identified and/or local authority step-in-rights will be established. We enclose an email dated 29 July 2022 from the GBC SANGs Officer setting out the willingness to take on the site, all of which can take place outside of the planning application process.

Overall, the outlook for the SANG application remains positive and we hope to be able to provide further meaningful updates at the Hearing session if required.

Yours faithfully



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Technical Director

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Appendix 1

Guildford Borough Council
Planning
Millmead House,
Millmead,
Guildford,
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GU2 4BB



Your 21/P/02674

Our Ref: WG/GD/21/P/02674/A

Date: 22/08/2022

Contact Name: Stephen Cake

Tel: [REDACTED]

Direct Dial No: [REDACTED]

Dear Kelly,

21/P/02674 | Proposed change of use from agricultural land to a 4.5 hectare Suitable Alternative Natural Greenspace (SANG) with associated landscaping works, pedestrian walk and highways access. | Land at Hurst Farm, north of Hazelbank, Eashing Lane, Godalming, GU8 5EP

Thank you for your correspondence of 21st August 2022, advising me of an application for which you seek advice from a crime prevention viewpoint.

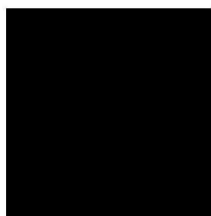
I have had the opportunity to examine the detail within the application and to reduce the opportunity for crime and the fear of crime I offer the following comments.

1. Vehicular access points (For Maintenance are to the LPS1175 SR3 Standard) to reduce the risk of unlawful encampments.
2. Pedestrian access points are designed to prevent vehicular access either by the use of LPS1175 SR3 rated gates or the use of bollards with centres no greater than 1200mm

The National Planning Policy Framework demonstrates the government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life.

The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.

Yours sincerely



APPLICATION NUMBER	GU/21/02674
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DEVELOPMENT AFFECTING ROADS
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1992

Applicant: Michael Wood

Location: Land at Hurst Farm, north of Hazelbank, Eashing Lane, Godalming, GU8 5EP

Development: Proposed change of use from agricultural land to a 4.5 hectare Suitable Alternative Natural Greenspace (SANG) with associated landscaping works, pedestrian walk and highways access.

Contact Officer	Matthew Strong	Consultation Date	10 February 2022	Response Date	22 August 2022
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The proposed development has been considered by THE COUNTY HIGHWAY AUTHORITY who having assessed the application on safety, capacity and policy grounds, recommends the following conditions be imposed in any permission granted:

Conditions

1. The following package of measures shall be implemented at the applicants expense through a S278 Agreement in general accordance with the approved plans, Drawing No. 20-T083-21:

- (i) Pedestrian crossing points with dropped kerbs, tactile paving and visibility splays.
- (ii) Road narrowing points with reflective bollards.
- (iii) Street signage.

2. No part of the development shall be first brought into use unless and until a continuous shared 3m wide pedestrian/cycle link within the SANG has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter the shared 3m pedestrian/cycle link shall be permanently retained and maintained to the satisfaction of the Local Planning Authority.

4. The development hereby approved shall not be first brought into use unless and until facilities for the secure, covered parking of bicycles have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

5. No development shall commence until a Construction Transport Management Plan, to 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) HGV deliveries and hours of operation
- (f) vehicle routing
- (g) measures to prevent the deposit of materials on the highway

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reasons

The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users and are in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2021.

Policy

The above conditions are required to satisfy the Guildford Local Plan (2019), policy ID3 and the National Planning Policy Framework 2021.

Informatives

The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

The developer is advised that Public Bridleway 124 is located by the proposed build-out and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.

Note to Planner

Update 22/08/2022: The proposal will provide crossing points which will allow for safer travel between the proposed and the existing. Two crossing points will be provided and this is deemed acceptable by the County Highway Authority. The proposal has undergone a Road Safety Audit Stage 1 and the proposed highway works will slow speeds on this stretch of the carriageway. The proposed road narrowing will be similar to that which has been implemented on Tuesley Lane, Godalming (GU7 1UQ) where no recorded accidents have occurred. The need for anti-skid surfacing will be assessed as part of the detailed design stage. The use of the carriageway to access the eastern PROW route is an existing situation and the proposal will reduce the on-carriageway distance for pedestrians. Road narrowing and signage will be used to slow vehicles and alert drivers of pedestrians in the carriageway and, as such, the proposal will improve the existing situation. The package of works as proposed under Condition 1 will provide a betterment on Eashing Lane.

SCC's highway team and Road Safety team were consulted as part of the assessment of this planning application in February 2022. A change in speed limit will be carried by SCC's local highway team in relation to the nearby Cala Homes site on this stretch of road. The local highways team are planning to reduce the speed limit to 40mph as part of the nearby Cala Homes development with support from speed surveys carried out and should further changes be needed in the future, this can be looked at as part of the detailed design works.