

To: All Members and Substitute Members of
the Joint Planning Committee
(Other Members for Information)

When calling please ask for:

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Policy and Governance

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Calls may be recorded for training or monitoring

Date: 23 March 2018

Membership of the Joint Planning Committee

Cllr Peter Isherwood (Chairman)	Cllr Stephen Hill
Cllr Carole Cockburn (Vice Chairman)	Cllr Nicholas Holder
Cllr Brian Adams	Cllr David Hunter
Cllr Mike Band	Cllr Jerry Hyman
Cllr Maurice Byham	Cllr Anna James
Cllr Kevin Deanus	Cllr Denis Leigh
Cllr David Else	Cllr Stephen Mulliner
Cllr Paul Follows	Cllr Nabeel Nasir
Cllr Mary Forszewska	Cllr Stewart Stennett
Cllr Pat Frost	Cllr Chris Storey
Cllr Michael Goodridge	Cllr John Ward
Cllr John Gray	Cllr Nick Williams

Substitutes

Appropriate Substitutes will be arranged prior to the meeting

Members who are unable to attend this meeting must submit apologies by the end of Thursday, 29 March 2018 to enable a substitute to be arranged.

Dear Councillor

A meeting of the JOINT PLANNING COMMITTEE will be held as follows:

DATE: MONDAY, 9 APRIL 2018

TIME: 7.00 PM

PLACE: COUNCIL CHAMBER, COUNCIL OFFICES, THE BURYS,
GODALMING

The Agenda for the Meeting is set out below.

Yours sincerely

ROBIN TAYLOR
Head of Policy and Governance

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NOTES FOR MEMBERS

Members are reminded that contact officers are shown at the end of each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

AGENDA

1. **MINUTES**

To confirm the Minutes of the Meeting held on 27 February 2018 (to be laid on the table half an hour before the meeting).

2. **APOLOGIES FOR ABSENCE AND DECLARATIONS OF SUBSTITUTES**

To receive apologies for absence.

Where a Member of the Committee is unable to attend a meeting, a substitute Member from the same Area Planning Committee may attend, speak and vote in their place for that meeting.

Members are advised that in order for a substitute to be arranged, a Member must give four clear working days notice of their apologies. For this meeting, the latest date apologies can be given for a substitute to be arranged is Thursday 29 March 2018.

3. **DECLARATIONS OF INTERESTS**

To receive from Members declarations of interests in relation to any items included on the Agenda for this meeting in accordance with the Waverley Code of Local Government Conduct.

4. QUESTIONS BY MEMBERS OF THE PUBLIC

The Chairman to respond to any questions received from members of the public of which notice has been given in accordance with Procedure Rule 10.

5. PERFORMANCE AGAINST GOVERNMENT TARGETS (Pages 5 - 6)

Planning Performance and the Government target on quality on planning decision making will now be a standard item on the Joint Planning Committee agenda. This was an agreed recommendation at Executive on 28 November 2017 and is part of the Development Management Service Improvement Plan.

The latest available statistics are attached.

6. APPLICATION FOR PLANNING PERMISSION - WA/2016/2455 - LAND AT CRONDALL LANE, FARNHAM (Pages 7 - 46)

Proposal

Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2014/1565 for the erection of 120 new dwellings with associated access, public open space and landscaping (as amended by plans and documents received 12/02/2018)

Recommendations

RECOMMENDATION A That, the Reserved Matters of Layout, Scale and Appearance be APPROVED subject to conditions and a S106 agreement to secure a deed of variation to the original legal agreement to amend the infrastructure contribution figures by the 9/07/2018.

RECOMMENDATION B That, in the event that the requirements of recommendation A are not met, that permission be refused

7. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman (if necessary):-

Recommendation

That pursuant to Procedure Rule 20, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item on the grounds that it is likely, in view of the nature of the business transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified at the meeting in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

8. LEGAL ADVICE

To consider any legal advice relating to any application in the agenda.

**For further information or assistance, please telephone
Ema Dearsley, Democratic Services Officer, on 01483 523224 or by
email at ema.dearsley@waverley.gov.uk**

Agenda Item 5.

Planning Service Performance on Speed (Government Target)

	Majors*	Non Majors**
Targets	60% (or more)	70% (or more)
Performance = % of applications determined in statutory or agreed time period. Last Assessment Period 1 st October 2015 to 30 th September 2017	97.79%	97.47%
Current year to date 1 st April 2017 to 31 st December 2017	98.08%	98.30%

Planning Service Performance on Quality (Government Target)

	Majors*	Non Majors**
Targets	10% (or less)	10% (or less)
Performance = Major appeals that were allowed, as a % of all major decisions that were made in the Assessment Period. Last Assessment Period 1 st April 2015 to 31 st March 2017	6.40% (Interim figure as 10 major appeal decisions still outstanding)	1.56% (Final figure as all appeal results known)
Best Estimate*** April 2017 to date.	5.88%	1.70%

*A Major application is defined as development which involves any one or more of the following:-

The provision of dwellings when the number proposed is 10 dwellings or more or where the number of dwellings is not known but the site area is 0.5 hectares or more; Provision of building(s) creating over 1,000 square metres of floor space; Site areas in excess of 1 hectare;

There are also some Waste and Mineral applications which are County matters not determined by the Council.

Town and Country Planning (Development Management Procedure) (England) Order 2015 Para 2, Interpretation.

****Non Major is defined as all other applications submitted under the Town and Country Planning Act (so excluding applications for Advertisement and Listed Building consent) omitting applications under Section 191 and 192 (Certificates of Lawfulness)
Town and Country Planning Regulations 2013 Regulation 3(5)**

*****Best Estimate**

It will be at least 6-9 months before data on any appeals arising from these major decisions are known. The estimate is made using data on major decisions made in the period and notifications received of major appeals allowed on decisions made in an earlier period. As data on the actual application appeals becomes known, this will be reported.

Agenda Item 6.

A1 WA/2016/2455
Taylor Wimpey West London
16/12/2016

Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2014/1565 for the erection of 120 new dwellings with associated access, public open space and landscaping (as amended by plans and documents received 12/02/2018) at Land At Crondall Lane, Farnham

Committee: Joint Planning Committee
Meeting date: 09/04/2018

Public Notice: Was Public Notice required and posted: Yes
Grid Reference: E: 483221 N: 146882

Town: Farnham
Ward: Farnham Castle
Case Officer: Rachel Kellas
Expiry Date: 16/03/2017
Time Extended Date: 21/03/2018
Neighbour Notification Expiry Date: 28/02/2018
Neighbour Notification
Amended/Additional Expiry Date: 28/02/2018

RECOMMENDATION A

That, the Reserved Matters of Layout, Scale and Appearance be APPROVED subject to conditions and a S106 agreement to secure a deed of variation to the original legal agreement to amend the infrastructure contribution figures by the 9/07/2018.

RECOMMENDATION B

That, in the event that the requirements of recommendation A are not met, that permission be refused

Introduction

The application has been brought before the Area Committee because the proposal does not fall within the Council's Scheme of Delegation.

Location Plan



Site Description

The application site measures 5.8 hectares and is located to the north-east of Crondall Lane, to the rear of Beavers Road and west of the University of Creative Arts.

The site currently comprises an area of open agricultural land. The site has a general sloping gradient from south to north, with the steepest rise in gradient along the western boundary. The western part of the site comprises dense vegetation/tree cover. Tree cover is also present along parts of the south boundary and there is a distinct tree line along the north boundary.

Access to the site is currently via a bar field gate at the southern corner off Crondall Lane.

A public footpath runs from east to west through the application site, close to the southern boundary.

The site is situated between the University for Creative Arts access road to the east, residential properties along Beavers Road to the south, residential properties along Crondall Lane to the west and further open agricultural fields to the north.

There is a further 3.3ha of land to the north of the application site, also within the applicant's control. This is currently agricultural land but has been granted planning permission to be used as public open space.

Background

Outline permission was granted on the 11/09/2015 for the erection of up to 120 dwellings together with associated access, parking, public open space and landscaping.

The means of access was considered and approved as part of that application.

- **“Means of access”** means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted, or, as the case may be, in respect of which an application for such a permission has been made.

This matter is not, therefore, before the Committee for consideration under the current application. In addition to this, this decision established the principle of up to 120 dwellings on the site.

Members should note that, if the reserved matters are approved, such an approval is not a planning permission in its own right but has to be read in conjunction with the outline planning permission, including the attached Section 106 agreement to that permission. Planning conditions imposed on the outline planning permission will remain in force and would not, therefore, be repeated on any reserved matters approval.

Proposal

Reserved matters approval is sought in respect of the layout, scale, landscaping and appearance following the outline approval for the erection of up to 120 dwellings together with associated access, parking, public open space and landscaping.

The reserved matters can be defined (as set out in the Town and Country Planning Development Management Procedure Order 2015) as follows:

“Layout” - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

“Scale” - the height, width and length of each building proposed within the development in relation to its surroundings;

“Appearance” - the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

“Landscaping” - in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated.

Layout:

- Layout is based on a series of parameter blocks, broken up by a central green corridor.
- Local Area of Play and a Locally Equipped Area of Play in the northern corner of the site.
- A green buffer would be retained along the west of the site.

Scale:

- Proposed dwellings includes a mix of 2.5 storey apartment blocks (32 flats in 3 blocks) and 2 or 2.5 storey houses (88 houses)
- 45 single storey garages
- 5 car ports
- 192 allocated spaces and 26 visitor parking spaces

The proposed housing mix has been amended from the outline scheme and is:

Market housing		Affordable housing	
1 – bed	4	1 – bed	20
2 – bed	19	2 – bed	14
3 – bed	28	3 – bed	12
4 – bed	11	4 - bed	2
5-bed	10	5-bed	0
Total	72	Total	48

Appearance:

- Dwellings primarily of a traditional architectural style

- Site is characterised into 3 areas within the site: the Core, the Green Edge and the Parklands. Through these areas the detailing on dwellings are varied.
- The appearance of dwellings includes a range of window styles including casement windows, brick detailing such as splayed brick headers, varied porches, dormer windows and Juliette balconies on the apartment blocks.
- The materials are based on a simple palette which is focused upon varying red bricks, tile hanging, red roof tiles and slate colour roof tiles.

Landscaping:

- Landscaping includes large areas of Public Open Space within the site.
- The scheme includes central open space which would feature informal groups of new trees.
- Strong clipped hedging is proposed around dwellings on the northern edge of the site. Focal areas within the site have strong planted frontages to dwellings.
- A new thicket buffer to strengthen the existing northern and eastern boundary vegetation.
- New Sustainable Drainage System (SuDS) features across the site, including attenuation basin and swales, which provide storm water capacity
- A new 3m wide buffer consisting of thicket planting, semi mature tree planting along the southern boundary to provide a buffer between the site and existing properties along Beavers Road.
- Street tree planting is interspersed through the scheme

Proposed layout:



Proposed street scene plots 13-18 (south-west of site):



Proposed street scene plots 18 – 21 and plots 67-73 (south of site):



Proposed street scene plots 63 – 73 (central portion of site):



Proposed street scene plots 91 – 94 and 81-87 (eastern portion of site):



Proposed street scene plots 12, 74-80 and 60-62 (centrally positioned adjacent to green corridor):



Proposed street scene plots 32, 23 – 27 (western portion of site):



3D Visual of site entrance looking towards plots 1-2 & 13-15:



Relevant Planning History

SO/2014/0020	Request for Screening Opinion for a development of up to 120 dwellings with associated access, parking, public open space and landscaping.	EIA not required 16/09/2014
WA/2014/1565	Outline application for the erection of up to 120 dwellings together with associated access, parking, public open space and landscaping	Full Permission 11/09/2015

The following planning application relating to land north of the application site is also of relevance:

WA/2017/0067	Change of use of land to Public Open Space along with associated landscaping and access.	Full Permission 20/04/2017
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Planning Policy Constraints

Within the developed area of Farnham
 Built Up Area Boundary – Farnham Neighbourhood Plan
 Area of Strategic Visual Importance
 Thames Basin Heaths SPA 5km Buffer Zone
 AQMA Buffer Zone
 Public Footpaths (Numbers 18 and 6 to the west of the site, Number 300 running through site and Number 7 to the east of the site)
 Agricultural Land Grade 3

Development Plan Policies and Proposals

The development plan includes:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018)
- Waverley Borough Local Plan 2002 (retained policies February 2018)
- South East Plan (saved policy NMR6)
- Farnham Neighbourhood Plan (made May 2017)

In accordance with paragraph 215 of the National Planning Policy Framework (NPPF) due weight has been given to relevant retained policies in the Waverley Borough Local Plan 2002.

The development plan policies relevant to this application are:

Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018):

SP1	Presumption in Favour of Sustainable Development
SP2	Spatial Strategy
ALH1	The amount and Location of Housing
ST1	Sustainable Transport
ICS1	Infrastructure and Community Facilities
AHN1	Affordable Housing on Development Sites
AHN3	Housing Types and Size
HA1	Protection of Heritage Assets
RE3	Landscape character
TD1	Townscape and Design
NE1	Biodiversity and Geological Conservation
NE2	Green and Blue Infrastructure
NE3	Thames Basin Heaths SPA

Waverley Borough Local Plan 2002 (retained policies February 2018):

D1	Environmental Implications of Development
D2	Compatibility of Uses
D4	Design and Layout
D6	Tree Controls
D7	Trees, Hedgerows and Development
D8	Crime Prevention
D9	Accessibility
C5	Areas of Strategic Visual Importance
C7	Trees, Woodlands and Hedgerows

HE8	Conservation Areas
HE13	Scheduled Ancient Monuments and County Sites of Archaeological Importance
HE15	Unidentified Archaeological Sites
RD9	Agricultural Land
M5	Provision for Cyclists
M7	Footpaths and cycleways

South East Plan (saved policy NMR6)

Farnham Neighbourhood Plan (made May 2017):

FNP1	Design of New Development and Conservation
FNP12	Thames Basin Heaths Special Protection Area (SPA)
FNP13	Protect and Enhance Biodiversity
FNP15	Small Scale Dwellings
FNP30	Transport Impact of Development
FNP32	Securing Infrastructure

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Statement of Community Involvement (2014 Revision)
- Council's Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Farnham Design Statement (2010)

Consultations and Town/Parish Council Comments

County Archaeologist	<p>The application site is large - over the 0.4 hectares which is recommended for archaeological assessment and possibly evaluation under policy HE15 of the Waverley Borough Council Local Plan.</p> <p>The original Outline application WA/2014/1565 was supported by a desk based archaeological assessment prepared by CGMS Consulting that concluded that the site has a moderate potential for archaeological remains from the prehistoric and</p>
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	<p>Roman periods and that any surviving remains will be destroyed during the extensive groundworks that are proposed on this undeveloped site.</p> <p>I therefore advised that in line with the National Planning Policy Framework and Local Plan Policy HE15, a condition of any Outline planning permission should be that any detailed planning application(s) to follow should be accompanied by the results of an appropriately scaled field evaluation which would provide for the opportunity to influence the design and logistics of the development and accommodate any Archaeological assets worthy of preservation <i>in situ</i> that may be revealed within the detailed development proposal.</p> <p>I can find no evidence of the required evaluation report in the current submission and so advise that the results of an appropriately scaled archaeological evaluation should be submitted at the earliest opportunity. The results of the evaluation will enable suitable mitigation measures to be developed.</p> <p>These mitigation measures may involve more detailed excavation of any Archaeological Assets, but in the event of a find of exceptional significance then preservation <i>in situ</i> is the preferred option.</p> <p>Officer comment: Condition 9 of WA/2014/1565 requires the submission and implementation of a programme of archaeological work prior to commencement of development as previously recommended by the County Archaeologist.</p>
Council's Environmental Health Officer – waste	No objection subject to provision of appropriate waste and recycling containers.
County Highway Authority	<p>Updated response:</p> <p>The Highway Authority has reviewed the amended drawings submitted in relation to the above planning application, and consider there are no material changes in highway terms. There are therefore no</p>

	<p>changes required to our original consultation response.</p> <p>Original response:</p> <p>The proposed development has been considered by the County Highway Authority who having considered any local representations and having assessed the application on safety, capacity and policy grounds, recommends conditions be imposed in any permission granted.</p> <p>It is important to note that matters relating to access have been considered by the Highway Authority as part of the Outline Planning Application. The Highway Authority is satisfied that the current reserved matters application is compatible with the access arrangements agreed by the Highway Authority in the outline planning application.</p> <p>The Highway Authority note that the applicant has submitted a Travel Plan with this reserved matters planning application. The requirement to submit a Travel Plan was a condition on the outline planning consent; therefore the Highway Authority has not assessed the Travel Plan in relation to this reserved matters application. The Highway Authority will assess the Travel Plan when the applicant submits their application to discharge the respective condition on the outline consent.</p>
Environment Agency	Unable to provide comments, not a statutory consultee for reserved matters applications.
Farnham Town Council	<p>Revised comments dated 26/03/2018: Farnham Town Council welcomes the additional tree planting on the site and the use of materials in keeping with the Farnham Design Statement and Policy FNP1.</p> <p>Original comments dated 17/01/2017: Farnham Town council objects to the application. Previous agreements to maintain green space in perpetuity must be maintained. Previous commitments for landscaping as agreed at the time</p>

	<p>of outline should be maintained. The amenity of existing residents near to the site should be maintained and enhanced. Existing trees should be retained wherever possible, replacements planted and the opportunity taken to further improve landscaping and neighbouring amenity with more trees, hedgerows and landscaping in keeping with the character of the area taken.</p> <p>The scale and mass of the application is inappropriate and out of keeping with the character of the area and unsuitable for the site. No buildings should be higher than two storeys. The new development must integrate with the existing local character and respond to the local vernacular which does not include 2.5 or 3 storey flatted developments as proposed. There should be continuity of design between the element of affordable housing and the wider development such that it is consistent with and in similar style to the rear of the development to ensure it is integrated and cohesive rather than separate and divisive.</p>
Hart District Council	<p>Subject to Hart District Council being party to a suitable planning obligation and where appropriate, suitable pre-occupation conditions related to any necessary improvements to the Crookham Park SANG, HDC has no objection to the proposal.</p> <p>Officer comment: The impact on the SPA was considered at the outline stage. Hart District Council were included as a party to the legal agreement completed pursuant to the outline consent.</p>
Lead Local Flood Authority	<p>Recommend that Condition 8 is discharged. There is insufficient information to discharge Condition 10.</p> <p>Officer comment: There are separate applications with the Council seeking to discharge certain conditions from the outline permission.</p>
Natural England	<p>The advice provided in our previous response applies equally to this amendment although we made no objection to the original proposal.</p>

Ramblers – Surrey Area	In the absence of a formal application to divert Footpath Farnham 300 the Ramblers object to the above planning application. Officer comment: Approval of this planning application would not permit the applicant to alter or obstruct a Public Right of Way in any form. The footpath diversion would need to be formally approved separate to this application.
Rushmoor Borough Council	No objection.
Thames Water	No water comments Thames Water agrees to discharge the reserved matters relating to drainage. While the foul system connections differ to those of the impact study the change does not cause detriment to the local network. The surface flow are also acceptable.

Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper on 20/01/2017 and site notices were displayed around the site on 13/01/2017 and neighbour notification letters were sent on 04/01/2017, 12/09/2017, 04/10/2017, 25/10/2017, 14/02/2018 and 07/03/2018.

76 letters have been received raising objection on the following grounds:

Trees and biodiversity:

- Reptile survey was carried out at an inappropriate time of year and will not provide accurate results
- No TPOs have been mentioned which we would like to see so that the proposed trees could not be removed.

Landscaping:

- Insufficient detail is provided on the proposed landscape buffer between the housing proposed and UCA.
- No vegetative screening has been considered to ensure that at least the upper hop fields are preserved and protected and not blighted by development.

- The initially proposed significant landscaping shown to the northern boundary has been reduced to small isolated plantings
- Discrepancies between the proposed landscaping on different plans. Wimpey assured us there would be a 3m buffer to all of Beavers Road bordering the development

Traffic, parking and access:

- Very little allocation for parking overflow – 37 over 120 houses is not enough, there is no room for them to park on Crondall Lane or Beavers Road.
- Why isn't there a secondary or primary vehicular access point from the junction of Beavers Road, Falkner Road and Potters Gate to relieve some pressure of Crondall Lane
- Farnham is gridlocked most of the time, this can only add to the congestion
- The proposed traffic generation has been completely understated
- There must be a pedestrian and vehicular access to the site from the university road to the south east corner of the site. To omit such an obvious link will encourage residents to use cars to access the town and Crondall Lane is already a traffic jam at peak times.
- I oppose to the re-routing of footpath no.300, as it is currently a rural scenic footpath and it would not be, if this re-route was to go ahead.

Flooding:

- Beaver Close is at a lower level to the site and our Bungalows will be vulnerable to flooding from this development
- The advisor regarding flooding has taken his rainfall data from an amateur forecaster who lives in Crondall; Rainfall in Crondall is not the same as that in Farnham. Flooding can be made worse once the fields are built on.
- The area is always damp, but the fields currently absorb most of the excess rain water. There were 15 drainage observation posts used in the Hop Fields but the summary only contains a report on 3. Why haven't the conclusions on the other 12 been used in the report?

Residential Amenity:

- Plots 6 and 7 will directly overlook ours and our neighbours bungalows
- The loss of green space and overdevelopment in the area will have a detrimental effect on the whole neighbourhood
- Proximity of plots 10 & 11 would lead to overlooking and loss of privacy to no.32 Beavers Road. Treatment to the southern boundary of site remains unresolved.
- No proposed boundary treatment to provide privacy between Beavers Road and plots 8 & 9

- Noise and light pollution will be significant upon Beavers Close
- The children's play area should be reinstated
- As there are no proper elevations plans of this development how do we know if there is going to be overlooking?

Design and Visual Amenity:

- The design of the buildings for this development is not in keeping with the historic beauty and character of Farnham – it is bland. The developers have taken the easy option in repeating a tired design that is inappropriate.
- Farnham is a town of streets, not a formless meandering unstructured sprawl. The urban character is totally out of keeping with Farnham Town.
- I completely disagree with the design and every other aspect of this encroachment
- These buildings are apparently of the local vernacular however these type of buildings occur irregularly in Farnham.
- Needs a more locally authentic street scene by making the houses set back by different amounts
- The scheme does not comply with Policy D4 of the Waverley Borough Local Plan (2002) in that the design does not respect the local distinctiveness of the area and does not make a positive contribution to the appearance of the area.

Infrastructure:

- Infrastructure of local schools and medical services are already overstretched and will struggle to cope with an influx of new residents
- Object to the scale of the proposal as it will have significant impact on surrounding, existing residents.
- Drainage is still not resolved
- Drainage works cannot accommodate extra sewer outflow from this development
- The developers have not shown adequate environmental provision such as utilities supply and waste, sufficient on-site renewable energy generation against local community expectations and community facilities such as children's play areas.

Other:

- Almost everyone in the local community has voiced opposition to it, why won't planners and developers target new sites some distance outside existing towns?
- It is unacceptable that the objections raised by local residents have been ignored or brushed aside. WBC must act on behalf of their citizens to protect their community.

- Proposed development will block an access gate to public footpath no.300.
- Not enough low cost housing
- Objection feedback has not been taken on board
- What's the point in having a Green Belt site if nobody seems to care about it?
- 23 of the 48 affordable units are only 1 bedroom. This should be reduced to 19 to match the stated Waverley needs
- The risk of further development creep is a threat should this proposal go ahead.
- Only 20% has been allocated for the climate change contingency plan when condition 10 states that this should be 30%.
- Local environment would be damaged by the extra noise and fumes which would undoubtedly be generated by the additional traffic.
- Farnham is fast becoming a London overflow area putting money in the pockets of unscrupulous builders, developers and estate agents. The eco town of Bordon is a place to build more homes – not here.
- The exclusion of the Western Field in the final S106 agreement is incorrect, a JPC meeting broadcast shows that assurances were made that this field would be protected.

1 letter of support has been received expressing support for the following reason:

- Looks good

11 additional letters (from 8 addresses) have been received in response to the amendments to the scheme made on the 13 Feb 2018 raising objection on the following grounds:

- 2.5 storey houses on the boundary with Beavers Road will result in overlooking of neighbouring properties
- Trees should be proposed as well as a hedge to the rear of number 34a Crondall Lane
- More dense tree planting and more effective screening should be proposed along the northern boundary, and particularly alongside the proposed play areas such to provide a visual and noise barrier
- Developer should be required to replace any planting in this area that dies within the first 5 years of the development
- The treatment of the rear southern boundary of the site has still not been addressed. Still have not had the meeting promised by Taylor Wimpey to address this.
- Disagree with this application in its entirety
- Will continue to disagree with this application on principle.

- I cannot believe that you have reduced the parking. Farnham has a major problem with parking.
- Little improvement to the materials to be used. Slate rather than coloured tiles would be preferable.
- Additional traffic generated will be problematic to Crondall Lane and West Street which already has a problem with traffic queuing.
- Road width of side roads need to be reviewed since they appear to be very narrow and if cars were parked in the road would cause considerable difficulty for emergency vehicles attempting to pass.
- The pedestrian within the estate should link to Beavers Road to allow for the incorporation of the development into the town.
- Question marks raised over the adequacy and accuracy of Waverley's Air Quality monitoring and we believe the granting of this outline permission should be reviewed.
- No money has been set aside for primary education facilities.

9 making general observations:

- These proposals are plain and uninspiring
- Importance of the site has not been acknowledged
- Limited use of flintwork noted. Would encourage use of flint and stone as well as black and white timber boarding.
- Could vary the roofscapes with hipped roof ends and cat slide roofs
- 20mph speed limit should be introduced for the estate
- Options need to be considered to mitigate the traffic flow problems for West Street and Crondall Lane

Submissions in support

In support of the application the applicant has made the following points:

- Development supports a high level of permeability and is easily navigable and legible on foot or by car.
- The overall block structure is back to back blocks with occasional and restricted use of courtyard blocks; this ensures positive frontage to streets and spaces.
- Focal buildings have been strategically placed throughout the development to respond to strategic spaces, key spaces and vistas to help assist with legibility and creation of a sense of place.
- The overall character of the development is split into 3 areas: The areas have been designed to provide subtle changes in design, materiality and character, ensuring the development has an overall sense of cohesion, the approach will ensure the site has a strong sense of local distinctiveness.

- The flats provide a distinctive design which is relevant to the roof forms in the vicinity of the site and Farnham in general. Tile hanging is used to make the building more subtle, with the roof form providing the feature to address key vistas and open space. The design responded directly to feedback from the Residents Association (informed by the Farnham Society).
- Open space is proposed in line with that set out in the outline Parameter Plan. This equates to: 2.113ha / 5.221 acres, excluding the SuDs area, for open space, and existing vegetation that will provide an attractive visual amenity for the development and will be publicly accessible.

Determining Issues

- Principle of development
- Design/Impact on visual amenity
- Impact on residential amenity
- Standard of Accommodation and provision of amenity/play space
- Housing mix
- Heritage
- Waste, recycling and cycle stores
- Car Parking
- Planning Infrastructure Contributions

Planning Considerations

Principle of development

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development.

Outline permission was granted for the erection of up to 120 residential dwellings including access. Therefore, the principle of development has already been established and only the reserved matters are to be considered in the assessment of this application.

The matters which have been reserved for consideration are:

- Layout
- Scale
- Appearance
- Landscaping

The report will consider the reserved matters, in addition to any other relevant considerations.

Design/Impact on visual amenity

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2012.

The Farnham Design Statement guidelines for North West Farnham state:

- Tree-lined roads should be protected and enhanced and spaces around existing dwellings should be reflected in new development.
- Building heights should reflect those of surrounding dwellings
- Layout

The proposed perimeter block layout would provide good permeability across the site. Primarily the layout involves back to back houses with a few select courtyard areas used throughout the site. There is a clear hierarchy to the internal roads and footpaths which ensures good pedestrian movement through the site.

Affordable housing is distributed within the central portion of this site. Whilst the affordable housing could be distributed more evenly across the site, the central position of the affordable housing will result in the housing being well integrated and well positioned relative to the site access points. This is therefore considered acceptable.

The majority of the dwellings are well set back from Crondall Lane by circa 55m. A green buffer is proposed along the western boundary of the site, between existing properties which front onto Crondall Lane and the proposed dwellings. This would serve to minimise any visual impact on the existing Crondall Lane street scene.

The exception to this is plot 1 and the proposed access which would both be prominent from Crondall Lane. It is beneficial to have the first dwelling positioned with an active frontage onto Crondall Lane. This will aid the visual integration of the proposal with existing properties on Crondall Lane. The proposed access would not appear out of keeping; rather it would be reflective of existing development along Crondall Lane which includes a large number of residential dwellings located on secondary roads leading off Crondall Lane.

The layout includes several areas of open space. One of the largest areas of open space is positioned centrally within the site. This provides visual relief between proposed dwellings and helps to integrate the site with the surrounding Countryside and Area of Strategic Visual Importance.

The proposed LAP/LEAP would be located in an appropriate position with overlooking from dwellings to the south, and would also be visible from the open space to the north.

- Scale

120 dwellings are proposed. The height of the proposed dwellings would be 2 storeys, with some of the apartment blocks 2.5 storeys. The height of individual dwellings varies, with a variety of roof forms/pitch types used. The focus upon 2 storey dwellings is considered to be reflective of the character of the area which is dominated primarily by two storey properties, including the University buildings. Nonetheless, a mix of dwellings which does include some 2.5 storey dwellings is considered acceptable given the site's proximity to the town centre, and having regard to other 2.5 storey buildings in the area, such as along Beavers Road.

Proposed garages would be single storey in height. This appears appropriate and in keeping with the character of the surrounding area. The single storey elements add variation and help break up the built form proposed.

- Appearance

A variety of dwelling types are proposed, with varied architectural detailing. A varied appearance of dwellings is considered to add interest to the scheme as a whole.

Detailing on dwellings varies across the site, and the 3 different character areas. Variation between dwellings is achieved through different window types, central brick bands, finials, bonnet hips with a range of dwelling types being used across the site.

Roof forms proposed across the scheme vary, including both gables, hipped roofs. Steep pitches are proposed. These characteristics result in a roof scape which is traditional in appearance and reflective of surrounding architecture.

Indicative material samples have been submitted. 3 different types of brick, these are shades of red and multi tone bricks. Tile hanging is used as a feature within key areas of the site. The proposed roof materials comprise 2 types of concrete tiles, slate grey and a rustic red.

There have been a number of representations which have criticised the proposed materials. These seek the inclusion of further materials such as flint or render, together with slate roof tiles. The materials proposed reflect a relatively simple palette. It is acknowledged the range of materials does not include the full range of materials seen in the area, in which there is a variety of architecture and materials used. However, it is not necessary for a development of this scale to include every material used in the locality. To do so could hamper the ability of the site to achieve its own identity or result in a pastiche appearance.

Full details of the proposed LAP and LEAP would be secured by condition, however given the position and scale, officers are satisfied an acceptable appearance for these play areas could be achieved.

Overall the appearance is considered acceptable and would enable the development to integrate well with the surrounding area.

- Landscaping

Tree and hedgerow loss/diminution associated with the development would be principally limited to the removal of trees for the access creation. The access has already been agreed as part of the outline application.

The proposal includes appropriate buffers and the retention of existing bounding trees including most of the variable quality mature bounding willows and poplars. The planting scheme also includes the retention of the existing poplar shelterbelts along the southern boundary; these are principally external to the application site line.

The landscaping plans propose a palette of principally indigenous species with some good roadside feature trees. The amount and type of planting proposed is considered appropriate having regard to the quantum of development approved on the site and would soften the overall appearance of the development and enable it to integrate well with the surrounding area.

Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2012.

The nearest residential dwellings to the site are:

- To the west of the site existing dwellings on Crondall Lane, in particular numbers 34/b, 36 and 38 to the west of the proposed site access; and 45a and Chestnut Court on the opposite side of the road
- To the south of the site existing dwellings on the northern side of Beavers Close, and on the northern side of Beavers Road (numbers 2-34)

The layout of the site includes an open space buffer along the western side. This provides a buffer and significant separation with the majority of dwellings to the west on Crondall Lane. The layout would retain a good separation between proposed and existing properties. Plot 1 is oriented away from number 34/34b and there would be a minimum separation of 17m between the two facing side boundaries.

To the south of the site properties on Beavers Close and Road benefit from long rear gardens, which back onto the application site. Some of these properties have rear access routes which provide access onto the application site. The neighbouring properties on Beavers Close are sited in closer proximity to the site than those on Beavers Road. The properties immediately beyond the south boundary consist of a mix of detached bungalows, two storey dwellings and block of flats. There is a range of screening along this part of the south boundary, ranging from denser tree cover toward the east end of Beavers Close and low fencing toward the west.

The layout retains access routes from these properties through to the public footpath, and a right of way is maintained along the rear of the gardens. The proposal includes additional planting along the southern boundary, together with the retention of existing trees. The separation distance between the existing and proposed dwellings would range from 40 – 66m. These distances would be sufficient to prevent an unacceptable overbearing impact, loss of light or outlook.

The proposal could result in some limited overlooking resulting from proposed dwellings closest to the southern boundary. The level of this would, however, be limited to the rear parts of some of the gardens that serve properties on Beavers Road. The existing and proposed planting along the southern boundary would also help to minimise this impact.

Neighbouring properties to the site access would be impacted upon to a degree by increased vehicular and pedestrian movements which would result in additional noise and disturbance. However, Crondall Lane itself is a busy road which also attracts a not insignificant level of pedestrian traffic. In this context, the additional impacts for the majority of dwellings on Crondall Lane

would be very limited. The impacts would be more noticeable for the dwellings immediately adjacent to the access. The point of access is a matter that has been established and considered in the granting of outline permission. The landscaping around the site access would help to mitigate the impacts to a degree.

In summary, the proposals are considered to appropriately protect the amenities of neighbouring residential dwellings. Where there would be modest impacts on existing dwellings these would not be significant. The proposal is therefore considered to comply with Policy TD1 in this respect.

Standard of Accommodation and provision of amenity/play space

Policy TD1 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government Technical Housing standards – nationally described space standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers. Until the Council has a Local Plan Policy in respect of these standards, they should only be given limited weight and used as guidance to inform the decision on this proposal.

The application is accompanied by an accommodation schedule which demonstrates that the proposed dwellings would provide appropriate internal space. This is summarised in the table below. It is noted that two of the 3-bed houses would be 3sqm under the standard. However, in the absence of a formal policy to require compliance with the guidelines, and given the modest level of under provision, no objection is raised.

	Internal floor area (sqm)	Technical Space Standard (sqm)
5-bed house 2.5 storey	163	116
5-bed house 2 storey	172	110
4-bed house 2 storey	129 / 142	97
3-bed house 2 storey	81 – 115	84
2-bed house	67 / 81	70
2-bed flat / coach house	67 / 70	61
1-bed flat	51 – 53	39

The proposal would provide appropriate separation distances between proposed dwellings such to provide appropriate light, outlook and privacy to proposed dwellings. The central parts of the site are of a higher density, which is reflective of the site's proximity to the town centre. Officers are however satisfied this is not at the expense of the standard of accommodation being provided.

Each proposed house is served by its own private garden. The blocks of flats have a small amount of communal space surrounding the blocks, and 2 out of 3 blocks are positioned with direct access to the public open space. Whilst this reliance upon the public open space is not ideal, due to the lack of privacy, this is nonetheless a good usable area of space. One of the three blocks (plot numbers 67- 73) is more constrained in terms of its position relative to open space in the site. This building fronts onto an internal road and does not benefit from any meaningful open space behind. However, this concern is considered to be balanced by the fact that the building is still within a short walk of the open space in the site (40m along a pavement). Given the site's proximity to the Town Centre, which provides access to public open space, together with the high amount of public open space to be provided on site, the proposal is considered to be acceptable in terms of the amenity space provided.

A LAP and a LEAP are both proposed within the north-west portion of the site. These are proposed with some overlooking and natural surveillance from neighbouring properties. They are also positioned close to public footpaths/right of ways, and the open space (permitted under WA/2017/0067) to the north.

The proposal is considered to provide a good standard of accommodation and to make appropriate provision for amenity space and play areas.

Housing mix

Policy AHN3 requires new housing to make provision for an appropriate range of housing types and sizes, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

Bed size	SHMA Requirement – Market	Proposed scheme - Market	SHMA Requirement - Affordable	Proposed scheme - Affordable
1	10%	4 (6%)	40%	20 (42%)
2	30%	19 (26%)	30%	14 (29%)
3	40%	28 (39%)	25%	12 (25%)

4 +	20%	21 (29%)	5%	2 (4%)
		72		48

The above table shows that there would be a slight over provision in the number of larger dwellings (4 + bedrooms) proposed. However, the number proposed is similar to that agreed as part of the outline application, and given the size of scheme, the discrepancy is not significant. The proposed housing mix (including both market and affordable) would be broadly compliant with the SHMA 2015.

Heritage

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving, or enhancing the character and appearance of the area.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

Retained Policy HE8 of the Local Plan 2002 is afforded substantial weight due to its level of consistency with the NPPF and seeks to ensure that the development preserves or enhances the character of Conservation Areas.

In this instance, consideration is given to the impact of the proposal on the setting and special architectural merits of the Grade II Listed Building known as 36-48 Beavers Road, the Scheduled Ancient Monument, Grade 1 and Grade II Listed Buildings at Farnham Castle and the Farnham Conservation Area in accordance with Local Plan Policy HE3 and HE8 of the Local Plan.

In assessing the outline application it was concluded that the proposal would not have a direct impact upon the fabric of any heritage asset. The assessment in respect of the outline application concludes that the proposal would result in a neutral impact upon the setting of the heritage assets, preserving their setting whilst serving to bring additional residential housing to the area. The details submitted pursuant to this reserved matters application

in respect of the layout, appearance, scale and landscaping would not alter officer's previous conclusions.

In light of the above, the proposal would preserve the character and setting of the Listed Building and would not harm its significance; furthermore the proposal would not harm the significance of the Conservation Area and would preserve its character. As no harm has been identified, it is not necessary to weigh up the public benefits against any identified harm. The proposal would therefore be in accordance with Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas Act 1990, Policy HA1 of the Local Plan (Part 1) 2018 and retained Policies HE3, HE5 and HE8 of the Local Plan 2002.

Waste, recycling and cycle stores

- Layout

Waste and recycling, together with space for cycle storage is proposed for each house either within garages or within separate garden sheds.

For the blocks of flats communal stores are proposed to provide for both cycle storage and waste and recycling. These stores are considered to be easily accessible from the respective flat entrances.

A refuse tracking plan has been submitted which demonstrates that the proposed layout could accommodate a refuse vehicle.

- Appearance/scale

The proposed stores are considered to be of an appropriate scale such to accommodate both cycle storage and waste and recycling. The appearance of the stores is typical of residential outbuildings. A condition is recommended to secure full details of the proposed materials such to ensure a high quality finish to the scheme.

- Conclusion

The proposal makes appropriate provision for waste, recycling and cycle storage.

Car Parking

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Development proposals should comply with the appropriate guidance as set out within these documents.

The Council's adopted Parking Guidelines (2013) set out the following guidelines for new residential development:

Dwelling size (and number proposed)	Spaces required per dwelling	Total required
1-bedroom (24)	1	24
2-bedroom (66)	2	66
3-bedroom + (63)	2.5	157.5
Total required spaces		248

The proposal includes 268 spaces, which exceeds the parking requirement by 20 spaces. The parking requirement includes an allowance for visitor parking.

The 268 spaces proposed are made up of:

- 45 single storey garages
- 5 car ports
- 192 allocated parking spaces and
- 26 visitor parking spaces

The proposed level of car parking is considered to be acceptable. It is noted that there are a few places within the site where allocated parking spaces are not particularly conveniently located relative to the plots they serve. Whilst these spaces remain fully accessible this could result in pressure for cars to park elsewhere in the site which could result in visual harm. To manage this, the applicants have agreed to provide a car parking management plan which could include clear allocation of spaces. This would be secured by condition.

Planning Infrastructure Contributions

Policy ICS1 of the Local Plan Part 1 (2018) states that infrastructure considered necessary to support new development must be provided either on or off site such as by the payment of financial contributions.

A S106 agreement was signed and completed pursuant to the outline permission. That secured financial contributions in line with the Planning

Infrastructure Contributions Calculator (2008). These were towards the following as well as bespoke highway safety improvements:

Education (Primary)	£208,594.05
Education (Secondary)	£229,534.62
Libraries	£15,416.44
Playing Pitches	£41,054.65
Equipped and Casual Play Space	£36,524.25
Sports/Leisure Centres	£54,627.82
Community Facilities	£25,135.50
Recycling	£5,529.81
Environmental Improvements	£25,135.50
Footpath Improvements	£25,000
Transport contribution	£223,370
Travel Plan Contribution	£25,000
Total	£914,922.64

The infrastructure contributions were based on a different housing mix (this application has slightly increased the number of bedrooms overall in comparison with the outline scheme). In addition, the outline permission predated the up to date CIL regulations which currently apply, and no assessment was made as to whether the contributions met the tests of the CIL regulations.

The infrastructure providers have been asked to confirm whether the amounts sought can be justified in line with the tests of the CIL regulations, in particular identifying specific projects, and also whether the revised mix would generate an increase in the level of contributions sought.

The providers have identified the following projects and contributions:

Primary Years Contribution	Project at St Peter's C of E Primary School, Wrecclesham to provide a new administration link block for the school.	£208,594.05
Secondary Contribution	Project at Farnham Heath End School, to provide a new sports hall as part of the expansion of the school.	£229,534.62
Environmental Improvements	West Street Cemetery Railings	£26,658
Leisure improvements	Frensham Project 'Heathland Hub'	£102,714.40
Waste and recycling	Recycling containers	£3,228.00

contributions		
Footpath Improvement Contribution	Improving access to Public Footpath 181, which runs along the western boundary of the site, to Crondall Lane.	£25,000
Transport contribution	Puffin crossing on West Street between the junctions with Crondall Lane and The Borough and highway infrastructure and sustainable transport improvements in Farnham Town Centre	£223,370
Travel Plan Contribution	Auditing and monitoring of a Travel Plan	£4,600
	Total	£823,699.07

The result of the further consultation is that the total amount of contributions is reduced in comparison with the outline amount. This reflects some infrastructure providers no longer being able to identify and justify the contributions previously sought (including community facilities and libraries).

The applicant is therefore preparing a Deed of Variation, such to amend the original legal agreement and secure the reduced amount of **£823,699.07**. At the time of writing this report, the legal agreement has not been completed. However, subject to its completion the proposal would satisfactorily mitigate its impact in respect of Planning Infrastructure.

Pre Commencement Conditions

“Pre commencement condition” means a condition imposed on the grant of permission which must be complied with: before any building/ other operation/ or use of the land comprised in the development is begun.

Article 35 of the DMPO 2015 requires that for any application for planning permission, the Notice must state clearly and precisely the full reasons, in the case of each pre-commencement condition, for the condition being a pre-commencement condition.

Where pre commencement conditions are justified, these are provided with an appropriate reason for the condition.

Development Management Procedure Order 2015 - Working in a positive/proactive manner

In assessing this application, officers have worked with the applicant in a positive and proactive manner consistent with the requirements of paragraphs 186-187 of the NPPF. This included:-

- Provided pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Conclusion

The principle of development has already been established through the granting of outline permission for the erection of 120 residential dwellings including access.

The proposed development is considered to be of an appropriate scale, layout and appearance such that it would be acceptable in visual terms. The development would reflect the character of the surrounding area.

The development would provide sufficient separation to neighbouring dwellings to avoid any materially adverse impacts by way of overbearing form, loss of light or loss of privacy.

Officers are satisfied that the proposed dwellings would provide a good standard of accommodation for future residents having regard to proposed separation distances, light, outlook, privacy and the size of accommodation.

The proposed level of car parking is considered to be acceptable and would exceed the Council's Guidelines.

The proposed landscaping, and in particular the provision of open space in the north west of the site and tree planting / landscaping would be appropriate having regard to the quantum of development proposed.

The landscaping details would also be acceptable having regard to residential amenity, amenity space and biodiversity considerations subject to appropriate conditions.

It is therefore concluded that the proposed development would be in accordance with the aims and objectives of the Local Plan and the NPPF and would be suitable to the site and surrounding area. There are no adverse impacts that would outweigh the benefits. As such, it is recommended that the Reserved Matters of Layout, Scale, Appearance and Landscaping be approved.

Recommendation A

That, the Reserved Matters of Layout, Scale and Appearance be APPROVED subject to conditions and a S106 agreement to secure a deed of variation to the original legal agreement to amend the infrastructure contribution figures by the 9/07/2018:

1. Condition

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the approved deposited plan CB_81_116_008_External finishes Plan – Rev A and associated material samples shall be made without the prior written consent of the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 (2018).

2. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that Order with or without modification) no fences, boundary walls or other means of enclosure, other than as may be approved as part of this permission, shall be provided forward of any wall of that dwelling or adjoining dwelling which fronts onto any highway.

Reason

In the interest of the character and visual appearance of the area in accordance with retained policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018.

3. Condition
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed at first floor level or above, in the eastern elevation of plot 104 without the written permission of the Local Planning Authority.

Reason

To safeguard the privacy of neighbouring occupiers and to accord with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and TD1 of the Local Plan Part 1 (2018).

4. Condition
The garages hereby approved shall be used for the parking of vehicles and domestic storage incidental to the residential occupation and enjoyment of the dwelling (the subject of this application) only and shall at no time be used for habitable accommodation or for any trade or business.

Reason

In order to maintain sufficient parking for the development and to protect the character and residential amenities of the area in accordance with Policies ST1 and TD1 of the Local Plan Part 1 (2018).

5. Condition
Prior to the first occupation of the dwelling hereby permitted, an on site parking management plan (to include the allocation of parking spaces and parking controls on the internal access roads) shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall be implemented and managed thereafter in full accordance with the agreed details.

Reason

In order to ensure that the proposed parking is maintained for the proposed occupants and to avoid an adverse impact on the character of the area through an increase in on street parking, such to accord with Policy TD1 of the Waverley Borough Local Plan Part 1 (2018).

6. Condition
No development shall commence, including any groundwork preparation, until a detailed, scaled Tree Protection Plan 'TPP' and

related Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Area of trees shown to scale on the TPP including phasing of protection measures, installation of service routings and site access. All works shall be carried out in strict accordance with the approved details.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018. This is a pre commencement condition because it relates to the construction process.

7. Condition

No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of a) a pre-commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and personnel responsible for the implementation of the approved development and b) timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018. This is a pre commencement condition because it relates to the construction process.

8. Condition

Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. This requirement is in addition to any submission under the Building

Regulations. Any amendments to be agreed with the Local Planning Authority in writing.

Reason

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018. This is a pre commencement condition because it relates to the construction process.

9. Condition

The development hereby approved (with the exception of the new access road subject of this condition) shall not be commenced unless and until the site access junction with Crondall Lane and at least 40 metres of the new access road has been constructed in accordance with the approved plans.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Waverley Borough Local Plan Part 1 (2018).

10. Condition

Prior to the first occupation of the proposed development, further details relating to the equipment to be installed in the Local Equipped Area of Play and the Local Area of Play shall be submitted to and approved in writing by the Local Planning Authority. The play areas shall be provided and made available for use in full accordance with the approved details prior to the first occupation of the development, and thereafter maintained.

Reason

To ensure that the development makes appropriate provision for children's play in accordance with Policy LRC1 of the Local Plan Part 1 (2018)

11. Condition

The plan numbers to which this permission relates are

Site wide plans and street scenes:

- Site Location Plan Cb_81_116_000
- Planning Layout Cb_81_116_001 Rev E
- Land Use Plan Rev C

- Housing Mix Plan Cb_81_116_003 Rev C
- Affordable Housing Plan Cb_81_116_004 Rev C
- Building Heights Plan Cb_81_116_005 Rev C
- Parking Strategy Plan Cb_81_116_006 Rev C
- Bin & Cycle Storage Plan Cb_81_116_007 Rev D
- Street Scene Location Plan Cb_81_116_011 Rev C
- Habitable Space Plan Cb_81_116_013 Rev C
- Habitable Space Plan (Sheet 1) Cb_81_116_013_1 Rev C
- Habitable Space Plan (Sheet 2) Cb_81_116_013_2 C
- Habitable Space Plan (Sheet 3) Cb_81_116_013_3 C
- Core Street Scenes Cb_81_116_Co_Ss01 Rev A
- Core Street Scenes Cb_81_116_Co_Ss02 Rev A
- Green Edge Street Scenes Cb_81_116_Ge_Ss01 Rev A
- Green Edge Street Scenes Cb_81_116_Ge_Ss02 A
- Parklands Street Scenes Cb_81_116_Ge_Ss01 Rev A
- Parklands Street Scenes Cb_81_116_Ge_Ss02 Rev A

Core Area Dwelling Plans and Elevations:

- Pb52 Elevations Cb_81_116_Co_Pb52_E01
- Pb52 Floor Plans Cb_81_116_Co_Pb52_P01
- Na44 Elevations Cb_81_116_Co_Na44_E01
- Na44 Floor Plans Cb_81_116_Co_Na44_P01
- Nt30+ Elevations Cb_81_116_Co_Nt30+_E01
- Nt30+ Elevations Cb_81_116_Co_Nt30+_E02
- Nt30+ Floor Plans Cb_81_116_Co_Nt30+_P01
- Nt30 Elevations Cb_81_116_Co_Nt30_E0
- Nt30 Elevations Cb_81_116_Co_Nt30_E02
- Nt30 Elevations Cb_81_116_Co_Nt30_E03
- Nt30 Floor Plans Cb_81_116_Co_Nt30_P0
- Nt30 Elevations Cb_81_116_Co_Nt30_E04
- Nt30 Floor Plans Cb_81_116_Co_Nt30_P02
- Nt32 Elevations Cb_81_116_Co_Nt32_E01
- Nt32 Floor Plans Cb_81_116_Co_Nt32_P01
- Nt32 Elevations Cb_81_116_Co_Nt32_E02
- Nt32 Floor Plans Cb_81_116_Co_Nt32_P02
- Pt35 Elevations Cb_81_116_Co_Pt35_E01
- Pt35 Floor Plans Cb_81_116_Co_Pt35_P01
- Pt35 Elevations Cb_81_116_Co_Pt35_E02
- Pt35 Floor Plans Cb_81_116_Co_Pt35_P02
- Na21 Elevations Cb_81_116_Co_Na21_E01
- Na21 Floor Plans Cb_81_116_Co_Na21_P01
- Na21 Elevations Cb_81_116_Co_Na21_E02
- Na21 Floor Plans Cb_81_116_Co_Na21_P02
- Pt22 Elevations Cb_81_116_Co_Pt22_E01

- Pt22 Floor Plans Cb_81_116_Co_Pt22_P01
- Aa24 Elevations Cb_81_116_Co_Aa24_E01
- Aa24 Floor Plans Cb_81_116_Co_Aa24_P01
- Aa24 Elevations Cb_81_116_Co_Aa24_E02
- Aa24 Floor Plans Cb_81_116_Co_Aa24_P02
- 2bc Elevations Cb_81_116_Co_2bc_E01
- 2bc Floor Plans Cb_81_116_Co_2bc_P01
- 1bf & 2bf Flats Elevations Cb_81_116_Co_1/2bf_E01 Rev C
- 1bf & 2bf Flats Floor Plans Rev C
- 1bf & 2bf Flats Floor Plans Cb_81_116_Co_1/2bf_P02 C

Green Edge Dwelling Plans and Elevations:

- Na51 Elevations Cb_81_116_Ge_Na51_E01
- Na51 Floor Plans Cb_81_116_Ge_Na51_P01
- Pb52 Elevations Cb_81_116_Ge_Pb52_E01
- Pb52 Floor Plans Cb_81_116_Ge_Pb52_P01
- Na44 Elevations Cb_81_116_Ge_Na44_E01
- Na44 Floor Plans Cb_81_116_Ge_Na44_P01
- Nt30+ Elevations Cb_81_116_Ge_Nt30+_E01
- Nt30+ Floor Plans Cb_81_116_Ge_Nt30+_P01
- Nt30 Elevations Cb_81_116_Ge_Nt30_E01
- Nt30 Elevations Cb_81_116_Ge_Nt30_E02
- Nt30 Floor Plans Cb_81_116_Ge_Nt30_P01
- Nt32 Elevations Cb_81_116_Ge_Nt32_E01
- Nt32 Floor Plans Cb_81_116_Ge_Nt32_P01
- Na21 Elevations Cb_81_116_Ge_Na21_E01
- Na21 Floor Plans Cb_81_116_Ge_Na21_P01
- Na21 Elevations Cb_81_116_Ge_Na21_E02
- Na21 Elevations Cb_81_116_Ge_Na21_E03
- Na21 Floor Plans Cb_81_116_Ge_Na21_P02
- Na21 Elevations Cb_81_116_Ge_Na21_E04
- Na21 Floor Plans Cb_81_116_Ge_Na21_P03
- Nb31 Elevations Cb_81_116_Ge_Nb31_E01
- Nb31 Floor Plans Cb_81_116_Ge_Nb31_P01

Parklands Dwelling Plans and Elevations:

- Na51 Elevations Cb_81_116_PI_Na51_E01
- Na51 Floor Plans Cb_81_116_PI_Na51_P01
- Pt43 Elevations Cb_81_116_PI_Pt43_E01
- Pt43 Floor Plans Cb_81_116_PI_Pt43_P01
- Na44 Elevations Cb_81_116_PI_Na44_E01
- Na44 Elevations Cb_81_116_PI_Na44_E02
- Na44 Floor Plans Cb_81_116_PI_Na44_P01
- Nt30 Elevations Cb_81_116_PI_Nt30_E01

- Nt30 Floor Plans Cb_81_116_PI_Nt30_P01
- Nt32 Elevations Cb_81_116_PI_Nt32_E01
- Nt32 Floor Plans Cb_81_116_PI_Nt32_P01
- Nt32 Elevations Cb_81_116_PI_Nt32_E02
- Nt32 Floor Plans Cb_81_116_PI_Nt32_P02
- Nt32 Floor Plans Cb_81_116_PI_Nt32_P03
- Na21 Elevations Cb_81_116_PI_Na21_E01
- Na21 Floor Plans Cb_81_116_PI_Na21_P01
- Na21 Elevations Cb_81_116_PI_Na21_E02
- Na21 Floor Plans Cb_81_116_PI_Na21_P02
- Na21 Elevations Cb_81_116_PI_Na21_E03
- Na21 Floor Plans Cb_81_116_PI_Na21_P03
- 1bf Flats Elevations Cb_81_116_PI_1bf_E01 Rev B
- 1bf Flats Floor Plans Cb_81_116_PI_1bf_P01 Rev B
- Nt41 Elevations Cb_81_116_PI_Nt41_E01
- Nt41 Floor Plans Cb_81_116_PI_Nt41_P01
- Nt41 Elevations Cb_81_116_PI_Nt41_E02
- Nt41 Floor Plans Cb_81_116_PI_Nt41_P02
- Aa31 Elevations Cb_81_116_PI_Aa31_E01
- Aa31 Floor Plans Cb_81_116_PI_Aa31_P01
- Aa31 Elevations Cb_81_116_PI_Aa31_E02
- Aa31 Floor Plans Cb_81_116_PI_Aa31_P02
- 2bc Elevations Cb_81_116_PI_2bc_E01
- 2bc Floor Plans, Cb_81_116_PI_2bc_P01, 2bc Elevations Cb_81_116_PI_2bc_E02
- 2bc Floor Plans Cb_81_116_PI_2bc_P02
- 1bf & 2bf Flats Elevations Cb_81_116_PI_1/2bf_E01C
- 1bf & 2bf Flats Floor Plans Cb_81_116_PI_1/2bf_P01 C
- 1bf & 2bf Flats Floor Plans Cb_81_116_PI_1/2bf_P02 C
- 1bf & 2bf Flats Elevations Cb_81_116_PI_1/2bf_E02 C
- 1bf & 2bf Flats Floor Plans Cb_81_116_PI_1/2bf_P03C
- 1bf & 2bf Flats Floor Plans Cb_81_116_PI_1/2bf_P04 C.

Garages And Outbuildings:

- Garage Elevations & Floor Plans Cb_81_116_Gar_E01
- Garage Elevations & Floor Plans Cb_81_116_Gar_E02
- Garage Elevations & Floor Plans Cb_81_116_Gar_E03
- Garage Elevations & Floor Plans Cb_81_116_Gar_E04
- Cycle Store Elevations & Floor Plans Cb_81_116_Cyc_E01
- Bin Store Elevations & Floor Plans Cb_81_116_Bin_E01
- Sub-Station Elevations & Floor Plans Cb_81_116_Sub_E01

Landscaping Plans:

- North POS Landscape Proposals Sheet 1 of 2 No. CSA/1887/140 A

- North POS Landscape Proposals Sheet 2 of 2 No. CSA/1887/141 A
- Soft Landscape Proposals Sheet 1 of 5 No. CSA/1887/145 A
- Soft Landscape Proposals Sheet 2 of 5 No. CSA/1887/146 A
- Soft Landscape Proposals Sheet 3 of 5 No. CSA/1887/147 A
- Soft Landscape Proposals Sheet 4 of 5 No. CSA/1887/148 A
- Soft Landscape Proposals Sheet 5 of 5 No. CSA/1887/149 A
- Hard Landscape Proposals Sheet 1 of 4 No. CSA/1887/150 A
- Hard Landscape Proposals Sheet 2 of 4 No. CSA/1887/151 A
- Hard Landscape Proposals Sheet 3 of 4 No. CSA/1887/152 A
- Hard Landscape Proposals Sheet 4 of 4 No. CSA/1887/153 A
- Landscape Masterplan No. CSA/1887/156 A

The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

Please note that the fee is refundable if the Local Planning Authority

concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

3. In respect of Condition 2 above (submission of materials), the applicant is required, at the time of submission, to specify in respect of the materials the manufacturer, product name and product number. The materials samples will not be accepted by the Council without this information and without the appropriate fee for the discharge of the condition.
4. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Bury, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk. For further information please see the Guide to Street and Property Naming on Waverley's website.
5. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

Recommendation B

That, in the event that the requirements of recommendation A are not met, that permission be refused for the following reason:

1. In the absence of a deed of Variation to the Legal agreement secured under WA/2016/2466 to secure infrastructure contributions that are fairly and reasonably related to the amended housing mix and to identify specific projects, the development fails to comply with Regulation 122(2) and 123 of the Community Infrastructure Levy Regulations 2010 (as amended).