Appl No:	11/P/01768	**8/13 week deadline:**	05/01/2012
Appl Type:	Full Application		
Parish:	West Clandon	**Ward:**	Clandon & Horsley
Agent:	Steve Ferrar Architect	**Applicant:**	Ferrar
Location:	Land at Cuckoo Farm, Epsom Road, West Clandon, GU4 7RJ		
Proposal:	Change of use of land from agriculture to a woodland burial ground to include new vehicular access to A246, parking area for 20 cars, single storey pavilion and toilet buildings, and landscaping to include a new woodland, lake and meadows (as amended by plans received 28/10/11, and additional plans received 11/11/11).		

Site description.

The application site is located within the Green Belt, outside of an Identified Settlement Area. The north west corner of the site adjoins the boundary of the West Clandon Conservation Area.

The application site comprises two agricultural fields divided by a north-south hedgerow located on the northern side of the A246 dual carriageway, close to its junction with The Street (West Clandon). The site is rectangular in shape and currently bordered by mature hedgerows and trees. Clandon Regis Golf Club adjoins the eastern boundary and part of the northern boundary of the site. A public footpath also runs along the northern boundary of the site.

The site area measures 12.3 Ha.

Proposal.

Change of use of land from agriculture to a woodland burial ground to include new vehicular access to A246, parking area for 20 cars, single storey pavilion and toilet buildings, and landscaping to include a new woodland, lake and meadows (amended and additional plans received 11/11/11 and 21/12/11).

The following structures are proposed:

A pavillion to be used as a gathering or consulting space. This building will also incorporate a small area of office space. The building measures 15.6m in length by 10.7m in width and 3.3m in height. These size dimensions include a 1.8m wide decked area and roof overhang which will run around the perimeter of the building. The overall footprint of the building will measure 167m2. The internal floor area of the building (i.e. not including the decking and roof overhang) will measure 90m2. The building is to be built entirely of timber and glass with a sedum roof. It will provide space for approximately 20 people seated with a further 10 people standing.

A separate proposed toilet block is proposed close to the proposed parking area. This is to measure 4.2m in width by 3.8m in depth and 2.9m in height. This will provide 3 WCs. This building will also consist of timber and glazing with a sedum roof.

In terms of the change of use of the fields from agricultural to a natural burial ground, both fields will be developed at the same time with ground modelling and perimiter planting with semi-mature trees, light standard trees, smaller feathered trees, standards shrubs and

whips around both fields. The areas contained by the new perimeter planting will be laid to meadow and will accommodate the internments.

The application states that eventually more than a third of the site will be covered in young woodland and will continue developing year on year with planned planting, thinning and replanting as the site matures. A comprehensive woodland management plan has been included with the application.

The applicant has advised that grave memorial markers will only be used if specifically requested by the family of the deceased. The graves will be recorded manually and digitally so grave markers are not a necessity. Markers that are requested will be of two types:

- Memorial tree markers in the form of a small and thin leaf shaped tag approx 5 inches long that will hang discreetly around the trunk of the tree.
- The majority of burials will be in the areas laid to meadow. Any memorials requested for these areas will be in the form of a small, thin clay biscuit (about 8 inches by 6 inches) that will be set flat in the ground with the face below the level of the surrounding soil.

No other memorials will be permitted and cultivated flowers will only be allowed at the time of burial.

A new vehicular access is proposed from the A246, in the position of an existing field gate on the divide between the two fields. A parking area for approximately 20 cars is proposed close to the proposed access. Parking spaces will be between trees. The density of screen planting will be increase around the parking area and pavillion building. Amended and additional plans received 11/11/11 show the provision of directional signage to the vehicular access as required by the County Highway Authority and more detailed plans of the proposed parking layout.

The existing hedgerow along the southern boundary of the site with the A246 is to be retained, repaired, infilled and managed. A lake and wetland area is proposed in the north eastern corner of the site.

The following supporting information has been included with the application:

- Landscape character assessment.
- Landscape proposal.
- Woodland management plan.
- Building comparison, including comparison with facilities provided for other natural burial grounds in the south east region.
- Archaeological desk based assessment.
- Road Safety Audit for proposed access.

The site will be open and someone in attendance during the from 9am to dusk in the winter months and 9am to 7pm in the summer months. Services will take place between 10am and 3pm. The applicant has confirmed that the site will be closed to vehicular traffic outside of the above hours. Pedestrians can access the site at any time during daylight hours via proposed pedestrian access gates at 5 different access points around the site.

Relevant planning history.

11/P/0730 - Change of use of land from agriculture to a woodland burial site, to include new vehicular access to A246, parking area for 20 cars, new single storey pavilion building and courtyard area, plant storage and landscaping to include a new lake. Withdrawn.

Consultations.

County Highway Authority:
No objection further to receipt of amended plans and subject to recommended conditions and informatives.

Environment Agency:
No objection, subject to several recommended conditions and informatives.

Thames Water:
No objections. Recommended informative regarding surface water drainage.

County Archaeologist:
The site is large - well over the 0.4 hecatres size outlined in the Guildford Borough Local Plan policy HE11, as requiring desktop assessment and possibly evaluation prior to development. It also lies within a area known to be of considerable architectural potential, with remains from the Neolithic and Iron Age periods recorded near the vicinity.

No objections in principle, subject to conditions to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the LPA.

Head of Environmental Health and Licensing:
No objection. Advise to consult the Environment Agency.

Third party comments:

1 letter of representation have been received raising the following concerns:

- No objection, but concerned about non-organic memorabilia such as plastic flowers / balloons etc being left on individual graves. We would therefore be pleased to see some condition or covenant preventing this.

[Officer note: A condition is recommended to restrict grave memorial markers to comprise only of the two types of discreet markers detailed in the application and biodegrabale flowers].

33 letters of support have been received outlining the following positive comments:

- the burial site is really needed in the Guildford area.
- the company have undertaken a vast amount of research concerning the style, necessities and demands of providing this very specialist service.
- there is a definite need for more natural burial sites.
- with growing pressure on crematoria and minimal space in churchyards, the local woodland burial option is a most desirable one that should be made available to the citizens of the borough.
- the replacement of agricultural land with 12 hectares of indigenous trees, grassland and wildflower areas is a considerate and benficial way to use the land.
- will enhance the biodiversity of the site.
- the see-through building will not detract from the woodland environment.
- it will be an asset and resource for the local community of both East and West Clandon.
- economic benefits to the local economy.
- the landscape design works well with the existing environment.
- due consideration has been given to create harmony with neighbouring properties, businesses and traffic situations.

- the location is very suitable for this type of burial ground.
- the glass pavillion would be unobtrusive.
- will be a great asset to the local population.
- there should be limits on how close the trees should be planted to existing neighbour boundaries.
- great idea for those who do not have strong religious views.

Planning policies.
The following policies are relevant to the determination of this application.

National planning policy:
PPG2: Green Belts
PPS9: Biodiversity
PPG13: Transport
PPS25: Flood Risk

Guildford Borough Local Plan 2003 (as saved by CLG Direction 24 September 2007):

RE2	Development Within the Green Belt
G1	General Standards of Development
G5	Design Code
NE5	Dev. Affecting Trees, Hedges & Woodlands
HE10	Dev Which Affects the Setting of a CA

Supplementary planning documents.
Vehicular Parking Standards

Planning considerations.

The main planning considerations in this case are:

- the principle of development
- the impact on the Green Belt
- the impact on the landscape character
- the impact on the character of the area
- the impact on the setting of the conservation area
- environmental impact
- the impact on neighbouring amenity
- highway/parking considerations
- archaeology

Principle of development
The application site is located within the Green Belt, outside of an Identified Settlement Area. Policy RE2 of the saved Local Plan states that new development for the purposes of cemeteries will be deemed appropriate within the Green Belt providing the openness of the Green Belt is preserved.

The proposed use of the land as a burial ground is not inappropriate and is therefore not objectionable in Green Belt terms. New buildings associated with cemetries (burial grounds) may also be considered appropriate and therefore acceptable, as outlined in para 3.4 of PPG2 and Policy RE2 of the saved Local Plan, provided they comprise essential facilities. The main consideration is therefore the whether the proposed buildings would comprise essential facilities that would be reasonably required in order to facilitate the change of use of the land to a natural burial site.

The other main considerations are the impact of the proposal on the character of the area, including landscape character, highways issues and archaeology. These will be assessed in more detail below.

Impact on the Green Belt

Para 3.5 of PPG2 states that 'essential facilities' in the Green Belt should be genuinely required for uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it.

The application proposes two buildings, a pavillion building and a WC building. The size of the both buildings have been reduced in size since the previous withdrawn application. In addition, this application shows the proposed office area incorporated within the pavillion rather than as a detached building as previously proposed. The application states that the proposed buildings will provide basic welfare facilities that are an essential part of the infrastructure of a burial ground.

The proposed pavillion will provide an enclosed shelter that serves as a focus for small funeral gatherings and administration. The building will allow space to perform the service and display of the casket, together with the incorporation of a small office and entrance area. The proposed building will provide 90 sq m of sheltered area which provide up to 20 mourners under 2 sq m of seated space each. The supporitng information submitted with the application states that according to the Association of Natural Burial Grounds the number of people attending Natural Burials averages 29.

As part of the supporting information included with the application, the applicant has provided a comparison with the building facilities provided at twenty one other natural burial sites. The examples provided include a natural burial ground site within the Metropolitan Green Belt in Beaconsfield, Buckinghamsire. Planning permission was granted for the use of the site as a burial ground in 2007. The total site area for this site measures 30.9 Ha. The planning permission included the provision of a reception centre building measuring 115 sq m and a maintenance barn with a floor area measuring 59 sq m. A gathering hall measuring 93 sq m and woodland hall measuring 111 sq m were also included. It is noted that the natural burial site at Beaconsfield included several buildings. However, it is important to note that this a much larger site at 30.9 Ha, compared to the application site 12.3 Ha.

The evidence submitted shows that the average size of building for the examples of natural burial sites provided is 93 sq m (1000 sq ft). A comparison has also been provided of the size of buildings at municipal cemeteries in the Urban Area. This demonstrates the type and size of facilities that are normally required in associated with cemetetries and burial grounds.

Taking into account the evidence provided of other natural burial sites and faciltiies required at other municipal cemeteries, it is concluded that the size of buildings proposed by this application would be reasonably necessary and would constitute 'essential facilities' for the use of the site as a natural burial ground and therefore constitutes 'appropriate development'. Furthermore, the overall design, bulk and materials of the buildings, together with the proposed tree planting around the permiters of the site and surrounding the buildings, will minimise their visual impact on the Green Belt.

The maximum height of the buildings is modest. Both buildings will be of a contemporary design, comprising a timber and glass construction, with a flat sedum roof. The proposed design and materials will ensure that the buildings will blend into their rural surroundings. All

tree planting is proposed to take place upon the commencement of development. The proposed tree planting will be more dense around the proposed buildings which assists further in reducing the visual impact of the building.

The proposed parking area will also be set amongst the new tree planting which will screen the parking area from the road and wider surroundings. The proposed surface materials for the car park are to comprise a mix of loose aggregate and wild flower seed mix. The size of the proposed parking area with space for 20 cars, is appropriate for the size of the site and the anticipated number of people who will be attending the building at one time. The proposed lake will be set into the natural ground levels and contours. As such, these elements of the proposal will retain the openness of the Green Belt.

In conclusion, the majority of the site will either comprise woodland tree planting or open meadow which will retain the openness of the Green Belt and enhance its visual amentiy. The proposed buildings and parking area are considered to be essential facitlies for the use of the site as a burial ground and will take up a minimal part of the site. In addition, the buildings and parking area, due to their scale, design and materials, together with the proposed tree planting around them, will be of limited visibility from outside of the site, particularly when the trees have matured. As such, it is concluded that the proposal will not have an adverse impact on the openness or visual amenity of the Green Belt. As such, the proposed development accords with PPG2: Green Belts and policy RE2 of the saved Local Plan.

A condition is recommended restricting the use of the proposed buildings to uses associated with the natural burial ground only. This is in order to ensure there is no intensification in the use of the site and to protect the openness of the Green Belt.

Impact on landscape character

Since the withdrawal of the earlier application (11/P/0730) the proposals have been the subject of detailed pre-application discussions with the applicants and their landscape architect together with the Case Officer and the Council's Landscape Architect. This revised application shows significant changes to the landscaping proposals compared to the previous proposal. The main change is the removal of formal areas of a landscaping such as a formal courtyard and boundary walls around the buildings, formal paths around the site and proposed lake and decked areas. With the exception of the proposed parking area and access road, this revised application now has no elements of formal landscaping. This proposal also shows proposed permiter planting around the entire site, compared to phased planting as previously proposed.

A comprehensive landscape character assessment, landscaping proposal and woodland management plan (including a planting matrix) have been included as part of the application. The application site is currently arable land under cereal crop. The site is not subject to any nature conservation or landscape character designation. The Guildford Borough Council Landscape Character Assessment Report places the site immediately to the east of its Guildford Urban Fringe Study Area. It is also at the southern edge of Area E2 - Ockham and Clandon Wooded Rolling Claylands and just outside the northern boundary of Area D1 - Clandon Open Chalk Farmland.

The application states that the landscape concept is to establish the site as woodland and meadow to retain the 'open' landscape character of the surrounding area. Initially, a wide belt of trees will be planted around the site boundary to create a woodland setting. The central areas within these will be predominantly laid to meadow. Both fields will be developed together upon commencement of development with a woodland covering of 33%

of the available area.

The proposed woodland planting consists of two different species mix, Woodland Type 1 and Woodland Type 2. To match the local landscape character oak, hornbeam and lime (Woodland Type 1) is proposed on the lower parts of the site and adjacent to the predominantly oak woodland edge along the northern site boundary. Beech, hornbeam and birch (Woodland Type 2) is proposed on higher areas, linking visually to beech oak woodlands to the west and south west of the site on Clandon Downs. The two woodland types will merge into each other. The meadow area will be sown with a native wild flower mix, including grasses and typical woodland edge species.

The Woodland Management Plan includes details of the proposed long term management of the site which will included thinning out of the planted trees after 3 years and the commencement of a coppice cycle after 6 years to be repeated on rotation. The landscaping proposals and management plan can be secured by condition. The existing hedgerow along the southern boundary with the A246 will be retained, repaired, infilled and managed.

The Council's Landscape Architect has no objection to the proposed development. It is concluded that the landscaping proposals with only minimal formal landscaping elements will ensure that proposed development and use of the land will integrate into the landscape in an acceptable manner and will ensure that the proposed use of the land will not harm the existing rural landscape character of the site or wider surroundings. As such, with the recommended conditions to ensure that the landscaping proposals and management plan are fully implemented, the proposal complies with policy G5(11) of the saved Local Plan

Impact on the character of the area

The surrounding area is predominantly rural in character. Residential properties in West Clandon lie to the north west of the site and the more formal parkland landscape of Clandon Regis Golf Club adjoin the site to the north and east. As noted above, the landscaping proposals will ensure that the use of the land will integrate with the character of surroundings in an acceptable manner. The proposed buildings are modest in size and will be set back and down from the road. The siting of the buildings, together with their size, sympathetic design and materials and provision of extensive tree planting around the buildings, will ensure that there will only be limited if any visibility of the buildings from outside of the site, particularly as the trees mature. The proposed parking area would also be well screened and the use of sympathetic surfacing materials will ensure this element of the proposal will have no adverse visual impact.

As such, it is concluded that the proposal would result in a low key development of the site that will be sympathetic to the rural character of the surroundings. Conditions are recommended to ensure samples and details of the building and surfacing materials, and pedestrian and vehicular access gates are submitted to the LPA for approval.

Impact on the setting of the Conservation Area

The north west corner of the application site adjoins the south eastern edge of the West Clandon Conservation Area. The proposed buildings and parking area will be set a long distance away from the edge of the conservation area and will therefore have no adverse impact on its setting.

The proposed new tree planting will also be set away from the edge of the conservation area which will ensure the existing open landscape character adjacent to the edge of the conservation area is retained and its setting is preserved. The proposed tree planting

towards the southern edge of the site will obscure some of the existing views into the conservation area from A246. However, it is important to note that tree planting on the site could be carried out without the requirement for planning permission.

As a result, it is concluded that the proposed development and use of the land will not materially detract from the character or setting of the adjacent conservation area. The proposal therefore accords with policy HE10 of the saved Local Plan.

Environmental Impact

The proposal will result in the creation of areas of native woodland, open wildflower meadow and a wetland area through the provision of a lake. Furthermore, existing areas of mature hedgerow will be retained. As a result, the proposal will provide a varied and diversve landscape and enhance the biodiversity of the site. The management of the woodland will be based on coppicing as a traditional woodland management techinques.

The Environment Agency has been consulted on the application and has no objection subject to several conditions to ensure ground water is protected from contamination including restrictions on the use of soakaways and to ensure details of the proposed lake and wetland are submitted to the LPA for approval to ensure these areas are developed in a way which contributes to the nature conservation value of the site. Subject to the conditions recommended by the Environment Agency, the proposal will not have have an adverse environmental impact.

Impact on neighbouring amenity

The nearest residential properties are Springfield House and The Rectory which are addressed to The Street and located adjacent to the north west corner of the site. The proposed new buildings will be located over 300m away from these properties. The existing boundary to the north west boundary of the site is currently denoted by a low post and wire fence and sparse hawthorn hedge. The landscaping proposals incorporate the planting of a mixed native hedgerow so that the site can be secured naturally and the post and wire fence eventually removed. The landscaping proposals also show that the proposed tree planting will be set away from the boundaries with these properties which will minimise the impact of the proposals on the existing visual amenity enjoyed by the occupants of the neighbouring properties.

It is concluded that the proposed use of the land as a burial ground will not result in a material intensification in the use of the land compared to the existing agricultural use and there will be no adverse impact on the amenities enjoyed by the occupants of the neighbouring properties.

Highway / parking considerations

The application proposes the creation of a new vehicular access to the site from the A246. The proposed access will be positioned approximately 130 metres away from the existing vehicular access serving Clandon Regis Golf Club.

Following the submission of the previous application the applicant has carried out a road safety audit in relation to the new access. The County Highway Authority is satisfied that the results of this demonstrate that there is no requirement for an acceleration or deccelaration lane for the new access. The visibility splays provided meet with the requirements of the County Highway Authority. Amended plans have also been received which show the provision of directional signs and road markings in accordance with Chapter 5 of the Traffic

Signs Manual to prevent vehicles exiting the access from turning right. The provision of this signage will be secured by condition.

The County Highway Authority has no objection to the proposed level of parking provision. The proposed parking area will provide approximately 20 car parking spaces. The Council's Vehicle Parking Standards SPD does not include a specific requirement for the proposed use. Given the semi-rural location of the proposed site and the anticipated number of people who will be attending the proposed building, this level of parking is considered reasonable and appropriate.

As such, it is concluded that the proposal will not have an adverse impact on highway safety or parking provision and accords with policy G1(2) of the saved Local Plan and PPG13: Transport.

Archaeology

The site area measures 12.3 Ha and is therefore well over the 0.4 hectares size outlined in policy HE11 of the saved Local Plan as requiring desktop assessment and possibly evaluation prior to development. It also lies within an area known to be of considerable archaeological potential, with remains from the Neolithic and Iron Age periods recorded near the vicinity.

The applicants have supplied a desk-top assessment to accompany the application. An evaluation will provide further information about the potential of the site. The applicants have provided a proposed scheme for the conduct of the evaluation which the County Archaeologist has confirmed is acceptable. The County Archaeologist has advised that should the LPA decide to determine the application positively before the results of the evaluation are available, it is essential that a condition is added to secure the implementation of a programme of archaeological work prior to the commencement of development. Such a condition will be attached. Subject to this condition, the proposal will not detract from the archaeological value and interest of the site, in accoradance with PPS5: Planning for the Historic Environment.

Recommendation:

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

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

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials, including surfacing materials for the parking area and access road shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

   Reason: To ensure that the external appearance of the building is satisfactory. In accordance with the following policy number(s), G5 and RE2 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07).

3. Before the development hereby approved is commenced, detailed large-scale drawings of the proposed pedestrian and vehicular access gates to be used including materials and finishes shall be submitted to and approved by the Local Planning Authority. Only the approved details shall be used in the development hereby permitted.

Reason: In order to safeguard the visual amenities and character of the area. In accordance with the following policy number(s), G5 and RE2 of the saved Local Plan 2003 (as saved by CLG Direction on 24/09/07).

4. All planting, seeding or turfing comprised in the approved details of landscaping (as detailed in the Clandon Wood Landscape Proposal document and accompanying drawing no.s 156.405 and 156.406 received 6 October 2011 and amended drawing no. D.4a received 21 December 2011) shall be carried out in the first planting and seeding seasons following the commencement of development. The landscaping shall be retained and maintained in full accordance with the Woodland Management Plan document and accompanying drawing no.s 156.405 and 156.406 received 6 October 2011 and amended drawing 156.404 received 11 November 2011 and D.4a received 21 December 2011.

Reason: In the interests of visual amenity and in order to ensure that the approved landscaping is satisfactorily maintained. In accordance with the following policy number(s), G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07).

5. The existing hedgerows around the perimiter boundary of the site shall be retained and enhanced in accordance with the Landscape Proposal document received 6 October 2011 and additional information and amended drawing no. D.4A received 21 December 2011. Any hedgerow plants which within a period of 15 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity. In accordance with the following policy number(s), G5 and NE5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07).

6. Prior to the commencement of development a Preliminary Site Assessment shall be completed for the new development including an assessment of the risks to groundwater from the use of the site as a burial ground.

This site is underlain by a Principal aquifer and groundwater is approximately 10-20mbgl. An assessment of the pollution potential of the site needs to be completed as per EA guidance in GP3-Groundwater Protection - policy and practice. Advice regarding the assessment can be found in the following in the following two documents:

- EA R&D technical report P223 - Pollution potential of cemeteries by Young, Blackmore, Reynorld and Leavers, 2003
- EA leaflet: Assessing the groundwater pollution potential of cemetery developments, April 2004.

The results of the assessment shall be submitted in writing to the Local Planning

Authority and development shall only commence following agreement in writing from the Local Planning Authority that there is no unacceptable risk to groundwater from the use of the site as a burial ground.

Reason: In order to prevent contamination and pollution of the water environment. In accordance with policy G1(6) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07) and PPS25: Flood Risk.

7. No infiltration of surface water drainage into the ground is 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 (in accordance with the results of Preliminary Site Assessment required by Condition 6) that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

Reason: In order to prevent contamination and pollution of the water environment. In accordance with policy G1(6) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07) and PPS25: Flood Risk.

8. Prior to the commencement of development full details and drawings of the proposed lake and wetland shall submitted to and approved in writing by the Local Planning Authority. The lake and wetland shall be constructed in accordance with the approved scheme.

Reason: To ensure that the proposed lake and wetland are developed in a way that contributes to the nature conservation value of the site by providing suitable habitats for wildlife. In accordance with PPS9: Biodiversity.

9. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development. In accordance with guidance contained in PPS5: Planning for the historic environment.

10. Prior to the commencement of development details of the slab levels of the proposed buildings and existing and proposed ground levels shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Reason: In order to ensure a satisfactory form of development. In accordance with the following policy number(s), G5 and RE2 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07).

11. Before the development is commenced the proposed vehicular access to Epsom Road (A246) shall be constructed and provided with visibility zones in accordance with the approved plans all to be permanently maintained to a specification to be agreed in writing with the Local Planning Authority and the visibilty zones shall be kept permanently clear of any obstruction. The vehicular access shall include the

directional sign(s) and road markings as shown on the approved plans (amended drawing no. 1456.403 received 11/11/11) in accordance with Chapter 5 of the Traffic Signs Manual.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with Policy G1(2) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07) and PPG13: Transport.

12. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars/cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. In accordance with Policy G1(2) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07) and PPG13: Transport.

13. The buildings hereby approved shall be used only for purposes associated with the use of the land as a natural burial site and for no other purpose.

Reason: In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use. In accordance with the following policy number(s), RE2 and G1 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09//07).

14. No floodlighting or other form of external lighting scheme shall be installed unless it is in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination.

Reason: In the interests of visual amenity. In accordance with the following policy RE2, G5 and G1 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07).

15. Notwithstanding the provisions of Class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no walls, fences, gates or other means of enclosure, other than those shown on the approved plans, shall be erected or placed anywhere within the site without the prior written consent of the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality and to preserve the openness of the Green Belt. In accordance with policies G5 and RE2 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07).

16. No signage shall be installed on the site unless it is in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, height, design and materials of the proposed signage.

Reason: In the interests of visual amenity. In accordance with the following policy RE2 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07).

17. Grave memorial markers shall only be of the following two types (as detailed in the additional information received 21 December):

- Memorial engraved tree markers (approximately 5 inches long) to hang around the trunk of a tree; or
- Thin clay biscuit (approximately 8 inches by 6 inches) to be set flat in the ground within the meadow;

No further memorials other than biodgradable flowers shall be placed on the graves at any time.

Reason: In the interests of visual amenity. In accordance with the following policy RE2 and G5 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07).

18. The use hereby permitted shall not operate other than between the hours of 9am to dusk between November and March (inclusive) and 9am to 7pm between April and October (inclusive).

Reason: To safeguard the residential amenities of neighbouring properties. In accordance with the following policy number(s), G1(3) of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07).

19. This decision relates expressly to drawing(s) 156.401, 156.402, 156.404, 156.405, 156.406 156.410, 156.411, 156.413, 156.414, 156.416, 156.417 and additional information including Design and Access Statement, Clandon Wood Landscape Proposal and Woodland Management Plan documents received on 6 October 2011, additional drawing(s) 156.403, 156.418, 156.419 and 156.420 received 11 November 2011 and aditional drawing D.4A received 21 December 2011.

Reason: To ensure that the development is carried out in accordance with the approved plans, and in accordance with policy G1 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction dated 24/9/07).

Informatives:

1. If you need any advice regarding Building Regulations please do not hesitate to contact Guildford Borough Council Building Control on 01483 444545 or buildingcontrol@guildford.gov.uk

2. In relation to condition 7 above, the application states that SUDS will be used for surface water drainage at the site but no details have been submitted. The Environment Agency has no objection to the use of SUDS however infiltration to ground via soakaways should not occur through contaminated ground and it is therefore suggested that they are not placed close to burial locations.

3. The applicant is advised that the development should comply with the following requirements of the Environment Agency:

No burials shall take place within 30 metres of any spring, ditch or watercourse.
No burials shall take place in saturated ground.
No burials shall take place within 10 metres of any field drain.
No burials shall take place within 10 metres of any field drain.
No burials shall take place within 250 metres of any well, borehole or spring used for potable supply.

Where soakaways are the chosen infiltration option, the following advice should be adhered to:

a) Soakaways should be constructed as shallow as practicable and should, under no circumstances, intersect with the water table. Where the surface water is potentially contaminated (e.g. road / car park run-off), this is particularly important and it is essential to maintain the maximum distance possible between the base of the soakaway and the water table to allow the attenuation and biodegradation of pollutants.

b) No soakaways shall be constructed in contaminated ground, unless an appropriate risk assessment has shown that the disposal complies with the requirements of the Environmental Permitted (England and Wales) Regulations 2010 (previously the Groundwater Regulations 2009) to prevent the entry into groundwater of hazardous substances (refer to Section 4 of Schedule 22, Environmental Permitting (England and Wales) Regulations 2010) and / or limit the entry of non-hazardous pollutants (refer to section 5 of schedule 22, Environmental Permitting (England and Wales) Regulations 2010).

c) The Environment Agency may object to a surface water discharge to soakaway off the site is within a Source Protection Zone for a Public Water Supply borehole or on a Principal Aquifer (former 'Major Aquifer') dependent on the site conditions. Where the risk of groundwater contamination is high, in the opinion of the Environment Agency, the discharge may be considered to be a 'groundwater activity' to be prohibited or controlled by means of an environmental permit under the Environment Permitted Regulations 2010: ref. Schedule 22. More information on permits can be found on the Environment Agency's website (www.environment-agency.gov.uk)

d) If a petrol / oil separator is required in areas where a fuel spill is possible, clean roof water should not pass through the separator and, preferably, should not discharge to soakways used to drain road and vehicle parking areas. The separator will be more effective if it only has to deal with most contaminated water. Regular maintenance will be essential. *For more information on this, please refer to PPG3, although be aware that this guidance is more applicable for discharges to watercourses / sewers.*

e) The Environment Agency will object to the use of deep soakaways (including boreholes or other structures that bypass the soil layers) for surface water disposal unless the developer can show:

- there is no viable alternative; and
- that there is no direct discharge of pollutants to groundwater; and
- that risk assessment demonstrates an acceptable risk to groundwater; and
- that pollution control measures are in place.

(Ref GP3 - Part 4 - Discharge of Effluents to Ground)

f) In the few circumstances where borehole soakaways are permitted, each soakaway should be protected by incorporating a SUDS technique or, where this is unfeasible, an oil separator. The borehole casing should extend into a separate chamber and be fitted with a hood or similar device to prevent direct downward flow into the borehole. The depth of the borehole should be agreed with the Environment Agency.

4. The applicant is advised that with regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

5. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence 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.

6. The applicant is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

7. The applicant is advised that any extension to the parking area (beyond the area shown on approved drawing(s) 156.40, 156.418 and 156.420 received 11/11/11) or provision of hardsurfaced paths within the site will require planning permission.

8. The applicant is advised that no burning of materials should take place on the site during the construction process. Should a bonfire be lit it may be controlled under the Environmental Protection Act 1990 if the local authority considers it to be a statutory nuisance. Further information may be obtained from the Head of Environmental Health and Licensing.

The application was granted for the following reason(s):

The development hereby approved has been assessed against Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24 September 2007) and been found by the Head of Planning Services to be in compliance with its policies. In particular, the Head of Planning Services determined that the proposals comply with policy RE2 relating to appropriate forms of development within the Green Belt, G1, which relates to the general standards of

development including highway safety and the protection of amenities enjoyed by the occupants of neighbouring properties; Policy G5, which provides a design code that proposals should comply with, including the safeguarding and enhancement of the landscape and existing natural features; and Policy HE10 which relates to the impact of the proposal on the setting of the conservation area.

Other material considerations, including third party representations, have also been considered.

It has been concluded that the proposed change of use of the land to a natural burial ground will constitute appropriate development within the Green Belt and will preserve its openness. The proposed buildings and parking area are essential facilities for the use of the site as a burial ground and will take up a minimal part of the site. In addition, the buildings and parking area, due to their modest scale, design and materials, together with the proposed extensive tree planting and landscaping proposals around the buildings and across the site will not have an adverse impact on the openness or visual amenity of the Green Belt.

The landscaping proposals will ensure that proposed development and use of the land will integrate into the landscape in an acceptable manner and will ensure that the proposed use of the land will not harm the existing rural landscape character of the site or wider surroundings. The future maintenance and management of the landscape and tree planting is to be secured by condition. In addition, due to the modest scale, siting, sympathetic design and materials of the proposed buildings and the sympathetic landscaping proposals, there will be no adverse impact on the character of the area, setting of the adjacent conservation area or amenities enjoyed by neighbouring properties.

The proposed access to the site meets with the requirements of the County Highway Authority and the proposal will not have an adverse impact on highway safety. Conditions are included to ensure that the required archaeological evaluation of the site is carried out prior to development commencing and to ensure that appropriate measures are taken by the applicant to ensure there is no contamination to ground or controlled waters.

Accordingly, it is held that the development is consistent with policies G1, G5, RE2, NE5 and HE10 of the Guildford Borough Local Plan 2003 (as saved by CLG Direction on 24/09/07) and guidance contained in PPG2: Green Belts, PPS9: Biodiversity and PPS5: Planning for the Historic Environment.

Regard has been had to all representations made including all later letters of representation. It has been concluded that the development, subject to the conditions imposed, would accord with the development plan and there are no other material considerations to justify a reason for refusal.

Katie Williams
Planning Officer
Signed: