



Appeal Decision

Inquiry opened on 7 May 2014

Site visit made on 14 May 2014

by Paul Jackson B Arch (Hons) RIBA

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 June 2014

Appeal Ref: APP/R3650/A/13/2205408

Godalming College, Ashted Lane, Godalming, Surrey GU7 1RS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Godalming College and Bovis Homes Ltd against the decision of Waverley Borough Council.
 - The application Ref WA/2013/0676, dated 15 March 2013, was refused by notice dated 24 July 2013.
 - The development proposed is demolition of temporary building and erection of two storey teaching block, the replacement of two sports pitches on land south of Ashted Lane and the redevelopment of two of the existing pitches to provide 46 dwellings, together with associated parking, landscaping and infrastructure works.
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Preliminary matters

1. At the start of the Inquiry, an addendum Statement of Common Ground¹ was provided concerning housing land supply. The Council and appellants now agree on the objectively assessed need in Waverley to the extent that there is a shortfall against the requirements of the National Planning Policy Framework (the Framework). I have taken this into account in considering the appeal.
2. Prior to the opening of the Inquiry, the Council received further information on the potential effect on bats and badgers and indicated that it would not be defending reason for refusal no. 3 on that point. I have taken this into account in my consideration of the appeal as well as the views of other parties on bats, badgers and biological diversity generally.
3. Prior to the Inquiry on 24 March 2014, the appellants provided a revised plan ref P.004B showing the new sports pitches moved to the east by about 10 metres (m). I concur with the main parties that this change does not prejudice anyone's interests. The appeal has been considered on the basis of the revised drawing.

Decision

4. The appeal is allowed and planning permission is granted for demolition of temporary building and erection of two story teaching block, the replacement of two sports pitches on land south of Ashted Lane and the redevelopment of two of the existing pitches to provide 46 dwellings, together with associated parking, landscaping and infrastructure works at Godalming College, Ashted Lane, Godalming, Surrey GU7 1RS in accordance with the terms of the application, Ref WA/2013/0676, dated 15 March 2013, and the plans submitted with it, subject to the conditions in the schedule at the end of this decision.

¹ Doc 1

Main Issues

5. It is common ground in this case that a change of use of land from agriculture to sport and recreation would be inappropriate development in the Green Belt in the terms of the Framework and development plan policy. The new educational buildings and 46 dwellings would be within the settlement area of Godalming and are not considered by the Council to conflict with planning policy, though some local residents raise a number of concerns. I consider the main issues to be as follows:
- The effect of the proposed new sports pitches and field shelter on the character and appearance of the area and the openness of the Metropolitan Green Belt; and
 - Whether the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Reasons

Background

6. Godalming College is a large sixth form college serving approximately 1800 students on the southern outskirts of Godalming. The school is located entirely within the settlement area of the town. In 2004, the College sold part of its sports field for housing development in a new cul-de-sac, Admiral Way, to fund the development of new educational buildings including an indoor sports facility and an independent learning centre block. The remaining outdoor sports fields on the college site accommodate 2 football pitches and a rugby pitch and at the time, it was envisaged that they would be used intensively². However, unforeseen difficulties arose on the rugby pitch because balls entered the gardens of adjoining occupiers in Admiral Way leading to complaints. Netting intended to prevent this was erected but had to be taken down on grounds of visual amenity, again at the request of local residents. It emerged that the rugby pitch is also too small for competitive matches, which are now held at Guildford Rugby Club 3 km away. These problems and the resulting lack of intensive use meant that the comprehensive pitch drainage scheme envisaged in 2004 did not take place.
7. Currently the rugby pitch is only used for training purposes. Meanwhile the College has identified a need to replace old temporary classrooms (the 'Elliot Medway' building) and build a new English and modern languages facility with larger classrooms. The proposed development involves the sale of the rugby pitch and one adjoining football pitch to Bovis Homes. Two new replacement playing pitches of larger dimensions would be created in a field on the opposite side of Ashted Lane, on land lying within the Metropolitan Green Belt. A small building would provide shelter and 2 WCs.
8. The effect on the Green Belt of the new playing pitches and the associated field shelter is the main point of dispute, whilst local residents raise amongst other things outlook, privacy, highway safety, traffic and parking congestion and concerns about the College's future plans.

Policy background

9. The development plan consists of i) policy NRM6 of the South East Plan, which remains in place and seeks to avoid harm to the Thames Basin Heaths Special

² Doc 6

Protection Area (TBHSPA); and ii) saved policies of the 2002 Waverley Borough Council Local Plan (LP). The Framework of 2012 is an important material consideration. The TBHSPA is not relevant to this application. In March 2014, the Government issued Planning Policy Guidance (hereafter referred to as planning guidance) which replaced a raft of previous circulars and guidance notes. It was discussed at the Inquiry and I have taken it into account.

10. The Council withdrew its emerging Core Strategy (CS) in October 2013, for reasons connected to housing supply. The replacement CS is not anticipated to enter consultation until July/August 2014 with adoption expected in November 2015. I give it little weight.
11. Saved policy C1 of the LP says that in the Green Belt outside settlements, there is a general presumption against inappropriate development, which will not be permitted unless very special circumstances exist. It goes on to say that in all circumstances, any development which would materially detract from the openness of the Green Belt will not be permitted. Inappropriate development is defined in the explanatory text at paragraph 3.14 and includes *'(a) the construction of a new building unless it is for the essential requirements of agriculture and forestry, outdoor sport and informal recreation, cemeteries, or other uses of land which preserve the openness of the Green Belt, and which do not conflict with the purposes of including land in it; and (b) engineering and other operations and the making of a material change in the use of land unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.'*
12. This definition is broadly the same as that in the superseded PPG2 of 1992, which is now replaced by Chapter 9 of the Framework. Paragraphs 89 and 90 provide the most up to date guidance and include as not inappropriate *'provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'*. The definition does not now include other uses of land. This matter has been recently considered in the Courts³ with the result that a material change of use is considered to be inappropriate development, because it is not included explicitly. The Framework advises at paragraph 87 that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It goes on to say that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
13. The policies set out in the Framework are to be read as a whole. Paragraph 81 advises that local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities for outdoor sport and recreation, amongst other things. Paragraph 89 says that the provision of appropriate facilities for outdoor sport and outdoor recreation is not inappropriate in the Green Belt as long as they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. This advice indicates that outdoor sport and recreation, in principle, are activities which may be expected in Green Belts and moreover, are encouraged so long as they do not compromise their essential characteristics of openness and permanence.
14. The relevant part of LP policy D1 indicates that development will not be permitted where it would result in material detriment to the environment by virtue of harm to the visual character and distinctiveness of a locality, particularly in respect of the

³ Most particularly in *Fordent* [2013] EWHC 2844 (Admin) and *Timmins* [2014] EWHC 654 (Admin). Copies of the relevant judgements were attached to the Council's evidence.

design and scale of the development and its relationship to its surroundings. D4 seeks development of a high quality of design which integrates well with the site and complements its surroundings; amongst criteria listed is the requirement that it should pay regard to existing features of the site such as landform, trees and hedges. Policy LT8 concerns sports grounds and playing fields and advises that the loss of grounds to development or other purposes will be resisted unless suitable alternative provision can be made; new sports grounds will be permitted provided that their provision and use would not detract from the character and amenity of the area; access and parking can be provided to a satisfactory standard without prejudicing highway safety; and new buildings should comply with other policies in the Plan.

Character, appearance and openness of the Green Belt

15. The very large field off Ashtead Lane in which the replacement rugby and football pitches would be situated lies on relatively high ground and falls gently to the south and west. It is currently used for grazing horses and is of relatively poor agricultural quality. A public footpath follows its eastern boundary through a strip of mixed woodland separating the field from the buildings and grounds of Ladywell Convent. The field is not easily seen from Ashtead Lane due to the height of surrounding hedges, but can be appreciated from gates in Ashtead Lane and from the gardens and windows of houses that look across Ashtead Lane. Where views across the field are available, it forms an attractive and very rural prospect towards a wooded horizon in which only a few buildings can be perceived. The overall impression is of an open rural landscape with little human interference in terms of built form. It has few landscape detractors and is valued by nearby residents for its visual characteristics on the edge of a large and in parts, densely populated residential area.
16. The engineering works involved in creating the new pitches would have the most obvious visual impact, followed by the proposed shelter building. To accommodate the fall across the field, both pitches would need to be 'cut' in to the contours at their eastern ends from 1.3m to a maximum depth of about 2.175m and 'filled' above the ground towards the west, from 0.975m to a maximum height above existing contours of around 2.93m. The altered ground levels would be graded with the shallowest possible profiles with the intention of providing a smooth transition to the natural ground formation. The existing field has a somewhat lumpy and unmanaged appearance and the engineering works and the necessarily uniform playing surfaces would appear different and out of keeping. Moreover the high north west corner of the rugby pitch would occur near the hedge boundary with Ashtead Lane and would represent a very considerable visual change for users of the lane where views are available over the hedge and for local occupiers. However, the prospect towards the woods beyond the field and the horizon would be largely unaffected.
17. Seen from the footpath, the changes to the landform looking westwards would be more difficult to perceive and would blend in with the field beyond. Looking northwards from the footpath approaching Ashtead Lane up the hill, the playing fields would be more difficult to see; from here, the engineering works would mostly blend in. The proposed removal of old field boundary planting, in poor condition due to the effects of grazing, would have an insignificant effect on visual amenity. The field itself is not part of any designated area of landscape quality. It is not included in an Area of Great Landscape Value which lies further to the south east.
18. The necessary rugby posts and football goals together with white line markings would also contribute to visual impact but could be removed or (in the case of

lines) need not be maintained out of season. The timber-clad small shelter building would be sympathetic to its surroundings in terms of materials and would be in a discreet corner; it would not be easily seen behind the hedge. I have taken into account local occupiers' concerns that the building would be a temptation for arsonists and might be rebuilt in masonry, but the design of any replacement would be under the control of the Council which could insist on sympathetic finishes. The proposed limited parking and turning area and the new gate to Ashtead Lane would not have a significant impact on openness or character.

19. I consider there would be only a very slight impact on openness as a result of the shelter building, the engineering operation and the rugby and football posts. The character of part of the field would change from informal grazing land to one of more manicured sports/recreation but views across it would be retained except for part of the view from a gate at the west end of the rugby pitch where the 'fill' would partly obstruct views. New planting in the hedge boundaries would provide ecological benefits and help to assimilate the scheme into the surroundings. I also consider that some limited planting around the earthworks on the southern and western edges of the pitches would assist in reducing the visual impact of the engineering operations. The appellants have suggested that no fencing would be necessary here, but difficulties with livestock are almost inevitable. A sympathetically designed barrier of an agricultural type in combination with field hedge species would help the engineering works to blend in.
20. The appellants' landscape consultant has put forward a matrix of significance/impact⁴ which provides a reasonable way of assessing landscape and visual effects. Using the same criteria, overall, I consider that the overall magnitude of impact of these changes on landscape character would be minor/moderate adverse.
21. I conclude on this issue that the proposed sports pitches would have a very slight impact on the openness of the Green Belt and would have a minor/moderate adverse impact on landscape character and visual amenity. Accordingly there would be a degree of conflict with the relevant parts of LP policies C1, D1, D4 and LT8. However, although inappropriate, they would not conflict with the purposes of including land within the Green Belt, as set out in paragraph 80 of the Framework.

Other considerations

22. Paragraph 72 of the Framework says that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities; adding that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools. Godalming College has identified shortcomings in accommodation for current modern languages teaching relating to the size of classrooms, which I saw in the Gill Building at the site visit. Old 'portakabin' type accommodation also needs to be replaced. The College's aspiration for improvement of its accommodation is supported in planning policy. I give credence to the College's evidence that it cannot obtain the necessary funds from central government or from revenue.
23. Waverley acknowledges a housing land supply figure of less than 5 years⁵. The available supply of specific deliverable sites falls well short of the requirement set out in paragraph 47 of the Framework. There is no up to date development plan,

⁴ At appendix B of the Landscape and Visual Impact Assessment

⁵ Agreed to be at most 3.9 years

the emerging Core Strategy having been withdrawn late in 2013 because of this issue. Accordingly the provision of 46 new dwellings would make a useful contribution to meeting this shortfall and having regard to paragraph 49 of the Framework, carries very significant weight in favour of the proposal. Moreover the provision of 14 affordable housing units as part of the development is an important factor because of the agreed lack of affordable housing in Waverley in the face of significant demand. This matter is not determinative in itself; paragraph 034 of planning guidance indicates that unmet housing need is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt. However it is a significant material consideration.

24. A section 106 Agreement⁶ has been prepared with the aim of contributing towards affordable housing, education, environmental improvements, libraries, recycling, sports and leisure, playing pitches, transport improvements in the area and a contribution towards a Traffic Regulation Order to prevent on street parking in the vicinity of the site. The S106 further makes provision for the sports pitches to be started prior to construction of the dwellings and completed prior to 50% of the open market dwellings being sold. The pitches would also be made available for use by local clubs and organisations by means of a community usage scheme. Having regard to Waverley's adopted supplementary planning document on infrastructure contributions of 2008, the provisions of the Agreement are directly related to the proposed development, fairly and reasonably related in scale and kind, and would be necessary to make the development acceptable. They meet the tests set out in Regulation 122 of the Community Infrastructure Levy Regulations (2010) and paragraph 204 of the Framework.

Other matters

25. Some local residents assert that it is the College's intention to increase the number of students, with implications for an increase in the problems they experience in congestion and parking in local streets. The College Principal stated firmly that that is not the case. There is evidence that the number has gradually increased over the years at this popular College, but it is likely that population trends and rising competition from other institutions may well put downward pressure on numbers in the future. On the other hand, the College confirmed that numbers could increase to around 2000 students by re-timetabling, without any new buildings. In any event, the means by which students want to travel will vary and there is only a limited amount that can be done to persuade students to use public transport or park with due regard for those living in nearby streets. The College tries to manage parking and wants to be a good neighbour with local residents. Surrey Highways has found the impact on parking and highway safety to be acceptable and I do likewise.
26. When obstruction of the highway occurs that is a matter for the police. I observed some congestion immediately outside the College entrance in the mornings (not at the busiest time of the year) but it seemed to me that congestion locally was also generated by other schools in the area and by other residential traffic. I conclude that highway safety concerns do not weigh significantly against the appeal proposal. Where student parking may present a sight line difficulty in Ashted Lane or any other local road, a S106 Agreement made available at the Inquiry makes provision for parking restrictions to be imposed.
27. I have some sympathy with those who point out that it is disingenuous to raise funds by selling off playing fields on the grounds that the remaining pitches are

⁶ Doc 19

adequate then having to find new pitches in the Green Belt when difficulties arise with balls flying into gardens, but there is nothing to suggest that the College did not act in good faith in 2004. Sport England did not point out any potential problems with the proposed pitch arrangements then. I am considering the appeal proposal including the new houses, buildings and replacement pitches on its merits under current planning policy.

28. The College admitted that it has not carried out any assessment of other potential arrangements for pitch provision which might avoid the use of Green Belt land. It is accepted that there is no deficiency in sports field provision in Waverley generally. The most likely local candidate for use for rugby and football is the public recreation ground at Holloway Hill, approximately 500-750m to the north, but the facilities here are also used by Godalming Cricket Club and the changing rooms are managed separately. The single adult football pitch would be available during the week but the location of the wickets would restrict the potential for a rugby pitch for competitive fixtures. I accept that the appeal proposal would offer much more convenient and effective facilities for the College's purposes.
29. A resident of Oakdene Road made representations on car parking, congestion, highway safety and safety within the College itself. Parking and highway safety is considered above. As for the safety of people moving about within the College, I understand that the new building would lead to a change in movement patterns which could introduce new pedestrian/vehicle conflict, but there is nothing to suggest that drivers would not be able to recognise the danger and take appropriate precautions, as happens in many other public places where road surfaces are shared with pedestrians; or that the College would not be able to introduce additional controls such as humps to restrict vehicle speeds or barriers to direct pedestrians as necessary.
30. I have had regard to the concerns of occupiers of dwellings in Admiral Way. The proposed distance between the existing and the proposed new houses would not be so restricted as to unacceptably harm any existing resident's outlook or daylight. There would be an effect, but not such as to conflict with development plan policy or national guidance. For reasons explored at the Inquiry, the land ownership arrangements at the entrance to Admiral Way restrict the options available to the appellants for access to the housing site from the public highway but do not, in my view, prevent safe access to Admiral Way for existing residents, providing that site traffic is properly managed and sight lines maintained. There is the potential for these matters to be agreed between the residents group, The Oaks (Godalming) Management Company Ltd and the appellants and a condition requiring a construction method statement would in my view ensure that their interests are protected. The access is not wide but would be sufficient to accommodate traffic from the combined developments over a short length and again the County Highway Authority has no objections.
31. The representations of the residents of Ashted Lane have been taken into account. Whilst it is open to me to prevent the construction of the shelter, I consider that the College facilities would be far enough away to deter some players from departing from the pitch to use them. I appreciate the concern that the simple structure proposed could be attractive to those engaged in anti-social behaviour, but the building would be behind a gate and there are means by which security could be provided if it became necessary, without high levels of lighting or typically defensive and unattractive finishes. I do not underestimate the changes to the field which would be significant to those living adjacent to it. However I have to consider the benefits of the provision of education facilities, sports pitches and new housing in the light of the aims of national policy. I agree with local

occupiers that some sort of additional boundary fencing and/or planting is likely to be necessary to make the sports pitches practically useful. There is no reason why this could not be done in a way that is sympathetic to the re-engineered land form and the countryside surroundings. A suitably worded landscaping condition would achieve these aims. The use of pitches by the community would be the subject of a community usage scheme which is the subject of part of the S106 Agreement, along with parking control. Measures within that scheme should be sufficient to control community use.

32. The visual impact of a sports field in place of part of a long established grazing field is understood but there would remain a substantial area of field beyond the pitches proposed here, and there is no reason why that should not continue to be used for grazing horses.
33. I have taken account of the potential for an impact on bats, badgers and wildlife generally but do not find any evidence that this development would significantly threaten local populations of these species or any other aspects of biological diversity.

Final balance

34. The Framework advises that substantial weight attaches to the harm to the Green Belt by reason of inappropriateness, but the Framework also encourages the development of outdoor sport and recreation in the Green Belt, which is not inappropriate if it preserves the openness of the Green Belt and does not conflict with the purposes of including land in it. In this case, the harm due to inappropriateness, the slight degree of harm to the openness of the Green Belt due to engineering operations and games paraphernalia and the minor/moderate impact on character and appearance are significantly and demonstrably outweighed by the benefits of the new educational facilities, a qualitative improvement in playing field provision near to the College and the supply of a substantial area of new housing including affordable units. These advantages amount to the very special circumstances necessary to justify the development.

Conditions

35. The suggested conditions have been considered in the light of planning guidance and the model conditions in Appendix A of Circular 11/95, which remains extant. Conditions are necessary to control the external appearance of the new buildings, boundary treatment and landscaping of all the sites including the sports pitches (to prevent escaping balls) in the interests of the character of the area. Existing trees that are to be retained must be protected during construction. The conditions include a requirement for replacement of any new trees or plants which die and a long term landscape management plan for common areas. A condition requires the residential play area to be available prior to occupation of half of the dwellings, for the benefit of future residents.
36. The refuse stores and parking and turning provision for cars and cycles shown on the application drawings need to be provided before occupation and retained as such, in the interests of safety and the appearance of the development. A construction method statement is necessary to ensure that the development is carried out safely and to protect the interests of adjoining occupiers; this includes traffic management measures in Admiral Way. Another condition controls hours of working in the interests of nearby residential occupiers. The affordable housing units are to meet Code for Sustainable Homes Rating level 4 in accordance with Council policy.

37. A Travel Pack advising occupiers of the new homes of sustainable travel options is necessary to encourage sustainable means of travel. A condition requires a sustainable drainage system to avoid flooding, in accordance with the submitted Flood Risk Assessment. With regard to the new sports pitches, a condition requires the necessary assessments to ensure that the pitches are of acceptable quality and are properly drained. A programme of archaeological work is necessary in view of the likelihood that items of archaeological interest may be uncovered. For reasons discussed in the body of the decision, it is desirable that rugby posts and football goals and corner posts are removed, to preserve openness out of season. In order to ensure that the educational benefits are realised, a condition restricts occupation of new dwellings until the education building has been completed. The temporary Elliot Medway buildings are sub standard and need to be removed in accordance with the College's plans following refurbishment of the Gill building. Finally, the development is to be carried out in accordance with the approved drawings, for the avoidance of doubt and in the interests of proper planning.
38. I appreciate the suggested conditions put forward by Mr Lochner in respect of the College grounds but do not find they would be reasonable or necessary. In principle, separation of traffic from pedestrians tends to increase vehicle speeds. The width of doors to the individual buildings and the availability of sufficient shelter are interesting observations but are matters for the College and its architects. The College proposes to use its existing sports centre changing rooms for the new playing fields and I see no compelling reason to interfere with the very limited facility proposed next to the pitches, which presumably meets the College's needs.

Conclusion

39. Very special circumstances exist to justify the proposed development and the appeal should be allowed.

Paul Jackson

INSPECTOR

Schedule of 21 conditions

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. No development shall commence until a schedule and samples of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
3. No development shall commence until full details of both hard and soft landscape works 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: existing and final proposed ground levels of the playing fields and proposed finished floor levels of the buildings hereby permitted; positions, design, materials and type of boundary treatment to be erected including planting and/or to allow practical use of the pitches; hard surfacing

- materials; the materials and equipment in the residential play area; soft landscaping works, including planting plans and details and implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.
4. All planting, seeding or turfing comprised in the above scheme of landscaping shall be carried out not later than the first planting and seeding season following the beneficial occupation of any building, or the substantial completion of the associated phase of development, whichever is sooner; and any trees or plants which, within a period of 5 years from the completion of the development die, are removed, uprooted or destroyed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless the local planning authority gives its written consent to any variation.
 5. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than the privately owned gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be implemented as approved.
 6. The proposed play area shall be completed and ready for use in accordance with the approved details prior to the occupation of half of the residential dwellings. This area shall not thereafter be used for any purpose other than as a play area.
 7. No development shall commence until an Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority. This should identify the trees and hedgerows to be retained and the measures to be taken to protect them during the construction of the development, in accordance with BS5837:2012. The approved measures shall be carried out prior to the commencement of development and retained at all times during the course of the development.
 8. No part of the new buildings shall be occupied until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and turned. The parking/turning areas shall not thereafter be used for any purpose other than the parking and turning of vehicles.
 9. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) The parking of vehicles of site operatives and visitors;
 - b) Loading and unloading of plant and materials;
 - c) Storage of plant and materials used in constructing the development;

- d) Details of appropriate access arrangements and traffic management measures to be used in the construction of each element of the scheme including measures to protect existing occupiers and pedestrians using Admiral Way;
 - e) Measures to control the emission of dust and dirt during demolition and construction works;
 - f) Measures to control noise and vibration arising out of the construction process;
 - g) The location and operation of plant and wheel washing facilities;
 - h) A before and after road condition survey as appropriate; and
 - i) Security measures and hoarding.
10. No construction works shall take place other than between the hours of 08.00 and 18.00 Mondays to Fridays and between 08.00 and 13:00 on Saturdays. No works shall take place on Sundays or Bank Holidays. Construction related vehicular activity at the site shall not take place other than between 10:00 and 16:00 Mondays to Fridays and between 09:00 and 13:00 on Saturdays with none at all on Sundays or Bank Holidays.
11. Prior to the first occupation of any residential unit on the site, the appropriate refuse and bin stores as shown on the approved plans shall be constructed and available for use, unless otherwise first agreed in writing by the local planning authority. The refuse and bin stores shall be retained for that purpose.
12. The affordable units within the residential development of the scheme shall achieve a minimum Code for Sustainable Homes Rating Level 4. No affordable dwelling shall commence until a Design Stage Certificate for each affordable unit (prepared by a Code for Sustainable Homes qualified Assessor) has been submitted to and approved in writing by the local planning authority to demonstrate compliance with the required Code level.
- Within 3 months of occupation of any of the affordable residential units, evidence shall be submitted in the form of a Post Construction Certificate (prepared by a Code for Sustainable Homes qualified Assessor) to demonstrate full compliance with the required Code level.
13. Prior to the first occupation of the residential development the applicants shall submit for the written approval of the local planning authority a Residents' Travel Pack in accordance with the aims and objectives of travel plans as defined in paragraph 36 and Annex 2 of the Framework 2012 and in general accordance with the details provided in Section 6.0 of Stuart Michael Associates' Transport Assessment dated April 2013. The approved Travel Pack shall be provided to all new occupiers of the residential development.
14. No development shall commence until details of a surface water drainage scheme for the site, including details of Sustainable Drainage Systems, based on the agreed Flood Risk Assessment, reference: Godalming/CE/DI/TS R1435, have been submitted to and approved in writing by the local planning authority.

The scheme shall subsequently be implemented in accordance with the approved details, prior to the occupation of any of the buildings hereby approved.

15. Prior to commencement of the works for the new sports pitches hereby permitted,
 - a) A detailed assessment of ground conditions of the land proposed for the sports pitches shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
 - b) Based on the results of the assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will be provided to an acceptable quality and appropriately drained shall be submitted to and approved in writing by the local planning authority.

Development shall be carried out in accordance with the approved scheme.

16. No part of the residential development hereby approved shall be occupied until space has been laid out within the site in accordance with the approved plans for bicycles to be stored in a secure, accessible and well-lit location. The bicycle stores shall not be used for any other purpose than the parking of bicycles.
17. No development shall take place until a programme of archaeological work including a written scheme of investigation has been submitted to and approved in writing by the local planning authority and implemented in accordance with the programme.
18. On completion of the 2 storey modern languages teaching block and the refurbishment of the Gill Building, or in accordance with a programme to be agreed in writing with the local planning authority, the Elliot Medway building (rooms 701, 702 and 704) shall be removed from the College site.
19. No rugby posts, football goal posts, corner posts or any other sports paraphernalia shall be retained on the sports pitches between the end of May and the beginning of September, unless otherwise approved by the local planning authority in writing.
20. No work shall commence on the construction of the residential dwellings until work on the new educational building has commenced. No more than fifty per cent (50%) of the Open Market Units shall be occupied before completion of the new educational building, unless otherwise agreed in writing by the local planning authority.
21. Except as otherwise specified in this decision and conditions, the development hereby permitted shall not be carried out otherwise than in accordance with the approved plans numbered:

Drawing P.003 Block Plan of Housing Site
Drawing P.018 Perspectives

Drawing P.014 Elevations and Sections
Drawing P.004 rev B Plan of Proposed Sports Pitches
Drawing P.010 3D Block Plan of Proposed College Building
Drawing P.015 Elevations and Sections
Drawing P.017 Section & Perspective
Drawing P.013 Roof Plan of New Teaching Building
Drawing P.012 First Floor Plan of New Teaching Building
Drawing P.011 Ground Floor Plan of New Teaching Building
Drawing P.016 Elevations and Sections Drawing L.001
Location Plan
Drawing GCAL-010 Type A House plot 7,9,33
Drawing GCAL-011 Type A House plot 6
Drawing GCAL-012 Type A House plot 8, 10, 26, 34
Drawing GCAL-013 Type A House plot 11
Drawing GCAL-014 Type B House Plot 25
Drawing GCAL-015 Type C House Plot 24, 27, 41, 42
Drawing GCAL-016 Type D House Plot 38
Drawing GCAL-017 Type D House Plot 1, 3 ,4 & 40
Drawing GCAL-018 Type D House Plot 2
Drawing GCAL-019 Type D House Plot 5
Drawing GCAL-020 Type E House Plot 34
Drawing GCAL-021 Type E House Plot 43
Drawing GCAL-022 Type E House Plot 34, 43
Drawing GCAL-023 Type F House Plot 39
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Drawing S.003 Level Survey Sports Pitch land
Drawing P.001 Block Master Plan
Drawing P.002 Block Plan of College Site
Drawing P.005 Plan of Proposed Sports Pitches overlaid existing levels

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APPEARANCES

FOR THE APPELLANT:

Sasha White	Queens Counsel
He called	
David Adelman BA (Hons)	Principal and Chief Executive, Godalming College
David Allen DipLA CMLI	Allen Pyke Associates
Kieran Wheeler BSc DipTP MRTPI	Savills
Alastair Dineen BSc (Hons) Dip Surv	Intelligent Land

FOR THE LOCAL PLANNING AUTHORITY:

Scott Stemp	Of Counsel
He called	
Barry Lomax MTP MRTPI	Area Team Manager, Waverley Borough Council

FOR THE OAKS (GODALMING) MANAGEMENT COMPANY LTD:

Gordon Croucher
Mark Ferris

INTERESTED PERSONS:

Cllr Peter Martin	County and Borough Councillor
Ludi Lochner	Local resident
Alan Hines	Local resident
Ian Wilks	Local resident
Ian Tomes	Local resident
Derek Pearsall	Local resident

DOCUMENTS

- 1 Supplementary Statement of Common Ground
- 2 Local Plan Documents timetable update
- 3 Appeal ref APP/R3650/A/13/2196705 submitted by the appellants
- 4 Summary of third party responses to the revised sports pitch layout
- 5 Table of dimensions of sports pitches Revision 3, submitted by the appellants
- 6 Appeal ref APP/R3650/A/03/1136249 granting planning permission for the development in Admiral Way, including plans, submitted by the Council
- 7 Statement from Ian Tomes on behalf of the Ashtead Lane (West) Residents Association
- 8 Student vehicle count provided by Mr Lochner
- 9 Traffic survey, including 2 photographs, provided by Mr Lochner
- 10 Stuart Michael Associates Fig 3.1 provided by Mr Lochner

- 11 Surrey County Council Travel plans Good Practice Guide, provided by Mr Lochner
- 12 Submissions from The Oaks (Godalming) Management Co Ltd (Rule 6 party) including suggested conditions, including photograph of parking in Ashtead Lane
- 13 Copies of correspondence from residents of Admiral Way concerning balls and netting, submitted by the appellants
- 14 Photographs of view from rear of 39 Admiral Way, provided by Mr Pearsall
- 15 Photograph of installed netting, provided by the appellants
- 16 Extract from car parking policy on Godalming College website, provided by Mr Lochner
- 17 Copy of signed planning obligation dated 4 November 2004, provided by the appellants
- 18 Copy of property transfer between the College and Michael Shanly Homes, provided by the appellants
- 19 Copy of signed S106 Agreement dated 8 May 2014, provided by the appellants
- 20 Written comments from Cllrs Peter Martin and Tom Martin
- 21 Handwritten submissions of Mr Wilks
- 22 Letter to The Oaks (Godalming) Management Co Ltd from Doug Law, Land Director
- 23 Note to Mr Wilks from David Adelman dated 13 January 2014 concerning student numbers, provided by the appellants
- 24 Copy of table including role count for academic years 1999-2013 in response to a Freedom of Information request, dated 31 October 2012, provided by the appellants
- 25 Plan and photographs supplied by Mr Wilks showing route to Holloway Hill recreation ground and facilities at the ground
- 26 Suggested wording of a condition to ensure completion of the proposed educational building, provided by the appellants
- 27 Two letters to the Inspectorate from The Oaks (Godalming) Management Co Ltd
- 28 Commentary on Holloway Hill Recreation Ground, provided by the appellants
- 29 Note on use of sports pitches, provided by the appellants
- 30 Note from David Adelman correcting evidence on drainage to existing sports pitches, provided by the appellants
- 31 Statement from Mr Lochner
- 32 Copy of letter dated 13 May 2014 from the Legal Director of Bovis Homes to Kieran Wheeler summarising the rights described in Doc 18, provided by the appellants
- 33 Copy of response dated 15 November 2012 from Surrey County Council Transport development Planning to Stuart Michael Associates
- 34 Copy of note dated 30 April 2014 to David Adelman from Martin McCarthy, Director of Services at Godalming College, concerning the photographing of traffic movements outside the College
- 35 Note on the Transport Assessment and the choice of junctions covered therein, provided by Stuart Michael Associates
- 36 Circular 02/2009 provided by the Council (pages 1 and 2 agreed to be superseded), provided by the Council
- 37 Closing statement of The Oaks (Godalming) Management Co Ltd (Rule 6 party) submitted on 13 May 2014.
- 38 Suggested conditions from Mr Lochner, submitted on 26 May 2014

Additions to the Core Documents:

- CD55 Waverley BC Playing Pitch Strategy of March 2013
- CD56 Agricultural Land Assessment by Chesterton Humberts dated 22 May 2013
- CD57 Written Appeal Statement from Sport England

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