

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: 17 July 2018

Membership of the Joint Planning Committee

Cllr David Else (Chairman)	Cllr David Hunter
Cllr Peter Isherwood (Vice Chairman)	Cllr Jerry Hyman
Cllr Brian Adams	Cllr Simon Inchbald
Cllr Mike Band	Cllr Anna James
Cllr Maurice Byham	Cllr Denis Leigh
Cllr Carole Cockburn	Cllr Stephen Mulliner
Cllr Kevin Deanus	Cllr Nabeel Nasir
Cllr Paul Follows	Cllr Chris Storey
Cllr Mary Forszewska	Cllr Liz Townsend
Cllr Michael Goodridge	Cllr John Ward
Cllr John Gray	Cllr Nick Williams
Cllr Val Henry	

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 Friday, 20 July 2018 to enable a substitute to be arranged.

Dear Councillor

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

DATE: WEDNESDAY, 25 JULY 2018

TIME: 6.30 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 June 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.

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. QUESTIONS FROM MEMBERS

The Chairman to respond to any questions received from Members in accordance with Procedure Rule 11.

6. 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.

7. APPLICATION FOR PLANNING PERMISSION - WA/2018/0329 - LITTLE ACRES NURSERY, ST GEORGES ROAD BADSHOT LEA GU9 9NT (Pages 7 - 84)

Proposal

The erection of 94 dwellings including associated parking, landscaping, open space and infrastructure following the demolition of existing buildings (Amended description following amended plans and supporting documents received 04/05/2018, additional and amended information received 08/05/2018, 11/05/2018, 14/05/2018, 15/05/2018, 31/05/2018, 21/06/2018 and 03/07/2018)

Recommendations

Recommendation A:

That, subject to conditions and a Section 106 agreement to secure to secure contributions towards education, recycling provision, playing pitch improvements, off-site environmental improvements, mitigation for the impact on the SPA, off-site highways improvements and SUDs and open space management/maintenance, permission be GRANTED.

Recommendation B:

That, in the event that the requirements of Recommendation A are not met within 6 months of the date of the resolution to grant permission, then permission be REFUSED

8. APPLICATION FOR PLANNING PERMISSION - WA/2018/0458 - THE WOOLMEAD, EAST STREET, FARNHAM (Pages 85 - 160)

Proposal

Erection of a building to provide 138 dwellings, 4097m² of mixed use commercial floor space with associated access, parking and landscaping (as amplified by plans received 14/5/18, 4/6/18, amended by plan received 27/6/18 and additional information received 20/04/18, 4/06/18, 1/06/18, 27/6/18 and 29/6/18).

Recommendations

Recommendation A:

That, subject to the applicant entering into an appropriate legal agreement to secure the provision of: contributions towards education infrastructure, SuDS management/maintenance, open space management/maintenance, contributions to off-site play pitch improvements and play space refurbishments, leisure contributions towards Heathland Hub and Farnham Leisure Centre, contribution to recycling containers, contributions to SANG at Farnham Park, off-site highways improvements, travel plan, bicycle/bus vouchers, funding and procurement of loading bays and creation of car club, and subject to conditions and informatives, permission be GRANTED.

Recommendation B:

That, in the event that the requirements of Recommendation A are not met within 6 months of the date of the resolution to grant permission, then permission be REFUSED

9. 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.

10. 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 6.

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%
1st April 17 to 30 th June 18	95.24%	97.71%

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	9.60% (Interim figure as 1 major appeal decisions still outstanding)	1.56% (Final figure as all appeal results known)
Best Estimate*** 1st April 2017 to 30th June 2018	8.33%	1.52%

*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.

Agenda Item 7.

WA/2018/0329
Bellway Homes Ltd
Bellway Homes Limited (North
London)
23/02/2018

The erection of 94 dwellings including associated parking, landscaping, open space and infrastructure following the demolition of existing buildings (Amended description following amended plans and supporting documents received 04/05/2018, additional and amended information received 08/05/2018, 11/05/2018, 14/05/2018, 15/05/2018, 31/05/2018, 21/06/2018 and 03/07/2018) at Little Acres Nursery, St Georges Road Badshot Lea GU9 9NT

Committee:
Meeting Date:

Joint Planning Committee
25/07/2018

Public Notice:
Grid Reference:

Was Public Notice required and posted: Y
E: 486603 N: 148313

Town:
Ward:
Case Officer:
Expiry Date:
Extended Expiry Date:
Neighbour Notification Expiry Date:

Farnham
Farnham Weybourne and Badshot Lea
Kayleigh Taylor
24/05/2018
22/08/2018
06/04/2018

RECOMMENDATION A

That, subject to conditions and a Section 106 agreement to secure to secure contributions towards education, recycling provision, playing pitch improvements, off-site environmental improvements, mitigation for the impact on the SPA, off-site highways improvements and SUDs and open space management/maintenance, permission be GRANTED.

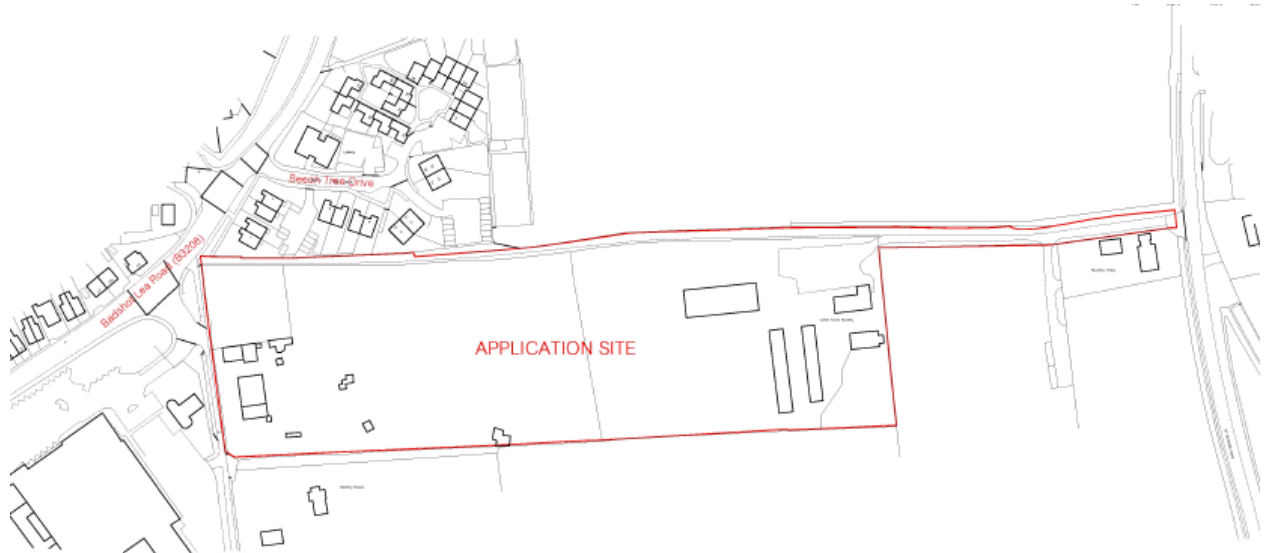
RECOMMENDATION B

That, in the event that the requirements of Recommendation A are not met within 6 months of the date of the resolution to grant permission, then permission be REFUSED

Introduction

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

Location Plan



Site Description

The application site measures 3.2 hectares and is located to the west of St Georges Road and to the east of Badshot Lea Road. The settlement of Badshot Lea is located to the north east of the main settlement of Farnham. Badshot Lea is made up of largely residential development with a number of commercial, recreational and educational uses, including garden centres, local shops, playing field and pubs interspersed.

The eastern part of the application site comprises a plant nursery with a number of dilapidated glasshouses, polytunnels, a small café and a 3 bedroom bungalow known as 'Little Acres'. The western area of the application site comprises an open field with some small dilapidated buildings to the far west.

The site forms part of a larger allocated site under the Farnham Neighbourhood Plan (FNP14c), which also includes land to the east. The land to the east comprises a residential bungalow (Waverleys Folly) which fronts St. Georges Road with various domestic paraphernalia and an orchard. This land is subject to application WA/2018/0545 which is currently undergoing consideration by officers.

To the north-west there is a residential cul-de-sac, Beech Tree Drive comprising two storey semi-detached dwellings. There is a recreation ground to the direct north which comprises football pitches, a cricket ground/nets and tennis courts. To north-east there is a development site where 69 dwellings are being constructed subject to planning permission WA/2016/0847.

To the south of the site lies open countryside and to the west of the site lies Squire's Garden Centre. There is existing vegetation along the site boundaries which screens the site.

Access to the site is achieved via a track off St Georges Road to the east. This access also comprises a public footpath (No. 112) which connects to Badshot Lea Road.

The surrounding landscape is rural in character, with areas of sporadic residential development.

Proposal

Full permission is sought for the erection of 94 dwellings following the demolition of the existing buildings on the site, including an existing three bedroom bungalow. Access to the site would be provided from St. Georges Road to the east.

The application proposes the following housing mix:

	Market	Affordable Rent	Shared Ownership	Total
1 bedroom	4	12	0	16
2 bedroom	17	2	6	25
3 bedroom	29	4	4	37
4 bedroom	16	0	0	16
Total	66	18	10	94

There would be three blocks of maisonettes to the north-west of the site comprising the 1 bedroom units. There would be a mixture of detached, semi-detached and terraced dwellings across the remainder of the site. All dwellings would be two storeys in height, there would be 10 different house designs and 3 different maisonette designs, with further variation in the materials finish. There would also be single storey garages, car ports, cycle and bin stores.

The proposal seeks an area of public open space to the north of the site arranged in a crescent feature. There would also be open space to the north-east of the site and a 5m wide landscape buffer to the south.

Proposed Plans

Proposed block plan



Proposed street scene



House Type H323
Plot 67

House Type M
Plot 68

House Type H431
Plot 69

House Type H326
Plot 70

House Type H326
Plot 71





House Type H323 Plot 80 House Type H423 Plot 81 House Type H46 Plot 82 House Type H321 Plot 83



Block 3 Plot 1-10

House Type M Plot 20



House Type H323 Plot 84 House Type M Plot 85 House Type M Plot 86 House Type H323 Plot 87 House Type H323 Plot 88 House Type M Plot 89 House Type M Plot 90 House Type M Plot 91 House Type H323 Plot 92 House Type H323 Plot 24 House Type M Plot 25 House Type M Plot 26 House Type H323 Plot 27



Heads of Terms

Parks and Countryside	£30,000 contribution towards Badshot Lea Pond, £8,000 towards Tree plantings schemes at Badshot Lea Green and Recreation Ground, £38,000 toward playing pitch improvements; drainage and topdressing and £51,110 towards changing facility improvements at Badshot Lea Recreation Ground.	£127,110
Education Infrastructure	Early Years Contribution: £62,594 Primary Contribution: £75,916 Secondary Contribution: £300,139	£438,649
Waste and Recycling	78 Houses 78 x 240litre blue recycling bins @£20.00 each £1,560.00 78 x food waste caddy sets @ £5.00 each £390.00 Delivery charge @ £5.00 per property £390.00 <u>Total</u> <u>£2,340.00</u> 16 Flats (In 3 blocks) Blocks 2 and 3 12 x 240 litre blue recycling bins @ £20 each £240.00 12 x Food waste caddy sets at £5.00 each £60.00 Block 1 3 x 240 litre blue recycling bins @£20 each £60.00 4x Food waste caddy sets at £5.00 each £20.00 Delivery £36.00 <u>Total</u> <u>£416.00</u>	£2,756
Contribution Towards the Thames Basin Heath SPA Avoidance Strategy	SANG: £213,182 SAMM: £63,758	£276,940

Highway Authority	<p>A. Prior to first occupation of the development the applicant shall pay to the county council an index linked sum of £88,125 to provide pedestrian crossing facilities, environmental enhancements and capacity improvements at the junction of St. Georges Road with Badshot Lea Road.</p> <p>B. Prior to occupation of 50% of the dwellings the applicant shall pay to the county council an index linked sum of £35,250 towards cycle route improvements between Aldershot Town Centre and Farnham Town Centre via Badshot Lea Road.</p> <p>C. On occupation of each residential unit, the developer shall offer to each household a voucher for the purchase of a bicycle (up to a maximum value of £100) or a bus pass (up to a maximum value of £100) and thereafter the developer shall monitor and report to the Highway Authority the uptake of the vouchers by each household, all in accordance with a scheme to be submitted to and agreed in writing by the Highway Authority.</p> <p>D. Prior to commencement of the development to pay to the county council a sum of £4,600 in respect of the future auditing and monitoring of the Travel Plan.</p>	£137,375
Farnham Town Council	Badshot Lea Village Gateways - Installation of three sets of village gateways to provide additional speed mitigation and community identity.	£ 5,644
Affordable Housing	Provision of on-site affordable housing 30%.	N/A
On site Management	Management of on site open space and SUDs	N/A

Details of Community Involvement

The applicant has provided details of the community consultation which took place prior to the submission of the application within a Statement of

Community Involvement within the Planning Statement prepared by Savills dated February 2018.

A meeting was held between the applicant and Badshot Lea Community Association on 22nd January 2018 to discuss the initial masterplan. The general response to the masterplan was positive, with particular support for the provision of smaller units, which was a reflection of the Neighbourhood Plan's desired housing mix. Other issues raised were:

- The application should explain why a cul de sac approach to the masterplan has not been selected.
- Views from the recreation ground to the countryside to the south of the site should be facilitated. Maximum height should be two storeys and development should include open space.
- There should be a theme to the materials and architecture. The development should respond positively to the local context of the village, not Farnham.

In addition, letters were also sent to approximately 300 addresses in Badshot Lea setting out the background and preliminary proposal for the site. Addressees were given contact details to raise queries and suggestions. Two letters were received both of which raised concerns about the traffic impact on St. Georges Road.

A pre-application meeting was also held with Waverley Borough Council Planning officers.

Relevant Planning History

DM/2018/0004	Demolition notification: G.D.P.O Schedule 2 of Part 11 Demolition of tearoom, bungalow, container with loft, polytunnels and derelict sheds.	Pending
WA/2015/1935	Outline application with all matters reserved for the erection of up to 80 dwellings (Including affordable) and a building to provide commercial/retail use following demolition of existing buildings (revision of WA/2015/1057)	Outline Permission 28/06/2017 Not implemented – extant
WA/2015/1057	Outline application with all matters reserved for the erection of up to 99 dwellings (Including affordable) and a building to provide commercial/retail use following demolition of existing buildings.	Withdrawn 04/09/2015

SO/2014/0023	Request for Screening Opinion for an outline planning application for 100 dwellings (including affordable housing), the redevelopment of existing restaurant and creation of public space.	EIA Not Required 10/12/2014
WA/2012/1829	Outline application with all matters reserved for the erection of enlarged and relocated restaurant (Class A3) use, 38 residential units (including 9 affordable dwellings), 10 student residences, addition of 1 retail (Class A1) unit, 1 financial and professional services (Class A2) unit and 1 non-residential institution (Class D1) unit, following demolition of the existing buildings.	Refused 08/02/2013 Appeal Dismissed 23/04/2014
SO/2012/0011	Request for screening opinion for change of use from a garden nursery with associated café/restaurant and residential dwelling to a mixed use development comprising erection of enlarged and relocated restaurant (Class A3) use, 38 residential units (including 9 affordable dwellings), 10 student residences, addition of 1 retail (Class A1) unit, 1 financial and professional services (Class A2) unit and 1 non-residential institution (Class D1) unit, following demolition of the existing buildings.	EIA not required 19/11/2012

The following planning applications relating to land north and east of the application site are also of relevance:

Land to the west of St Georges Road (Currently being developed by Devine Homes);

WA/2018/0820	Application under Section 73A to remove Conditions 9, 11 and 14 of WA/2014/2113 (Outline Application for the erection of 71 residential dwellings) Condition 9 relates to improvements to footpath 112, Condition 11 relates to a village gateway feature and Condition 14 relates to resurfacing footpath 109).	Pending Decision
WA/2018/0869	Application under Section 73A to vary Condition 1 of WA/2016/1072 (approved plan numbers) to allow changes to the	Pending Decision

	layout and revision of hard and soft landscaping to reflect drainage layout and additional substation.	
WA/2018/0614	Application under Section 73 to vary Condition 1 of WA/2016/0847 (approved plan numbers).	Full Permission 05/07/2018
WA/2017/1793	Application under Section 73 to vary Condition 1 of WA/2016/0847 (approved plans and altered by NMA/2017/0101) to allow alterations to layout for installation of a substation within the south-west corner of the site (amended description) (as amended by plans received 09/01/2018, 15/01/2018, 30/01/2018, 01/02/2018).	Full Permission 14/02/2018
NMA/2017/0134	Amendment to WA/2016/0847 for alterations to layout.	Refused 15/09/2017
NMA/2017/0135	Amendment to WA/2016/1072 for alterations to layout.	non material amendment refused 15/09/2017
NMA/2017/0101	Amendment to WA/2016/0847 to provide alterations to layout.	non material amendment allowed 17/07/2017
WA/2016/0847	Approval of reserved matters (layout, scale, and appearance) (for the erection of 69 dwellings) following the outline approval for the erection of 71 dwellings including access and associated car parking (WA/2014/2113) (as amended by plans received 02/02/2017).	Full Permission 29/06/2017
WA/2016/1072	Approval of reserved matter (Landscaping) for the erection of 69 dwellings following the outline approval for the erection of 71 dwellings including access and associated car parking under WA/2014/2113 (as amended by plans received 02/04/2017 and 27/03/2017).	Details Pursuant Approval 12/04/2017
WA/2014/2113	Outline application for the erection of 71 residential dwellings including access and associated car parking (as amplified by emails and additional information received 29/01/2015; 02/02/2015; 18/02/2015	Full Permission 23/12/2015

	(highways modelling information); 22/05/2015 (flood risk assessment Revision K) and 24/06/2015 (reptile survey) and amended by email received 06/01/2015 (housing mix) and plan received 22/06/2015 (revised site layout 02C) Conditions 5, 6, 8, 16, 17, 20, 21 & 23	
SO/2014/0011	Request for Screening Opinion for 85 dwellings with associated car parking, landscaping and open space and a new car park for cricket ground.	EIA not required 11/06/2014

Land at Waverley's Folly, St Georges Road;

WA/2018/0545	Outline application with all matters reserved except for access for the erection of up to 23 dwellings (including 7 affordable) together with associated works following demolition of existing bungalow.	Pending
WA/2017/0996	Removal of existing residential access and formation of a new access from St Georges Road together with associated works (as amended by location plan received 25/07/17).	Withdrawn 09/08/2017

Planning Policy Constraints

Developed/ Built Up Area of Farnham
Farnham and Aldershot Strategic Gap
Footpath 112
TPO 03/18
Area of High Archaeological Potential
Thames Basin Heath 5km Buffer Zone
Section 106 (relates to WA/2015/1935)
Agricultural Land Grade 2 and 3
Allocated Site for Housing (Farnham Neighbourhood Plan)

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.

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

Policy RE1	Countryside beyond the Green Belt
Policy RE3	Landscape Character
Policy TD1	Townscape and Design
Policy NE1	Biodiversity and Geological Conservation
Policy NE2	Green and Blue Infrastructure
Policy NE3	Thames Basin Heaths Special Protection Area
Policy SP1	Presumption in Favour of Sustainable Development
Policy SP2	Spatial Strategy
Policy ICS1	Infrastructure and Community Facilities
Policy AHN1	Affordable Housing on Development Sites
Policy AHN3	Housing Types and Size
Policy LRC1	Leisure, Recreation and Cultural Facilities
Policy ALH1	The Amount and Location of Housing
Policy ST1	Sustainable Transport
Policy CC1	Climate Change
Policy CC2	Sustainable Construction
Policy CC3	Renewable Energy Development
Policy CC4	Flood Risk Management
Policy HA1	Protection of Heritage Assets

Saved Policy of the South East Plan 2009:

Policy NRM6	Thames Basin Heaths Special Protection Area
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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
FNP14	Housing Site Allocations
FNP15	Small Scale Dwellings
FNP27	Public Open Space
FNP30	Transport Impact of Development
FNP31	Water and Sewerage Infrastructure Capacity

FNP32 Securing Infrastructure

Retained Policies of the Local Plan 2002:

Policy C4	Farnham/Aldershot Strategic Gap
Policy D1	Environmental Implications of Development
Policy D2	Compatibility of Uses
Policy D4	Design and Layout
Policy D6	Tree Controls
Policy D7	Trees, Hedgerows and Development
Policy D8	Crime Prevention
Policy D9	Accessibility
Policy H8	Retention of Residential Land and Buildings
Policy LT11	Walking, Cycling and Horse riding
Policy HE14	Sites and Areas of High Archaeological Potential
Policy HE15	Unidentified Archaeological Sites
Policy M5	Provision for Cyclists

South East Plan: Policy NMR6

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2018)
- West Surrey Strategic Housing Market Assessment (2015)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Planning Infrastructure Contributions SPD (2008)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Design Guide (2002)
- Farnham Design Statement (2010)

Consultations and Town Council Comments

<p>Farnham Town Council</p>	<p>Comments dated 05/03/2018: This application form part of an allocated site in the Farnham Neighbourhood Plan Policy FNP14(c) Land at Little Acres Nursery South of Badshot Lea. Farnham Town Council has no objections subject to the development being in keeping with the character</p> <p>Comments dated 14/05/2018: Members noted the absence of an Appropriate Assessment as required by the recent ECJ ruling C-323/17. Farnham Town Council welcomes improvements to the scheme with particular interest in the management of surface water and drainage in an area prone to flooding.</p> <p>Comments dated 04/07/2018: Farnham Town Council welcomes improved footpaths/cycleways and the maintenance of trees to extend their life and associated amenity. Hedgerows should also be preserved along footpaths.</p>
<p>Lead Local Flood Authority</p>	<p>Comments received 08/03/18: Currently, we recommend that planning permission be refused because insufficient information has been provided/significant issues have been identified regarding the proposed surface water strategy to comply with the requirements laid out under the Technical Standards. Further information and changes to the scheme are requested.</p> <p>Comments received 17/05/18: Following our letter dated 8th March 2018 in which we objected to the above application we have received further information from the Applicant which has enabled us to remove our objection. We are satisfied that the proposed drainage scheme based on the updated information supplied meets the requirements set out in the NPPF, its accompanying PPG and Technical Standards and can recommend planning permission is granted. We would however recommend that should planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.</p>
<p>Environment Agency</p>	<p>Comments received 26/03/2018: Refer to Flood Risk Standing Advice (FRSA).</p>
<p>Natural</p>	<p>Comments received 05/04/2018:</p>

<p>England</p>	<p>There is a Thames Basin Heaths SPA Avoidance Strategy in place with Waverley Borough Council and policies are also included within the recently adopted Local Plan: Part 1. We will assume that the proposals are meeting the requirement of these plans (in terms of mitigation, such as contributions to Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM)) and the legislation around protected species has also been addressed. We note that the development must lie within the catchment area of any SANG that it is contributing to and the identified SANG must have capacity available for the proposal. If the applicant is complying with this strategy, as highlighted within the 'Update Appraisal and Protected Species Report', then Natural England do not object to this application.</p> <p>Comments received 23/05/2018: The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.</p> <p>Comments received 11/07/2018: Natural England agree with the conclusions of the Habitats Regulations Assessment.</p>
<p>Surrey Wildlife Trust</p>	<p>Comments received 09/04/2018: Prior to determination of this application, the applicant should be asked to provide clarification of how the landscaping and design of the proposed development will enable recommendations of the above referenced Update Appraisal report to be implemented. In absence of this clarification, the application does not appear to be compliant with the obligations of the NPPF.</p> <p>Prior to determination of the current planning application, the Council should require the applicant to submit the additional bat emergence surveys recommended within Paragraph 5.2 of the above referenced Preliminary Ecological Appraisal report in order to avoid contravention of above referenced Protected Species legislation.</p> <p>Comments received 07/06/2018: On the basis of currently available information, the development as proposed does not appear to be compliant</p>

with the aims of the National Planning Policy Framework and does not appear to be compliant with the statutory obligations of the Natural Environment and Rural Communities Act and Wildlife and Countryside Act 1981.

Imposition of a planning condition requiring surveys for legally protected species (bats) for this planning application is therefore not in compliance with statutory and policy obligations.

In not requiring appropriately detailed bat surveys for applications where there is a reasonable likelihood of bats being present and affected by the proposed development, the Council would also not be acting in accordance with the NPPF or ODPM Circular.

Comments received 02/07/2018:

We note that the following updated documents have been submitted in support of the current application;

Updated 'Illustrative Landscape Masterplan', drawing no. 2777-LA-05-P5, dated 20th June 2018, author Allen Pyke.

Letter titled 'Little Acres, Badshot – Response to Surrey Wildlife Trust Comments [dated 7th June 2018]' to Kayleigh Taylor, dated 20th June 2018, author Suzanne Melhuish EPR Ltd.

I note that the Updated Landscape Masterplan referenced above now provides location details for the proposed species specific enhancements, such as bird and bat boxes and bat access tiles. This is welcome clarification.

The above referenced letter from EPR and appended illustrative Landscape Masterplan indicates that a significant majority of mitigation, compensation and enhancement provision for habitats, is to be created through retention of semi-natural buffer adjacent to the southern boundary of the development site.

Paragraph 5.5 of the previously submitted Update Appraisal and Protected Species Report dated February 2018 states; "This buffer should take the form of rough grassland grading to scrub towards the boundary / hedge and be approximately 5m in width to allow enough space for future management'.

It is my opinion that other proposed areas of public open space (identified as 'wildflower meadow' or to be managed for 'diverse sward mix and structure') will be unable to effectively deliver the habitat proposed as they are of insufficient size, have poor functional connectivity with adjacent habitats, or have conflicting proposed uses such as a children's play area.

It is therefore essential that that the 5m buffer proposed can deliver sufficient, appropriately managed habitat in order to effectively compensate for the mosaic of existing habitats that will be lost. The above referenced letter dated 20th June 2018 is clear that the applicant proposes to submit a Landscape and Ecological Management Plan (LEMP) to provide further detail in relation management of onsite habitats. This is also a welcome and necessary step.

It is therefore essential that the LEMP should provide detailed and quantified measures in order to demonstrate that appropriate impact avoidance, mitigation and enhancement measures are effectively secured.

The development will result in deterioration of barn owl habitat and that significant measures will need to be provided within the LEMP to demonstrate that retained and created habitats will effectively mitigate for habitats and roost that will be lost.

I note that the above referenced letter titled 'Little Acres, Badshot – Response to Surrey Wildlife Trust Comments [dated 7th June 2018]' to Kayleigh Taylor, dated 20th June 2018, author Suzanne Melhuish EPR Ltd, includes Appendix 4; 'Bat Results Note (EPR 2018) which provides bat emergence / re-entry survey results.

The report did not identify active roosts present within the buildings scheduled for demolition at the development site. Active bat roosts do not therefore, appear to be a constraint to development and a European Protected Species Licence is therefore not required. The report does identify up to 4 species of bat using the site for foraging and / or commuting purposes. I therefore recommend that should the Council

	<p>be minded to grant permission of the proposed development, that the development should be required to proceed only in accordance with the impact avoidance, mitigation and enhancement measures presented within Section 4 'Further Recommendations' of the above referenced Bat Results Note'.</p> <p>We advise that compliance with this best practice guidance is secured through a Sensitive Lighting Management Plan submitted to the Council for approval prior to commencement of development.</p>
<p>County Highway Authority and SCC Rights of Way</p>	<p>No objection subject to conditions and S106 financial payments.</p>
<p>County Archaeologist</p>	<p>Comments received 18/04/2018:</p> <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, and the application is therefore supported by a desk based archaeological assessment of the site produced by the Surrey County Archaeological Unit (SCAU).</p> <p>The assessment has consulted all currently available sources and notes that the site is located in an area which has a good potential to produce significant archaeological remains dating to the Neolithic and Bronze Age periods in particular, with scatters of flint work indicative of settlement activity recorded close to the site. The report concludes it would be advisable to conduct a programme of fieldwork on the site, in the form of an archaeological evaluation, to a scheme of works that is appended to the assessment.</p> <p>Such an approach is consistent with the requirements of the National Planning Policy Framework and Local Plan policy and so I agree with the conclusion. The evaluation should enable any significant archaeological deposits to be identified and characterised and allow suitable mitigation measures to be developed. These mitigation measures may involve more detailed excavation of any Archaeological Assets, but in the event that remains of</p>

	<p>exceptional significance are present then preservation <i>in situ</i> would be the preferred option.</p> <p>As the assessment also demonstrates that the previous and current land use may have compromised archaeological survival in some parts of the site I consider that it would be reasonable and proportionate response to require that the evaluation be carried out following determination of the application, but that a condition should be added to secure the evaluation and any subsequent mitigation work that may be required.</p> <p>Comments received 25/05/2018: Previous comments still appropriate.</p>
<p>Council's Waste and Recycling Officer</p>	<p>Comments received 23/05/2018: The access roads into and within the development will need to be capable of accommodating a collection vehicle 2530mm wide and 9840mm overall length, with a maximum gross weight of 26 Tonnes. Suitable turning provision to be included.</p> <p>For the 78 houses, the following containers are specified. These should be presented for collection on the appropriate day:</p> <p>1 x 140 litre black refuse bin 1 x 240 litre blue recycling bin 1 x 240 litre brown garden waste bin (Optional subscription service) 1 x 23 litre food waste green kerbside caddy.</p> <p>Flats 1-6 (6 x 1bed) Communal refuse and recycling Refuse: 1 x 660 litre black 4 wheeled, flat lidded refuse bin Dry Recycling: 4 x 240 litre blue recycling bins* Food waste: 1 x 140 litre communal food waste bin. Each dwelling to be issued with a 7 litre silver kitchen caddy.</p> <p>Flats 7-12 (6 x 1bed) Communal refuse and recycling Refuse: 1 x 660 litre black 4 wheeled, flat lidded refuse bin Dry Recycling: 4 x 240 litre blue recycling bins* Food waste: 1 x 140 litre communal food waste bin. Each dwelling to be issued with a 7 litre silver kitchen caddy.</p> <p>Flats 32-35 (4 x 1bed,)</p>

	<p>Communal refuse and recycling Refuse: 1 x 660 litre black 4 wheeled, flat lidded refuse bin Dry Recycling: 3 x 240 litre blue recycling bins* Food waste: Individual 23 litre caddy sets</p> <p>*240 litre blue bins, for dry recycling, and food waste containers are supplied at the expense of Waverley Borough Council. If equivalent 1100 litre or 660 litre bins are to be used for recycling, then these must be provided at the developer/ management expense. They should be flat lidded, blue in colour and comply with EN840 -4.</p> <p>The Developer / Management must inform Waverley Borough Council Environmental Services Department at least four weeks prior to the proposed date of initial occupation, in order that final arrangements for refuse and recycling collections can be made</p> <p>Comments received 06/06/2018: Proposals for individual bin stores for blocks 2 & 3 would be acceptable.</p> <p>The collection crew will collect from, and return to, the communal storage for Block 1. The individual bins for blocks 2 and 3 will require to be presented for collection at the kerbside on the appropriate day.</p>
<p>Council's Environmental Health Officer</p>	<p>Comments received 26/04/2018: On review of the submitted material, contaminated land conditions are not recommended for the development. The Developer is reminded of the responsibility for delivering safe development as defined in the NPPF. The Council's Environmental Health Team should be notified should any unexpected issues arise.</p> <p>Comments received 23/05/2018: No further comment</p>
<p>Council's Greenspaces Manager</p>	<p>Comments received 02/03/2018: There needs to be a risk assessment made of the risks associated with Cricket balls landing on the development site, whether this is in the proposed properties shown on the plans or within the outlined greenspace area and playground. Should there be any risks identified these will need to be properly mitigated by the developer.</p>

	<p>Due to the proposed housing numbers and the associated number of occupants and a previous development, there is likely to a considerable increase in use of the recreation ground, which will potentially cause conflicts with the organised sporting use of the recreation and also the recognised impacts of increased dog walking (dog fouling). As there is very limited greenspace associated within the proposed development, it is inevitable that the new residents will use both Badshot Lea Rec and Green areas.</p>
British Horse Society	No comments received.
Byways & Bridleways Trust	No comments received.
Ramblers Association – London	No comments received.
Ramblers Association – Farnham and District Ramblers	<p>As noted in the Transport Assessment (TA), Footpath 112 runs east-west between Badshot Lea Road and St George's Road, and is on the northern border of the Application Site. The TA does not however mention Footpath (FP) 113, which runs south from Badshot Lea Road, from the point where FP 112 meets this road. From the plans FP 113 should not be affected by the proposed development, once completed.</p> <p>Paras 6.8 and 6.9 of the TA describe proposed works to upgrade FP 112, with a 2m width and improved surfacing. At present FP 112 is narrow, muddy and affected by overhanging vegetation, so these plans should enhance walking in the area. We feel that easy access should remain to FP 112, in particular at both ends of the path.</p> <p>If planning permission is granted, we are concerned about the access to and use of FPs 112 and 113 during any works by the developers. We would expect walkers to be able to use these paths without hindrance, or, if necessary, that temporary diversions are in place and properly signed.</p> <p>We note also that as FP 112 is a footpath it is not usable by cycles. An upgraded path could be rather tempting for such traffic.</p>
Surrey Police Designing out	<p>Comments received 12/04/2018:</p> <p>The National Planning Policy Framework demonstrates the</p>

Crime

government's commitment to creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and with the level of crime and anti-social behaviour in Badshot Lea being below average when compared with the rest of Surrey, I have no major concerns with the proposals, however the following additional measures to mitigate against crime should be considered.

There are a number of parking areas that are not directly over looked by 'active windows' from the dwellings associated with them, (particularly plots 1-12 and 62-69).

It is important that parking must be within view of an active room within the property. An active room is where there is direct and visual connection between the room and the street or the car parking area. Such visual connections can be expected from rooms such as kitchens and living rooms, but not from bedrooms and bathrooms. Gable ended windows can assist in providing observation over an otherwise unobserved area.

Please consider a requirement for amending the housing design and or layout to deal with this, or we would recommend these are gated for added security.

The public foot path to the north of the site will aid permeability, which could give access/egress to a criminal. Whilst it is accepted that through routes will be included within development layouts, the designer must ensure that the security of the development is not compromised by excessive permeability.

This path should be a minimum of 3m wide, with good sight lines, no dark corners, well-lit and with no excessive planting or foliage. Trees should be well managed, with canopies no lower than 2 metres and shrubs no taller than 1.3 metres. The area should be kept well managed, going forward.

The Play Area needs to be carefully considered regarding the balance between good natural surveillance from surrounding properties and the risk of annoyance to the residents of those properties from anti-social use of the play

	<p>area.</p> <p>See Secured by Design, Design Guide 'Homes 2016' for more information on these issues.</p> <p>Page 16 of the Design and Access Statement makes reference to Safety and Security, particularly:</p> <p>'physical methods of reducing crime and improving security will be incorporated into the proposals at detailed design stage, by means of secure walls, fences, gates, doors, windows and other measures as appropriate'.</p> <p>A requirement for the developer to attain Secured by Design Gold certification would enable the developer work with Designing Out Crime Officers to achieve this aim by designing in high quality crime reduction measures to this development.</p> <p>The Crime & Disorder Act 1998 heightens the importance of taking crime prevention into account when planning decisions are made. Section 17 of the Act places a clear duty on both police and local authorities to exercise their various functions with due regard to the likely effect on the prevention of crime and disorder. You are asked to accord due weight to the advice offered in this letter which would demonstrate your authority's commitment to work in partnership and comply with the spirit of The Crime & Disorder Act.</p>
Thames Water	<p>Waste Comments</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Water Comments</p> <p>With regard to water supply, this comes within the area covered by the South East Water Company.</p>
South East Water	No comments received.

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 09/03/2018 site notices were displayed around the site 07/03/2018 and neighbour notification letters were sent on 27/02/2018, 08/05/2018 and 22/06/2018.

Five letters of objection have been received on the following grounds:

- Demand on infrastructure risk to local community.
- Flooding is common on the site.
- Impact on flooding of Beech Tree Drive and dwellings lower down the hill.
- No enforceable commitment to improving roads, schools and local amenities.
- Impact on highways - traffic, highway safety, highway maintenance, noise and air pollution.
- Cumulative impact on highway safety as a result of WA/2016/0847, WA/2018/0545 (pending) and the current application.
- The existing access to the site should be closed and access should be provided from that proposed under planning application WA/2018/0545 (Waverley’s Folly).
- Should this application be approved, no provision will have been promoted for the delivery of the access to the remainder of the allocation.
- Bellway should demonstrate how this access would be achievable within their site boundary and provide vehicle tracking information to demonstrate the suitability of the a proposed junction.
- Bellway Homes has a legal requirement to allow agricultural access from their proposed access to land at the rear of Waverley’s Folly. Not enough information has been submitted to demonstrate that agricultural access could be achieved.
- Badshot Lea is a village.
- Overlooking, loss of privacy and loss of light to 10 Beech Tree Drive.
- Light pollution from street lighting.
- Noise and disturbance during construction period.
- Impact on biodiversity.
- Land around Beech Tree Drive is vital to soak up extra surface run off.
- Existing flooding of Beech Tree Drive would be exacerbated.
- Pressure on local schools in the area, increasing class numbers significantly.

Five letters of general observation have been received, including a letter from the Badshot Lea Community Association and The Farnham Society on the following grounds;

- Developers do not have legal rights to use the Squires Garden Centre access, concern raised that if this was used there would harm to the customers, suppliers and employees of Squires.
- Impact on off-site trees, protected by TPO 03/18 and subject to landscape scheme in accordance with application WA/2014/2113. Devine homes do not give consent to the removal of trees within its ownership.
- Levels of the proposed access and pavement should be provided, to identify whether the ditch will be infilled and whether there would be any harm to trees.
- Expect no damage to trees and root systems of 5 Beech Tree Drive and the hedgerow to the rear of the garden to be retained and any existing gaps to be infilled with new hedgerow.
- No issues raised with the repositioning of footpath but request details of materials and width.
- Concern that rainwater is directed towards rear garden of 5 Beech Tree Drive and flooding from footpath into this garden.
- Motorcycles should be prohibited.
- Footpath lighting should be low level lighting and not the usual height or intensity of normal street lighting.
- Request for additional trees to aid screening from existing properties in Beech Tree Drive.
- It is critical that the only vehicle entrance to this site be located at the St Georges Road end, thus avoiding any 'rat run'.
- Although many of the buildings would seem to be acceptable in isolation the repetition of the basic design, with little variation, does not create an interesting and inspiring street scene.
- The proposal does not accord with guidelines of the Farnham Design Statement.
- Estate layout and road positioning could be improved.
- Dwellings on the south side of the site present as a continuous straight row.
- Could better reflect rural environment.
- Disappointingly low amount of green space.
- More detailing and variation required. Materials should sit well with the Devine Homes site.
- Rendering is only a token gesture and disappointed to note the proposed use of 'grey slate style materials'.
- Prefer to see confirmation of proposed materials before the determination of this application and not as a condition attached to any approval.
- The proportions of the roofs of dwelling type 426 could be improved through development of the shape.

- The introduction of patio doors to Block 1 ground floor flats could be beneficial to residents.
- Additional visitor parking spaces could be appropriate.
- Narrow access road.
- 20mph speed limit would be appropriate.
- Whilst accept that this application has to be considered on its own merits we are concerned at the immediate proximity of the access to the proposed Waverley Folly site (WA/2018/0545). Some evaluation of traffic safety should be undertaken when determining the two applications. A single access would be preferred.
- The footpath on the northern boundary needs to be sited further away from properties 5-8 Beech Tree Drive than current footpath.
- Motorcycles must be prevented from using the footpath.
- Footpath lighting (if any) must be low level. ie not normal street light height.
- Hedgerow next to the current footpath must be retained and not destroyed.

Submissions in support

Planning statement received 23/02/2018:

- The outline planning permission WA/2015/1935 excluded a strip of third party land in the centre of the site. Bellway Homes has been able to obtain control of this land so that the shape of the site has been regularised, assisting with technical matters such as the drainage and highway design. It also helps with providing an efficient layout.
- The layout of the proposed housing has been carefully designed to ensure that traditional street frontages are created throughout, delivering an attractive and safe neighbourhood with public open space and natural surveillance of all shared surfaces.
- To ensure that there is no adverse impact on the surrounding residential area or wider visual amenity, the new homes will be a maximum of two storeys. This scale reflects development in the area.
- Integration with the village is achieved through the provision of a number of pedestrian links into footpath 112 along the northern edge of the site and the provision of a LEAP adjacent to the recreation ground, overlooked by a crescent of houses that successfully frame the recreation ground.
- The internal access road has been re-aligned to provide for legible movement through the site that also calms traffic speeds.
- A landscape buffer along the southern edge provides for a zone of transition from the built form into the open countryside to the south.

- Provision of a range of house types that reflect the needs identified in the Farnham Neighbourhood Plan (2017).
- Policy FNP 14c) seeks two vehicular access points to be provided from Badshot Lea Road to the west and St Georges Road to the east. The planning application does not include an access from Badshot Lea Road as Bellway Homes does not currently have full control of the land between the western site boundary and the adopted part of the carriageway along Badshot Lea Road. The submitted Transport Assessment demonstrates that a single point of vehicular access for the site onto St. Georges Road can safely accommodate all vehicles and pedestrians associated with the site and it would not have a severe impact on highway safety and capacity on surrounding roads and junctions.
- The existing Public Right of Way will be retained and will provide a pedestrian link between the site and Badshot Lea Road.

Letter dated 04/05/2018:

- The proposal has been amended to include a wider pallet of materials. Notably, rendered elevations and slate coloured roofs are now proposed at key locations, and a wider range of roof forms have been introduced. Traditional window styles, ornate quoining detail and chimneys are now proposed at key locations in the layout.
- Bellway have reduced the proposal from 96 dwellings to 94 dwellings, this has a considerable positive impact by creating more space in the layout to incorporate further landscaping and general spaciousness in the scheme whilst reducing the extent of hardstanding for car parking.
- Bellway have proposed a good number of native trees in public places that will thrive and mature to become trees of robust stature in the long term. As a general principle, smaller and narrow form tree species have been selected within the streets while larger and broader species within the open spaces and the site boundaries. The main area of open space is associated with the play area and tree species selection has been driven by the visual and tactile qualities of these trees to contribute to the play and learning experience.
- The site is located to the south of the Cricket pitch and south of the wicket. The nearest proposed property is approximately 80 metres from the north wicket and the play area is approximately 75 metres. This is a considerable distance to hit a cricket ball for a straight drive, even for professional players. In addition the mature trees separating the site and the recreation ground will remain and will act as a breaker if necessary. Whilst the risk cannot be ruled out, it is considered that it is minimal and so does not warrant further amendments to the proposed layout or mitigation by erecting nets.

- Generally, surface water will drain into the ground. However, because the infiltration rate into the sub-soil below ground is relatively low, a backup has been designed to a direct outfall to the existing ditch to the north east of the site.
- All parking spaces proposed in the amended layout are overlooked and there will be natural surveillance to help reduce the likelihood of anti-social behaviour and crime impacting the future residents.

Letter dated: 21/06/2018

- A 3 metre wide footway/cycleway would be provided at the western extent of the site in the vicinity of Plots 1 – 6; and a 2 metre wide footpath to be proposed along the northern site boundary.
- There is a net increase in 93 homes and 28 affordable homes proposed equating to 30.1% of the net total on site, this accords with Policy AHN1 of the Waverley Local Plan Part 1.
- The Illustrative Landscape Masterplan has been amended to include the proposed ecological features as well as emphasising the quantum and quality of the soft landscaping proposed.
- Following a trial trench recently excavated, Bellway are confident that the installation of services will have little impact on the long term health of trees sited adjacent to the access road. Furthermore, officers are aware that the site benefits from outline planning permission with an indicative layout showing this access road from St. Georges Road.

Determining Issues

Principle of development

Planning history and differences with previous proposal

Environmental Impact Assessment

Loss of Agricultural Land

Location of development

Housing Land Supply

Housing Mix

Affordable Housing

Impact on visual amenity

Impact on residential amenity

Standard of accommodation

Provision of amenity and play space

Impact on Highway safety and parking provision

Impact on the Public Right of Way

Refuse and Recycling Storage

Air Quality

Land contamination
Archaeological constraints
Impact on Trees
Flooding and drainage
Financial Considerations
Infrastructure contributions
Effect on the SPAs
Biodiversity and compliance with Habitat Regulations 2017
Crime and disorder
Sustainability
Accessibility
The Equalities Act 2010 and Human Rights Implications

Planning Considerations

Principle of development

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

Policy FNP14 of the Farnham Neighbourhood Plan states that development of sites which have been allocated for housing development should safeguard the residential amenities of adjoining occupiers in respect of privacy, daylight and sunlight. The allocated sites may come forward for development in phases, but proposals for development of part of a site which would prejudice eventual development of the whole allocation will not be permitted. Any proposals for development of part of the allocation will be required to demonstrate that they would not prevent the quantum of development set out below from being satisfactorily accommodated on the site. Development should also meet the specific development guidance in the detailed site allocation policies. The site subject to policy FNP14(c) of the Farnham Neighbourhood Plan which provides development guidance with regards to design and layout, landscape and open space, access and infrastructure.

These issues are addressed in the relevant sections below.

Planning history and differences with previous proposal

The planning history is a material consideration.

Outline planning permission has been previously granted under application WA/2015/1935 for the erection of up to 80 dwellings (including affordable) and

a building to provide commercial/retail use following demolition of existing buildings. This planning permission has not been implemented and is extant.

The differences between the current proposal and that application are that the application site now includes the vertical strip of land in the centre of the site that was excluded from application WA/2015/1935. The below plan shows the location plan for application WA/2015/1935.



The current proposal seeks full planning permission for the erection of 94 dwellings on the site, an increase in 14 dwellings above that granted in the outline permission. There would be the provision of 30% affordable housing on the site, opposed to 40% that was previously approved. There is no longer a commercial/retail building proposed.

The below plan shows the indicative block plan for application WA/2015/1935:



The below tables shows a comparison of the proposed housing mix and the indicative mix put forward in application WA/2015/1935;

WA/2015/1935 (indicative):

Unit Type	Market	Affordable	Total
1 bedroom	4 (8.3%)	12 (37.5%)	16 (20%)

2 bedroom	15 (31.3%)	12 (37.5%)	27 (33.75%)
3 bedroom	19 (39.6%)	8 (25%)	27 (33.75%)
4 bedroom	10 (20.8%)	0 (0%)	10 (12.5%)
Total	48	32	80

Current proposal:

Unit Type	Market	Affordable	Total
1 bedroom	4 (6.1%)	12 (42.9%)	16 (17%)
2 bedroom	17 (25.8%)	8 (28.6%)	25 (26.6%)
3 bedroom	29 (43.9%)	8 (28.6%)	37(39.4%)
4 bedroom	16 (24.2%)	0 (0%)	16 (17%)
Total	66	28	94

The plans submitted with application WA/2015/1935 indicated a communal play park area measuring 484m² in the eastern section of the site. The current proposal seeks approximately 1000m² of play space to the north, adjacent the Badshot Lea Recreational Ground.

Since the time of that decision that Farnham Neighbourhood Plan (2017) and the Waverley Borough Local Plan Part 1 (2018) have been adopted and should be afforded full weight.

The test for Members is whether having regard to the changes, the current proposal is not materially more harmful than the approved scheme and is acceptable in its own right.

Environmental Impact Assessment

On 10 December 2014, the Council, pursuant to Regulation 5(7) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015), issued a screening opinion (Ref: SO/2014/0023) to the applicant that the proposed development of up to 100 dwellings at Land at Little Acres Nursery, St Georges Road would not constitute EIA development within the meaning of the Regulations.

Whilst the EIA regulations were updated in 2017, officers remain satisfied that no further screening opinion is required.

Loss of Agricultural Land

The NPPF states that, where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. This

sentiment accords with retained Policy RD9 of the Local Plan 2002 which states that development will not be permitted which would result in the loss or alienation of the best and most versatile agricultural land unless it can be demonstrated that there is a strong case for development which overrides the need to protect such land. This policy carries significant weight.

The application site comprises a plant nursery to the east and open fields to the west. Officers consider the lawful use of the land to be mixed agricultural/horticultural. This use would be lost as part of the proposal, however, the principle of the change of use to residential has been established in the adoption of the Farnham Neighbourhood Plan 2017, which allocates the land for housing under policy FNP14c) and planning application WA/2015/1935.

Location of development

Policy SP2 of the Local Plan (2018) sets out the spatial strategy for the Borough up to 2032 and seeks to focus development at the four main settlements. The proposal is in the developed area of Farnham and therefore accords with the spatial strategy.

The site is located within the built up area boundary of Farnham as defined in the Farnham Neighbourhood Plan (2017).

The proposal would create new housing within a sustainable location, in close proximity to existing facilities within Badshot Lea and public transport links to the centre of Farnham and the wider surrounding area, thereby reducing the need of future occupants to travel by private vehicle to meet their day-to-day needs.

As such, Officers consider that the proposal would provide sustainable access to the facilities required for promoting healthy communities and would enhance the vitality of the community of Badshot Lea.

Therefore, it is considered that the proposal would provide new residential units in a sustainable location.

Impact on Farnham/Aldershot Strategic Gap

Policy RE3 of the Local Plan Part 1 (2018) with regards to the Farnham/Aldershot Strategic Gap states that pending a more focused review in Local Plan Part 2, the Farnham/Aldershot Strategic Gap will continue to be protected by resisting inappropriate development in accordance with Policy

RE1: Countryside beyond the Green Belt. Within the Strategic Gap the Council will promote:

- Measures to enhance the landscape and the conservation of wildlife sites; and
- Improved public footpaths and bridleways for informal recreation

Retained Policy C4 of the Waverley Borough Local Plan (2002) states that the Council will:

- a) protect the Strategic Gap between Farnham and Aldershot, as shown on the Proposals Map, by resisting inappropriate development in accordance with Policy C2;
- b) promote the enhancement of the landscape, and conservation of wildlife sites;
- c) promote improved public footpaths and bridleways for informal recreation.

There is some conflict between retained Policy C4 of the Local Plan 2002 and FNP11 of the Farnham Neighbourhood Plan 2017 which seeks to prevent coalescence between Farnham and Aldershot; Badshot Lea and Weybourne; Rowledge and Wrecclesham; Rowledge and Boundstone and Rowledge and Frensham. The northern part of the site is within the designated Built Up Area Boundary of Farnham, as defined in the Farnham Neighbourhood Plan 2017 and is therefore not protected by Policy FNP11. Furthermore, the site has been allocated for residential development under Policy FNP14c of the Farnham Neighbourhood Plan. The Farnham Neighbourhood Plan is more up to date than the Waverley Borough Local Plan (2002) and as such, should be given more weight. Policy C4 should therefore be given limited weight. Furthermore, there is also conflict between Policy RE3 of the Local Plan Part 1 (2018) and Policy FNP11 of the Farnham Neighbourhood Plan for the same reason.

Whilst the Waverley Borough Local Plan Part 1 (2018) was adopted after the Farnham Neighbourhood Plan (2017) it did not alter the strategic gap boundaries, however, it was recommended that a detailed review of the Gap take place as part of Part 2 of the Local Plan. The Farnham Neighbourhood Plan (2017) did review the boundary. As such, more weight should be given to the Farnham Neighbourhood Plan and limited weight attached to Policies RE1 and RE3.

Notwithstanding this, the proposal incorporates an improved public footpath to enhance informal recreation and a Landscape Ecological Management Plan would be secured by condition to enhance the remaining landscape and wildlife conservation. The proposal is therefore considered to be in general accordance with Policy RE3 of the Local Plan Part 1 (2018).

Housing Land Supply

On 20th February 2018, the Waverley Borough Local Plan Part 1 2018 was adopted which set out a housing trajectory up to 2032. The examining Local Plan Part 1 Inspector concluded in his report dated 1st February 2018 that the Council does have five years' worth of housing supply. Therefore, the Council can demonstrate the requirement of paragraph 47 of the NPPF 2012.

The provision of up to 94 dwellings as proposed would make a significant contribution to housing supply for the plan period. Furthermore, 80 homes on this site was included within the latest 5 year housing land supply calculation (1st April 2017). The site also forms part of a wider allocated site in the Farnham Neighbourhood Plan (FNP14c), which has been identified to have an approximate capacity for 125 dwellings.

Housing Mix

Policy AHN3 of the Local Plan 2018 Part 1 states the proposals will be required to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

Policy FNP15 of the Farnham Neighbourhood Plan states that proposals for residential development on larger sites will be permitted if they incorporate an element of 1 or 2 bedroom dwellings, subject to other policies in the Plan.

The West Surrey SHMA 2015 provides the following information with regard to the indicative requirements for different dwelling sizes:

Unit Type	1 bed	2 bed	3 bed	4 bed
Market homes	10%	30%	40%	20%
Affordable homes	40%	30%	25%	5%

In comparison with the indicative requirements of the SHMA, this is broken down into the following two tables for market and affordable housing:

Market Housing

Unit Type	Number of units	Proposed mix
1 bedroom	4	6.1

2 bedroom	17	25.8
3 bedroom	29	43.9
4 bedroom	16	24.2
Total	66	100

Affordable units

Unit Type	Number of units	Proposed mix
1 bedroom	12	42.9
2 bedroom	8	28.6
3 bedroom	8	28.6
4 bedroom	0	0
Total	28	100

The proposed housing mix and density are considered to be appropriate having regard to the evidence in the SHMA and Policy AHN3 of the Local Plan 2018 Part 1.

Affordable Housing

Policy AHN1 of the Local Plan (Part 1) 2018 states that the Council will require a minimum provision of 30% affordable housing on all housing developments that meet required criteria.

There are 28 affordable dwellings proposed, equating to 30.1% of the total dwellings on the site. This is considered to meet the criteria of Policy AHN1. The proposed mix is outlined in the previous section of this report, it is considered that the proposed mix is broadly in line with the SHMA, albeit, without any 4 bedroom dwellings and as such an increased number 3 bedroom dwellings.

The SHMA (2015) also recommends 30% of new affordable homes to be intermediate tenures and 70% rent. The table below shows the proposed split to be broadly in line with this recommendation.

Affordable Mix	Affordable Rent	Shared Ownership	Total
1 Bed	12	0	12
2 Bed	2	6	8
3 Bed	4	4	8
Total	18 (64%)	10 (35%)	28

The tenure layout plan (051706-BEL-NL-03 Rev. B) shows the location of the affordable homes which have been distributed in to two main clusters, and the

Council would ideally prefer to see the affordable housing more evenly distributed across the site. However, this is not considered a sufficient reason to warrant refusal.

The Council's Housing and Enabling Officer recommends that to make best use of affordable housing stock in the context of recent welfare reforms, 2-bed units should accommodate 4 people and 3-beds should accommodate 6 people where these are proposed as rented accommodation (for shared ownership, 3-bed 5-person units are acceptable). The following table shows a comparison between the proposed affordable dwelling sizes and the National Technical Housing Space Standards.

House Type	Bed spaces	Tenure	Gross Floor Area (m ²)	National Space Standards (m ²)
Block 2 & 3	1b2p	Affordable Rent	50 & 60	50
H20	2b4p	Affordable Rent & Shared Ownership	79	79
H31	3b6p	Affordable Rent	102	102
H30	3b5p	Shared Ownership	93	93

All of the affordable rented dwellings and shared ownership dwellings would meet the technical space standards.

The proposal is considered to be acceptable with regards to affordable housing provision and would accord with Policy AHN1 of the Local Plan Part 1 (2018).

Impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 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.

Policy FNP1 of the Farnham Neighbourhood Plan states that development will be permitted where it is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located. Guidance of the Farnham Design Statement should be followed.

Policy FNP14(c) states that the comprehensive development of this site should respond to the local characteristics of the Weybourne and Badshot Lea

Character Area as set out in the Farnham Design Statement, 2010. The layout should allow a transition to the southern countryside edge with views south from the recreation ground retained through the layout and scale of development. Materials should be in keeping with existing materials in Badshot Lea (stone, slate, brick, tile, render, Victorian red brick and flint). Development should be a maximum of two stories in height.

The Farnham Design Statement 2010 sets out that the essential rural character of Badshot Lea should be preserved, by respecting the pattern of development in the village. New development should be carefully considered to avoid putting undue pressure on the existing infrastructure.

The submitted plans show a spine road from St. Georges Road which will meander through the site, Officers consider that this would provide visual interest to the overall design, in addition to reducing vehicle speeds when compared to the linear spine road shown on the indicative plans submitted with application WA/2015/1935. Views of plot 71, albeit limited, could be achieved from St. Georges Road and from within the development site currently under construction from the north. This property would have rendered elevations with red brick detailing in the form of string courses, plinths and window arches. It would have a slate roof and brick chimney. Officers consider this detailing reflects the character of Badshot Lea and would act as an appropriate feature property at the entrance to the main site area.

The public footpath to the north of the site would be retained and widened, providing pedestrian access to St. Georges Road and Badshot Lea Road. It would have an unmade finish, that would be in keeping with the semi-rural character of the area. There would be good permeability across the site and the proposal would not prejudice the development of the wider allocated site.

The proposed dwellings would all be two storey and therefore accord with the Farnham Neighbourhood Plan in this respect. This would be in keeping with the development in the surrounding area. The proposal comprises a variety of dwelling types with a mixture of gable and hipped roof designs, this would provide an interesting roof scape that reflects the character of Badshot Lea and Farnham.

There are three blocks of maisonettes. Blocks 2 and 3, would have individual doors for each of the units which would give the illusion of small terraces of dwellings when viewed from the streetscene. Block 3 would face Badshot Lea Road and would be seen within the context of the frontages of Plots 36-40 inclusive, providing an active frontage to Badshot Lea Road.

The proposal would be tenure neutral. There would be a mixture of red and brown brick, with tile hanging and render features on certain dwellings. There would also be a mix of brown tile and slate grey roofs. Officers consider that these materials could be in keeping with Badshot Lea and the wider Surrey vernacular, however, it is reasonable to impose a condition requiring the submission of material samples prior to the commencement of development. This will ensure control over the quality and detail of the proposed materials.

There would be detailing in the forms of gables, porches, bay windows, chimneys, string courses, brick quoins, arched brick headers and varied window designs. There would be feature elevations in prominent locations throughout the site. To the north of the site, there is a small crescent comprising six pairs of semi-detached dwellings fronting the public open space. Officers consider this to be an attractive feature, which would provide an active frontage to the development when viewed from the recreation ground to the north.

The proposed garages, car ports and cycle stores would have an acceptable design and siting. They would be set behind the front elevations of the host dwellings, would be single storey in scale and have pitched roof designs. They would therefore appear subservient and accord with the design guidance contained within the Council's Residential Extensions SPD. The bin store proposed for Block 1 would be set behind the block of flats and as such would not be prominent within the streetscene. Smaller bin stores are proposed for each of the maisonettes in Blocks 2 and 3 adjacent to each front door, these would be modest in scale and as such, would not appear unduly prominent. Modest bin stores would also be provided for Plots 17-20 and 72-77. There are no bin stores proposed for the remainder of the site, however, all of the dwellings would have private gardens with gated access where occupiers can store bins, it is therefore unlikely that waste and recycling bins will clutter the streetscene.

The tandem parking provision adjacent to the dwellings for plots 43-51 and 54-60 would minimise the prominence of hard landscaping when viewed from the streetscene and allow for soft landscaping to the frontages of these plots. Whilst it is noted that there is a substantial amount of parking in the centre of the site, the car ports proposed for plots 88, 90, 91 and 93, would provide relief from the extent of hard standing and therefore reduce its prominence. There is varied hard surfacing materials proposed and there is soft landscaping proposed across the site, this softens the appearance of the scheme and reflect the semi-rural character of the area. There would be grasscrete access to the substation to the south of the site. Soft and hard landscaping would be secured by condition.

In light of the above, it is considered that the proposed development would be of an appropriate scale, layout and appearance that would be acceptable in visual terms and reflect the character of the surrounding area. The proposal therefore accords with Policy TD1 of the Local Plan 2018 Part 1, Policy FNP1 and FNP14(c) of the Farnham Neighbourhood Plan and retained Policies D1 and D4 of the Local Plan 2002.

Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 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 properties to the site are those to the south of Beech Tree Drive (to the north west of the site) and 'Waverleys Folly' which is located to the east of the site. There are also dwellings under construction to the north-east of the site subject to planning application WA/2016/0847.

There would be a sufficient distance between the proposed dwellings and Waverley's Folly to prevent a material loss of light, overbearing impact or loss of privacy to this dwelling. Whilst the proposed access road would run adjacent to Waverleys Folly, this would be an upgrade to the existing site access. Furthermore, it is considered that an increase in traffic using this access would not be materially harmful to the occupiers of Waverleys Folly, above that previously approved at outline under application WA/2015/1935.

Proposed Block 3 (plots 1-6) would be positioned 7m from the boundary with Number 1 Beech Tree Drive and 12m to the neighbouring dwelling which are sited at an oblique angle to the application site. Officers consider this to be an acceptable distance to prevent a material loss of light or overbearing impact to this neighbouring occupier. The first floor window proposed in the northern elevation would serve a stair case, Officers consider it reasonable to impose a condition requiring this window to be obscure glazed to safeguard the privacy of Number 1 Beach Tree Drive.

Block 2 (plots 7-12) would be 13.5m from the northern site boundary and would be separated from neighbouring dwellings Numbers 1-5 Beech Tree Drive and their amenity space by existing garages. Officers are therefore satisfied that there would be an acceptable relationship and would not result in a material harm to neighbouring occupiers.

Plot 13 would be 10m to the site boundary and approximately 19m to Numbers 7 and 8 Beech Tree Drive. Officers are satisfied that there would be no material harm by way of loss of light or overbearing impact to these neighbouring occupiers. Furthermore, no first floor windows are proposed in the first floor side elevation, as such, there would be no material loss of privacy to these neighbouring occupiers.

Plots 17-20 would be approximately 13m from the site boundary with Numbers 9-12 Beech Tree Drive and approximately 18m from the existing building. Officers are satisfied that this distance is acceptable and would not result in a material loss of light or overbearing impact to the occupiers of these flats. With regards to overlooking, the Council's Residential Extensions SPD states that there should be a distance of at least 21 metres between proposed windows and neighbouring properties windows and 18 metres to neighbouring private amenity space. These guidelines and may be reduced if the character of the immediate area suggest that lesser distances may be appropriate. Whilst the distances would not accord with the Council's Residential Extensions SPD, given the orientation of the existing flats and the oblique angle with the proposed development, Offices are satisfied that any views of neighbouring windows would not result in material loss of privacy to neighbouring occupiers. The distance between the proposed development and the amenity space of Number 9 and 10 Beech Tree Drive would not be out of keeping with the character of the area and as such, is considered acceptable in this instance.

There would be sufficient distances between the proposed development and the dwellings currently under construction to the north of the site pursuant to application WA/2016/0847.

In light of the above, officers are satisfied that there would be no materially adverse impacts on residential amenities. The proposal would accord with Policy TD1 of the Local Plan Part 1 2018 and saved Policies D1 and D4 of the Local Plan 2002.

Standard of accommodation

Policy TD1 of the Local Plan (Part 1) 2018 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 play space 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.

House Type	Bedrooms	Total floor area (m ²)	National Space Standards (m ²)
M	2b4p	82.8	79
H323	3b4p	88	84
H326	3b5p	97.6	93
H424	4b7p	122.2	115
P	4p7p	124.2	115
H426	4p7p	127.5	115
H431	4b7p	138	115
H20	2b4p	79	79
H30	3b4p	93	84
H31	3b6p	102	102
Apartment Block 1	1b2p	51	50
Apartment Block 2	1b2p	50.3 & 60.5	50
Apartment Block 3	1b2p	50.3 & 60.5	50

In light of the above, it is considered that all of the proposed dwellings would meet the technical space standards.

There would be appropriate distances between the proposed dwellings to allow adequate light and outlook to all of the proposed habitable rooms. There are first floor side windows on a number of dwellings which would serve secondary rooms such as bathrooms, staircases and landings. Recommended condition 4 requires windows in side elevations to be obscure glazed where considered appropriate to safeguard the privacy of future occupiers and recommended condition 5 removes permitted development rights for the installation of windows for particular plots where considered necessary.

Subject to the above conditions, officers are satisfied that the proposal would provide an acceptable standard of accommodation and would accord with Policy TD1 of the Local Plan Part 1 2018.

Provision of amenity and play space

Policy TD1 Local Plan 2018 (Part 1) refers to maximising opportunities to improve the quality of life and health and well being of current and future residents. Such opportunities include, inter alia, the provision of private, communal and public amenity space and on site playspace provision (for all ages).

Policy LRC1 of the Local Plan 2018 (Part 1) sets out that the provision of new open space, sports, leisure and recreation facilities and the promotion of outdoor recreation and access to the countryside will be encouraged. Proposals for new residential development will be expected to make provision for play space having regard to Fields in Trust (FIT) standards.

Policy FNP27 of the Farnham Neighbourhood Plan sets out that residential development proposals will be expected to provide for new accessible public open space either through on site provision or a financial contribution to off site provision. Amenity greenspace and children's' and young people's equipped space should be provided on site.

The Council uses the standard recommended by Fields in Trust (FIT) 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' (2016) for assessing the provision of outdoor playing space.

For a development of 10 – 200 dwellings, the Fields in Trust guidance referred to above sets out that a Local Area for Play (LAP), Locally Equipped Area for Play (LEAP) and a contribution towards a Multi-Use Games Area (MUGA) should be provided.

A LAP comprises a play area equipped mainly for children aged between 4-6 years old. LAPs should be located within 100m from every home. The main activity area should be a minimum of 100sqm with a 5m minimum separation between the activity zone and the boundary of the dwellings.

A LEAP comprises a play area equipped mainly for children age between 4-8 years old. LEAPs should be located within 400m from every dwelling. The main activity area should be a minimum of 400sqm with a 20m minimum separation between the activity zone and the boundary of the dwellings.

The proposed dwellings would be provided with private amenity space and the proposed flats would benefit from a communal amenity area.

There is a play park with an area of approximately 1000m² proposed adjacent the northern boundary, to the centre of the site. Officers are satisfied that this area would have adequate natural surveillance and would provide an adequate level of play equipment. Full details of the equipment would be secured by condition.

Furthermore, contributions would be secured towards playing pitches as part of the legal agreement.

In light of the above, officers are satisfied that sufficient amenity and play space would be accommodated within the site.

Impact on Highway safety and parking provision

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

Policy FNP14(c) of the Farnham Neighbourhood Plan states that visitor parking should be sited near the recreation ground to allow additional parking capacity for the recreation ground when available.

Policy FNP30 of the Farnham Neighbourhood Plan 2017 states that development will be permitted where proposals provide safely located vehicular and pedestrian access where adequate visibility exists or could be created.

The National Planning Policy Framework 2012 outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Paragraph 32 of the NPPF 2012 states: "All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- The opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- Safe and suitable access to the site can be achieved for all people; and
- Improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development.

- Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

The application is supported by a Transport Assessment and Full Travel Plan prepared by Paul Basham Associates dated February 2018.

Access to the site would be provided from St. Georges Road to the west, which provides access to the Badshot Lea to the north and the A31 to the south.

The County Highway Authority has sought a financial contribution towards pedestrian crossing facilities, environmental enhancements and capacity improvements at the junction of St. George’s Road with Badshot Lea Road, cycle route improvements between Aldershot Town Centre and Farnham Town Centre via Badshot Lea Road and monitoring of the Travel Plan. They have also requested that the developer offer each household a voucher towards the purchase of a bicycle or a bus pass.

The County Highway Authority has sought Grampian style conditions to secure S278 works, including visibility splays, a village gateway feature on St. Georges Road and pedestrian crossing facilities on Badshot Lea Road. The County Highway Authority has also sought conditions to secure the internal highway works, vehicle parking and cycle storage prior to the occupation of the development, the submission and compliance with a Construction Transport Management Plan and compliance with the submitted Travel Plan dated May 2018.

The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. The current proposal would require 198.5 parking spaces.

Unit size	Parking standard	Number of units	Number of Parking spaces
1 bedroom	1	16	16
2 bedroom	2	25	50
3 + bedroom	2.5	53	132.5
Total		94	198.5

The proposal would provide the following parking provision;

	Spaces
Allocated parking	170
Unallocated for residents	29
Unallocated for visitors of park	6
Unallocated for Block 1	4
Bonus garage parking	40
Total	249

In light of the above officers are satisfied that there would be sufficient parking provision. Whilst there would be triple tandem parking for a significant number of plots, the garages are considered bonus parking spaces above that required by the Council's Parking Guidelines. Therefore, officers consider the triple tandem parking spaces to be acceptable in this instance.

There are 6 unallocated visitor parking spaces proposed opposite the recreation ground, this would accord with the requirements of Policy FNP14(c) of the Farnham Neighbourhood Plan.

There would also be sufficient cycle storage, this would be accommodated in the proposed garages. For plots that do not benefit from private garages, drawing number 051706-BEL-NL-02 Rev.B shows that there would be space suitable for the storage of two bicycles within the garden space for each dwellinghouse. The proposed flats and maisonettes would have secure communal cycle storage within the communal amenity space.

In light of the above and subject to conditions and the completion of a suitable legal agreement, Officers are satisfied that the proposal would have an acceptable impact on safety and efficacy of the surrounding highway network and that the cumulative impacts of the proposed development could be satisfactorily accommodated on the surrounding highway network or mitigated by appropriate means, without generating a severe impact, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policies FNP14(c) and FNP30 of the Farnham Neighbourhood Plan and paragraph 32 of the NPPF 2012.

Impact on the Public Right of Way

Policy ST1 of the Local Plan Part 1 2018 states that the Council will seek to ensure that developments encourage the provision of new and improved footpaths, bridleways and cycleway.

Retained Policy C4 of the Waverley Borough Local Plan 2002 states that the Council will promote improved public footpaths and bridleways for informal recreation. Retained Policy M5 of the Waverley Borough Local Plan 2002

requires developments to include, where possible, safe and convenient cycle routes which can connect to the Borough-wide cycle network.

Retained Policy LT11 of the Local Plan (2002) states that the Council, in consultation with Surrey County Council, will seek to ensure that the designated rights of way are safeguarded, protected and enhanced to encourage use by walkers, cyclists and horse riders.

Public footpath 112 runs across the north of the site providing a link between St. Georges Road to the west and Badshot Lea Road to the east. This footpath would be widened and enhanced by the scheme.

Unlike application WA/2015/1935 a financial contribution for street lighting has not been requested by the County Council Rights of Way Officer. It is considered that the current proposal would result in satisfactory natural surveillance of the footpath and is therefore not considered to be necessary.

The proposal is therefore considered to accord with Policy ST1 of the Local Plan Part 1 2018 and retained Policies C4, LT11 and M5 of the Local Plan 2002.

Refuse and Recycling Storage

Policy TD1 of the Local Plan Part 1 2018 states that the Council will seek to maximise opportunities to improve the quality of life, health and well-being of current and future residents by (amongst other things) the provision of appropriate facilities for the storage of waste (including general refuse, garden, food and recycling). Policy CC2 of the Local Plan Part 1 2018 states that the Council will require new development to be designed to facilitate the recycling and composting of waste.

The Council's Waste and Recycling Officer has assessed the application and considers that each of the dwelling houses should have 1 x 140 litre black refuse bin, 1 x 240 litre blue recycling bin, 1 x 240 litre brown garden waste bin (Optional subscription service), 1 x 23 litre food waste green kerbside caddy. Officers are satisfied that there would be sufficient space within the curtilage each property and there is gated access to the rear gardens of all dwelling houses, furthermore certain plots have bin stores proposed adjacent their front doors.

Block 1 would have a communal bin store, 13m from the proposed highway. The Council's waste and Recycling Officer has confirmed that proposed storage space is sufficient and that the collection crew will collect from, and return to, the communal storage for Block 1.

Blocks 2 and 3 would have individual bin stores, these will be required to be presented for collection at the kerbside on the appropriate day, along with those bins from the dwelling houses.

In light of the above, Officers are satisfied that the proposal could secure the required refuse/recycling storage in accordance with Policy TD1 of the Local Plan 2018.

Air Quality

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of the area or proposed development to adverse effects from pollution, should be taken into account.

Paragraph 124 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

Retained Policy D1 of the Waverley Borough Local Plan 2002 states that the Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of noise and disturbance or potential pollution of air, land or water, including that arising from light pollution.

The site is not within a designated AQMA and nor is it adjacent to one. However, the impact on air quality remains an important material consideration. The proposed development would introduce new residents into an area that has an established road network and therefore may expose future occupants to air pollution associated with road traffic. The new development would also potentially increase road usage in the area by potential future occupiers.

In light of the above, mitigation measures are recommended to be secured via condition should permission be granted. These include a Site Environmental Management Plan, no burning of materials on site and a scheme for electric vehicle charging.

Subject to the imposition of suitable mitigation measures, particularly throughout the construction stage, it is concluded that the impact on air quality would be acceptable.

Land contamination

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Retained Policy D1 of the Local Plan sets out that development will not be permitted where it would result in material detriment to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances.

The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

The Council's Environmental Pollution Officer has assessed the submitted information and is satisfied that contaminated land conditions would not be required for the development should permission be granted, however an informative is recommended to remind the applicant of their responsibility for delivering safe development and to notify the Council should any unexpected issues arise.

In light of the above, officers consider that the proposal would accord with retained Policy D1 of the Local Plan 2002 and the NPPF in this regard.

Archaeological constraints

Policy HA1 of the Local Plan Part 1 2018 requires the significance of heritage assets within the Borough to be conserved. Retained Policies HE14 and HE15 of the Local Plan 2002 require that appropriate desk based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved. These policies are afforded full weight owing to their consistency with the NPPF.

The application is accompanied by a desk based archaeological assessment of the site produced by the Surrey County Council Archaeological Unit (SCAU) dated January 2018.

The assessment has consulted all currently available sources and notes that the site is located in an area which has a good potential to produce significant archaeological remains dating to the Neolithic and Bronze Age periods in particular, with scatters of flint work indicative of settlement activity recorded close to the site. The report concludes it would be advisable to conduct a programme of fieldwork on the site, in the form of an archaeological evaluation, to a scheme of works that is appended to the assessment.

The County Archaeologist agrees with the conclusion of the submitted report. The evaluation should enable any significant archaeological deposits to be identified and characterised and allow suitable mitigation measures to be developed. These mitigation measures may involve more detailed excavation of any Archaeological Assets, but in the event that remains of exceptional significance are present then preservation *in situ* would be the preferred option.

As the assessment also demonstrates that the previous and current land use may have compromised archaeological survival in some parts of the site it is considered reasonable and proportionate to require that the evaluation be carried out following determination of the application, but that a condition should be added to secure the evaluation and any subsequent mitigation work that may be required.

In light of the above, and subject to the recommended condition as set out by the County Archaeologist, officers are satisfied that there would be no adverse archaeological implications and the proposal would accord with Policy HA1 of the Local Plan Part 1 2018 and retained Policies HE14 and HE15 of the Waverly Borough Local Plan 2002.

Impact on Trees

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. Retained Policies D6 and D7 of the Local Plan 2002 are attributed full and significant weight respectively due to their level of consistency with the NPPF 2012.

The Council's Tree and Landscape Officer has reviewed the proposal and notes that proposal would result in the loss of a line of trees in the site centre, however, it is acknowledged that this is a realistic requirement from the

holistic site development. The proposed access would likely result in harm to the rooting environment of TPO trees adjacent the proposed access, particularly the largest oak tree. It is considered reasonable to impose a condition requiring the submission of an improved landscaping scheme prior to the occupation of the development which includes replacement trees along the access way.

Subject to a condition requiring a landscaping scheme it is considered that the proposal would accord with Policy NE2 of the Local Plan Part 1 2018.

Flooding and drainage

Policy CC4 of the Local Plan (Part 1) 2018 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate floor risk location, it would not constrain the natural function of the flood plain and where sequential and exception tests have been undertaken and passed. Sustainable drainage systems (SuDS) will be required on major development proposals.

Policy FNP31 of the Farnham Neighbourhood Plan states that permission will only be granted for proposals which increase the demand for off-site water and wastewater infrastructure, where sufficient capacity already exists or extra capacity will be provided to serve the development without adverse impact to the amenity of local residents.

The site is entirely within Flood Zone 1, therefore it is not therefore necessary to consider the sequential or exception tests in this instance. However, the application relates to a major development and the site area exceeds 1 ha. Therefore, a site specific Flood Risk Assessment (FRA) is required.

The application is supported by a Flood Risk Assessment prepared by GTA Civils Consulting Engineers dated 17th May 2018 (4th issue) and a Drainage Maintenance and Management Manual dated 16th March 2018.

Thames Water has been formally consulted on the proposal and do not raise any objection with regard to sewerage infrastructure capacity. No comments have been received from South East Water Company with regards to water supply. As such, no infrastructure is required, as set out in the Farnham Neighbourhood Plan (2017).

The Lead Local Flood Authority (LLFA) has considered the proposal and whilst an initial objection was raised in respect of the proposed surface water strategy, this objection has been withdrawn following the submission of additional information. The LLFA are satisfied that the proposed drainage scheme meets the requirements set out in the NPPF, its accompanying PPG and Technical standards, subject to suitably worded conditions to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.

Having regard to the above, it is considered that the proposals would not lead to increased flood risk, either on site or elsewhere, and would accord with Policy CC4 of the Draft Local Plan Part 1, Policy FNP31 of the Farnham Neighbourhood Plan and the NPPF 2012 in this respect.

Financial Considerations

Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application. Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant.

The NPPG sets out that whether or not a local financial consideration is material to a decision will depend on whether it could help to make the development acceptable in planning terms. It is not appropriate for a decision to be made on the basis that the development could have the potential to raise money for a local authority or other government body.

In the current case, the Council does not rely on local financial considerations to mitigate against the effects of the development to make it acceptable in planning terms. As such, it does not form a material planning consideration.

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 or by the payment of contributions through planning obligations and/or the Community Infrastructure Levy.

Policy FNP32 of the Farnham Neighbourhood Plan sets out any development permitted will be expected to ensure provision of necessary social, physical

and green infrastructure needed to support the proposed development, which should be provided through developer contributions subject to an appropriate assessment of viability.

The three tests as set out in Regulation 122(2) require s106 agreements to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The NPPF emphasises that to ensure viability, the costs of any requirements likely to be applied to development, such as infrastructure contributions should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

CIL Regulation 123 sets out no more may be collected in respect of a specific infrastructure project or a type of infrastructure through a Section 106 agreement, if five or more obligations for that project or type of infrastructure have already been entered into since 6th April 2010 and it is a type of infrastructure that is capable of being funded by CIL.

In the light of the above change, the infrastructure providers have been requested to confirm that the identified contributions meet the tests of CIL Regulations 122 and 123. The final obligations to be included within the Section 106 agreement will need to satisfy the tests of the Regulations.

Infrastructure providers responsible for the provision of infrastructure within Waverley have been consulted and, as a result, the following contributions are sought and justified:

Provision of recycling containers	£2,756
Early years education infrastructure	£62,594
Primary education infrastructure	£75,916
Secondary education infrastructure	£300,139
Changing rooms	£51,110
Playing pitches	£38,000
Badshot Lea Pond Improvements	£30,000
Tree planting at Badshot Lea Green	£8,000
Pedestrian crossing facilities, environmental enhancement and capacity improvement at the junction of St Georges Road with Badshot Lea Road	£88,125
Cycle route improvements between Aldershot Town	£35,250

Centre and Farnham Town Centre via Badshot Lea Road.	
Travel Plan monitoring	£4,600
Bicycle bus pass incentive vouchers up to value of £100 for each household	£9,400
Badshot Lea Village Gateways	£5,644
Contribution Towards the Thames Basin Heath SPA Avoidance Strategy	£276,940
Total	£988,474.00

The providers have confirmed that the proposed contributions would meet the test of CIL regulation 122 and would not result in the pooling of more than 5 contributions towards one specific piece of infrastructure. The infrastructure improvements required would therefore comply with CIL Regulations 122 and 123.

The applicant has indicated a willingness to enter into a suitable legal agreement to secure relevant contributions. As of yet, a signed and completed legal agreement has not been received.

Subject to the receipt of a suitable, signed legal agreement to secure infrastructure contributions, it is concluded that the proposal would adequately mitigate for its impact on local infrastructure and the proposal would comply with the requirements of the Local Plan and the NPPF in respect of infrastructure provision.

Effect on the SPAs

The site is located within the 5km of the Thames Basin Heathland Special Protection Area (SPA). The proposal would result in an increase in people (permanently) on the site.

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity within Waverley. Development should retain, protect and enhance features of biodiversity and geological interest and ensure appropriate management of those features. Adverse impacts should be avoided or, if unavoidable, appropriately mitigated.

Within locally designated sites, Policy NE1 sets out that development will not be permitted unless it is necessary for appropriate on site management measures and it can demonstrate no adverse impact to the integrity of the nature conservation interest.

Policy NE3 of the Local Plan (Part 1) 2018 states that new residential development which is likely to have a significant adverse effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England. New residential development which the Council considers that either alone or in combination is likely to have a significant adverse effect on the SPA beyond 400m and within 5 km of the SPA boundary (in a straight line) must provide:

- Appropriate contributions towards the provision of Suitable Alternative Natural Greenspace (SANG) identified by the Council;
- Or
- A bespoke solution to provide adequate mitigation measures to avoid any potential adverse effects; and
- A financial contribution towards wider Strategic Access Management and Monitoring (SAMM)

The three tests as set out in Regulation 122(2) require S106 agreements to be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In light of the recent European Court of Justice ruling (Case C 323/17 - People Over Wind and Sweetman 2018) relating to the Habitats Directive, mitigation cannot be taken into consideration at screening stage. This judgement affects the way the Council approaches Habitats Regulations Assessments and therefore an Appropriate Assessment has been undertaken for the site. The Appropriate Assessment, which has been approved by Natural England, concludes that with appropriate mitigation, in this instance a financial contribution towards the SANG at Farnham Park, the proposal would not affect the integrity of the SPA.

Given the conclusion of the Appropriate Assessment, in order for the development to be acceptable in planning terms, and to comply with the Conservation of Habitats and Species Regulations 2017 and avoid a likely significant effect upon the Thames Basin Heaths SPA, a S106 agreement is required as part of any subsequent planning approval to secure a financial contribution of £276,940 (£213,182 towards a SANG and £63,758 towards SAMM), in line with the Waverley Borough Council Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy (July 2016). This

figure is based on the proposal being for a net gain of 16 1-bed units, 25 2-bed units, 36 3-bed units, 16 4-bed units.

The pooling of contributions towards SANG, which is for the ongoing maintenance and enhancement of the SANG at Farnham Park, rather than the provision of new SANG, is not considered to be infrastructure and does not therefore need to comply with CIL Regulation 123.

The applicant is willing to enter into a legal agreement to secure the financial contribution so as to adequately mitigate the impact of the development upon the Thames Basin Heaths Special Protection Area. Subject to the applicant entering into a Section 106 agreement to secure this contribution, the effect upon the SPA would be mitigated in accordance with Policies NE1 and NE3 of the Local Plan 2018 (Part 1), Policy FNP12 of the Farnham Neighbourhood Plan 2017 and the adopted Avoidance Strategy.

Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

Retained Policy C4 of the Local Plan seeks to promote the enhancement of the landscape and conservation of wildlife sites in the Farnham/Aldershot Strategic Gap.

The application is supported by an ecology report prepared by Ecological Planning & Research Ltd dated February 2018. Additional letters were submitted on 03/05/2018 and 07/06/2018 in response to Surrey Wildlife Trust's comments.

Surrey Wildlife Trust have reviewed the application and the submitted ecological information and considers that all the onsite habitats would be lost as a result of the proposal, which while of relatively low ecological quality do present an interesting mosaic that has intrinsic value. A number of protected species have been identified within the footprint of development including breeding birds, barn owl, reptiles and suitable habitat for a wider range of protected species exists onsite. The development would require the felling of at least 38 trees, some of which are mature, native specimens.

A significant provision of mitigation, compensation and enhancement measures for habitats, is to be created through retention of semi-natural buffer adjacent to the southern boundary of the development site. It is considered that a Landscape and Ecological Management Plan (LEMP) should provide further detail in relation to management of onsite habitats.

The LEMP should include adequate details of the following;

- Description and evaluation of features to be managed and created
- Confirmation of numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings (based on the illustrative landscape plan referenced above).
- Aims and objectives of management
- Appropriate management options to achieve aims and objectives
- Prescriptions for management actions
- Preparation of a work schedule for securing biodiversity enhancements in perpetuity
- Details of the body or organisation responsible for implementation of the LEMP
- Ongoing monitoring and remedial measures.
- Details of legal / funding mechanisms.

Surrey Wildlife Trust consider that the development will result in deterioration of barn owl habitat and that significant measures will need to be provided within the LEMP to demonstrate that retained and created habitats will effectively mitigate for habitats and roost that will be lost.

Officers consider that a LEMP can be secured by way of a pre-commencement condition.

The submitted bat report did not identify active roosts present within the buildings scheduled for demolition at the development site. Active bat roosts do not therefore, appear to be a constraint to development and a European Protected Species Licence is therefore not required. The report does identify up to 4 species of bat using the site for foraging and / or commuting purposes. It is considered reasonable to recommend a condition requiring the development to proceed only in accordance with the impact avoidance, mitigation and enhancement measures presented within Section 4 'Further Recommendations' of the submitted Bat Results Note (EPR 2018). Further to this, a condition is recommended to secure a Sensitive Lighting Management Plan prior to commencement of development. Appropriate conditions have therefore been recommended.

In light of the above, Officers are satisfied that the proposal would not prejudice the ecological value of the site and the proposal would therefore accord with Policy NE1 of the Local Plan (Part 1) 2018 and the requirements of the NPPF 2012.

Crime and disorder

S17(1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities.

In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework, which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Paragraph 69 of the National Planning Policy Framework 2012 highlights that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

To this end, planning policies and decisions should aim to achieve places which promote inter alia safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Surrey Police have been formally consulted on the application and have requested that consideration be given to gaining Secured by Design certification for this development. This will ensure that the properties are constructed with a good level of basic security. However, as the Council does not have a policy to require this, it would not be reasonable to request this condition. An informative has however been recommended in this regard.

Officers are satisfied that the development would not lead to crime and disorder in the locality which would accord with the requirements of the NPPF 2012 and the Crime and Disorder Act 1998.

Sustainability

Policy CC2 seeks to ensure all new development includes measures to minimise energy and water use. The Policy goes on to say that new dwellings shall meet the requirement of 110 litres of water per person per day.

A condition is recommended requiring the submission of details to confirm that the dwellings have been designed and completed to meet the requirement of 110 litres of water per person per day, prior to the occupation of the dwellings.

Accessibility

Policy AHN3 of the Local Plan Part 1 (2018) states that the Council will require the provision of new developments to meet Building Regulations M4 (2) Category 2 standard: "Accessible and adaptable dwellings" to meet the needs of older people and those with disabilities.

The supporting text to the policy states that this will be delivered through the implementation of planning permissions. As such, this will be picked up by the building control process if planning permission is implemented.

The Equalities Act 2010 and Human Rights Implications

There are no implications from this application in terms of the Equalities Act 2010 and Human Rights Implications.

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 or made available 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.

Response to third party comments

Officers note the concerns raised by the third party to the proposal and these have been carefully considered in the assessment of this application. However, for the reasons given above, it is considered that the proposal

would not be significantly harmful to the visual and residential amenities of the area and flood risk subject to relevant conditions.

With regards to the enforceability of the provision of infrastructure, financial contributions will be obtained from the developers through a Section 106 agreement.

Officers note the comments seeking the closure of the existing access to the site and access from Waverley's Folly (as shown in application WA/2018/0545). However, the extant outline permission for 80 houses on the application site is a material planning consideration, having regard to this fall back position it would be unreasonable to refuse the application in its current form due to the access. Further to this, the County Highway Authority has assessed the proposal and is satisfied that subject to conditions the proposal would not result in material harm to highway safety.

A condition restricting construction hours has been proposed to minimise noise and disruption to neighbouring occupiers.

With regards to light pollution from street lighting, there is no street lighting proposed along Footpath 112 and it is considered that there is sufficient distances between the proposed residential units and existing neighbouring property to prevent material harm by way of light pollution.

With regards to the use of the footpath by motorcyclists, it is considered that restrictions by way of bollards could prevent other users such as wheelchair users using the footpath, as such, it is considered that it would be unreasonable to impose such restrictions. However, motorcyclists do not have a right of way on footpaths.

With regards to the impact on biodiversity, a Landscape Ecological Management Plan will be secured by condition.

With regards to agricultural access to land at the rear of Waverley's Folly, this will be a private matter and not a planning matter. Officers are satisfied that the access road would be capable of being adapted to provide access to the entire site allocated under the Farnham Neighbourhood Plan. This is demonstrated in Section 6.5 of the submitted Transport Assessment prepared by Paul Basham Associates, dated February 2018.

Conclusion

The site is within the built up area of Farnham and forms part of a larger allocated site for residential development in the Farnham Neighbourhood Plan

2017. The principle of the development is therefore considered acceptable, subject to its impact on visual and residential amenities.

The proposal would provide a housing mix in line with the requirement of the SHMA 2015 and would provide 30% on site affordable housing.

The County Highway Authority is satisfied that the proposal is acceptable in terms of highway safety, access location, traffic capacity, parking provision and policy considerations. This is subject to a legal agreement to ensure that the appropriate highway mitigation would be secured and that appropriate conditions be applied to any approval.

The development is to be located wholly within Flood Zone 1 and subject to the imposition of suitably worded conditions to secure SuDS details, the development would be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere, and, would reduce flood risk overall.

The proposed development is considered to be of an appropriate scale, layout and appearance, such that it would be acceptable in visual terms and would not result in any material harm to neighbouring residential amenities.

All other technical matters including; amenity and play space provision, land contamination, ecology and impact upon the SPA, are also acceptable.

The proposal would result in material harm to trees subject to a TPO, however, it is considered that appropriate replacement planting could be secured by condition through the submission of a landscaping scheme to mitigate for this impact.

Therefore, subject to the completion of the section 106 agreement to secure contributions towards Farnham Park SANG, recycling provision, play pitches, environmental improvements, education and highway safety and the provision of affordable housing, the proposal would not be harmful to local infrastructure and would mitigate future pressures on the Thames Basin Heath SPA.

Officers consider that the proposal is in accordance with the Development Plan.

Recommendation A

That, permission be GRANTED subject to the applicant entering into appropriate legal agreement to secure contributions towards education, recycling provision, playing pitch improvements, off-site environmental

improvements, mitigation for the impact on the SPA, off-site highways improvements and SUDs and open space management/maintenance and subject to the following conditions and informatives:

1. Condition

The plan numbers to which this permission relates are:

Plans received 23/02/2018 (and resubmitted unaltered 04/05/2018):

051706-BEL-NL-06	Location Plan
051706-M-E2	House Type M - Elevations (Plots 68, 88, 93)
051706-M-P1	House Type M - Floor Plans (Plots 22, 23, 36, 40, 63, 64, 65, 84, 85, 87, 88, 90, 91, 93, 94)
051706-M-P2	House Type M - Floor Plans (Plot 35)
051706-H323-P1	House Type H323 - Floor Plans (Plots 21, 24, 41, 66, 67, 83, 86, 89, 92)
051706-H323-E2	House Type H323 - Elevations (Plots 26, 81)
051706-H323-P2	House Type H323 - Floor Plans (Plots 26, 81)
051706-H326-P2	House Type H326 - Floor Plans (Plots 54, 71)
051706- H426 -P1	House Type H426 - Floor Plans (Plots 45, 47, 49, 55, 57, 59)
051706-H20-E1	House Type H20 - Elevations (Plots 17, 18, 73, 74, 75, 76, 77)
051706-H20-P1	House Type H20 - Floor Plans (Plots 17, 18, 73, 74, 75, 76, 77)
051706-H30-E1	House Type H30 - Elevations (Plots 19, 61, 62)
051706-H30-E2	House Type H30 - Elevations (Plot 20)
051706-H30-P1	House Type H30 - Floor Plans (Plots 19, 20, 61, 62)
051706-B1 -E2	Apartment Block 1 - Elevations
051706-B1 -E3	Apartment Block 1 - Elevations
051706-B1 -P1	Apartment Block 1 - Ground Floor Plan
051706-B1 -P2	Apartment Block 1 - First Floor Plan
051706-B2 -P1	Apartment Block 2 - Ground Floor Plan
051706-B2 -P2	Apartment Block 2 - First Floor Plan
051706-B3 -P1	Apartment Block 3 - Ground Floor Plan
051706-B3 -P2	Apartment Block 3 - First Floor Plan
051706-GAR01	Garage Type 01 - Elevations and Floor Plan
051706-GAR02	Garage Type 02 - Elevations and Floor Plan

051706-GAR03	Garage Type 03 - Elevations and Floor Plan
051706-GAR04	Garage Type 04 - Elevations and Floor Plan
051706-BS01	Bin Store 01 - Elevations and Floor Plan
051706-BS02	Bin Store 02 - Elevations and Floor Plan
051706-CS01	Cycle Store 01 - Elevations and Floor Plan
051706-CS02	Cycle Store 02 - Elevations and Floor Plan
051706-SUB01	Sub Station 01 - Elevations and Floor Plan

Additional plans received 04/05/2018:

051706-H323-E3	House Type H323 - Elevations (Plots 66, 67)
051706-H323-E4	House Type H323 - Elevations (Plot 41)
051706-H326-P3	House Type H326 - Floor Plans (Plots 28, 29, 38, 43, 79)
051706-P-E2	House Type P - Elevations (Plot 53)
051706-P-P2	House Type P - Floor Plans (Plot 53)
051706-H426-E2	House Type H426 -Elevations (Plots 45, 49, 55, 59)
051706-H20-E2	House Type H20 - Elevations (Plot 72)
051706-H20-P2	House Type H20 - Floor Plans (Plot 72)
051706-H31-E1	House Type H31 - Elevations (Plots 14, 15, 16)
051706-H31-E2	House Type H31 - Elevations (Plot 13)
051706-H31-P1	House Type H31 - Floor Plans (Plots 13, 14, 15, 16)
051706-SH01	Cycle Shed 01 - Elevations and Floor Plan
051706-CP01	Car Port 01 - Elevations and Floor Plan
051706-CP02	Car Port 02 - Elevations and Floor Plan
051706-CP03	Car Port 03 - Elevations and Floor Plan

Amended Plans received 04/05/2018:

051706-M-E1 Rev. A	House Type M - Elevations (Plots 40, 65, 87, 94)
051706-M-E3 Rev. A	House Type M - Elevations (Plots 36, 63, 64)
051706-M-E5 Rev. A	House Type M - Elevations (Plots 22, 23, 84, 85, 90, 91)
051706-M-E4 Rev. A	House Type M - Elevations (Plot 35)
051706-H323-E1 Rev. A	House Type H323 - Elevations (Plots 21, 24, 83, 86, 89, 92)
051706-H326-E1 Rev. A	House Type H326 - Elevations (Plots 30, 42, 60, 78, 80)
051706-H326-E2 Rev. A	House Type H326 - Elevations (Plots 25, 27, 37, 44, 70, 82)
051706-H326-E3 Rev. A	House Type H326 - Elevations (Plots 28, 29, 38, 43, 79)

051706-H326-E4 Rev. A	House Type H326 - Elevations (Plots 54,71)
051706-P-E1 Rev. A	House Type P - Elevations (Plot 52)
051706-P-P1 Rev. A	House Type P - Floor Plans (Plot 52)
051706-H426-E1 Rev. A	House Type H426 - Elevations (Plots 47, 57)
051706-H431-E1 Rev. A	House Type H431 - Elevations (Plots 46, 51, 58)
051706-H431-E2 Rev. A	House Type H431 - Elevations (Plots 39, 48, 56)
051706-B1 -E1 Rev. A	Apartment Block 1 - Elevations
051706-B2 -E1 Rev. A	Apartment Block 2 - Elevations
051706-B2 -E2 Rev. A	Apartment Block 2 - Elevations
051706-B3 -E1 Rev. A	Apartment Block 3 - Elevations
051706-B3 -E2 Rev. A	Apartment Block 3 - Elevations

Amended Plans received 14/05/2018:

051706-PER01 Rev. A	Perspective 01
051706-PER02 Rev. A	Perspective 02
051706-SS01 Rev. A	Street Scene 01
051706-SS02 Rev. A	Street Scene 02
051706-SS03 Rev. A	Street Scene 03
051706-SS04 Rev. A	Street Scene 04

Amended Plans received 21/06/2019:

051706-BEL-NL-01 Rev. B	Presentation Planning Layout
051706-BEL-NL-02 Rev. B	Supporting Planning Layout
051706-BEL-NL-03 Rev. B	Tenure Layout
051706-BEL-NL-04 Rev. B	Storey Height Layout
051706-BEL-NL-05 Rev. B	Unit Type Layout
051706-BEL-NL-07 Rev. B	Materials Layout Plan
051706-H326-P1 Rev. A	House Type H326 - Floor Plans (Plots 25, 27, 30, 37, 42, 44, 60, 70, 78, 80, 82)
051706-H431-P1 Rev. A	House Type H431 - Floor Plans (Plots 39, 46, 48, 50, 51, 56, 58, 69)
051706-H431-E3	House Type H431 - Elevations (Plots 50, 69)

Additional Plans received 21/06/2018:

JKK10021_SK01 Rev. P1	Proposed Access Cross Sections
9876-KC-XX-YTREE-TCP01RevB	Tree Constraints Plan
9876-KC-XX-YTREE-TPP01RevC	Tree Protection Plan

Plot by plot schedule (reference 051706) submitted 21/06/2018

Amended Plans received 03/07/2018:

2777-LA-01 Rev. P4	Landscape General Arrangement Plan 01
2777-LA-02 Rev. P4	Landscape General Arrangement Plan 02
2777-LA-03 Rev. P4	Landscape General Arrangement Plan 03
2777-LA-04 Rev. P4	Landscape General Arrangement Plan 04
2777-PP-01 Rev. P4	Detailed Planting Plan 01
2777-PP-02 Rev. P4	Detailed Planting Plan 02
2777-PP-03 Rev. P4	Detailed Planting Plan 03
2777-PP-04 Rev. P4	Detailed Planting Plan 04

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 Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002.

2. Condition

No development above ground level shall take place until samples of the materials to be used in the construction of the external surfaces of the development 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.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

3. Condition

Construction works pursuant to this permission shall not take place other than between the hours 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.

Reason

Having regard to the amenities of neighbouring occupiers and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002.

4. Condition

The following windows shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained:

Block 3 first floor side window in the northern elevation

Plot 17 first floor side windows in the western elevation

Plot 18 ground floor and first floor side windows in the eastern elevation

Plot 19 ground floor side windows in the western elevation

Plot 22 ground floor side windows in the south-eastern elevation

Plot 23 ground floor side windows in the north-western elevation

Plot 26 ground floor and first floor rear windows in the northern elevation

Plot 27 first floor side windows in the eastern elevation and ground floor side windows in the western elevation

Plot 28 ground floor side windows in the western elevation

Plot 29 ground floor side windows in the western elevation

Plot 30 ground floor side windows in the western elevation

Plot 37 first floor side windows in the northern elevation and ground floor side windows in the southern elevation

Plot 42 first floor side windows in the western elevation and ground floor side windows in the eastern elevation

Plot 43 ground floor side windows in the eastern elevation

Plot 44 ground floor side windows in the eastern elevation

Plot 50 ground floor window in the eastern elevation

Plot 52 first floor rear windows in the eastern elevation and ground floor side windows in the northern elevation

Plot 53 first floor rear windows in the western elevation and ground floor side windows in the northern elevation

Plot 60 ground floor side windows in the western elevation

Plot 69 ground floor window in the northern elevation

Plot 70 ground floor side windows in the northern elevation

Plot 74 ground floor and first floor side windows in the eastern elevation

Plot 77 first floor side windows in the eastern elevation

Plot 78 first floor side windows in the eastern elevation

Plot 79 ground floor side windows in the eastern elevation

Plot 80 ground floor side windows in the eastern elevation and first floor side windows in the western elevation

Plot 81 ground floor and first floor rear windows in the northern elevation

Plot 82 ground floor side windows in the north-western elevation

Plot 84 ground floor side windows in the north-eastern elevation

Plot 85 ground floor side windows in the south-western elevation

Reason

Having regard to the amenities of neighbouring occupiers and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002.

5. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 1, Classes A, B and C (or any other order revoking or re-enacting that Order with or without modification), no windows, doors or other openings shall be installed other than those permitted under this application for the following elevations/roof slopes, without the written permission of the Local Planning Authority.

Plot 13 northern elevation

Plot 18 eastern elevation

Plot 19 western elevation

Plot 22 south-eastern elevation

Plot 23 north-western elevation

Plot 26 northern elevation

Plot 27 western elevation

Plot 28 western elevation

Plot 29 western elevation

Plot 30 western elevation

Plot 37 southern elevation

Plot 42 eastern elevation

Plot 43 eastern elevation

Plot 44 eastern elevation

Plot 50 eastern elevation

Plot 52 northern elevation

Plot 53 northern elevation

Plot 60 western elevation

Plot 69 northern elevation

Plot 70 northern elevation

Plot 74 eastern elevation

Plot 77 eastern elevation

Plot 78 eastern elevation

Plot 79 eastern elevation

Plot 80 eastern elevation and western elevation

Plot 81 northern elevation

Plot 82 north-western elevation

Plot 84 north-eastern elevation

Plot 85 south-western elevation

Reason

Having regard to the amenities of neighbouring occupiers and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002.

6. Condition

No development shall commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Those details shall include:

- a) The results of further infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.
- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate of 8.7 litres/sec (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- d) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.
- e) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- f) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason

To ensure the design meets the technical stands for SuDS and the final Policy CC4 of the Waverley Borough Local Plan (Part 1) 2018. This condition is a pre-commencement condition because it goes to the heart of the permission.

7. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and

approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

Reason

To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS, in accordance with Policy CC4 of the Waverley Borough Local Plan (Part 1) 2018.

8. Condition

Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

9. Condition

Excluding site clearance and demolition to ground level, no development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason

To ensure that any important archaeological remains are preserved and that there would be no adverse archaeological implications in accordance with Policy HA1 of the Local Plan Part 1 2018 and retained policies HE14 and HE15 of the Waverley Borough Local Plan 2002.

10. Condition

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- a. measures to control the emission of dust and dirt during construction

- b. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason

In the interest of local amenity and air quality, in accordance with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition because it goes to the heart of the permission.

11. Condition

No burning of materials shall take place on site during the construction of the development.

Reason

In the interest of local amenity and air quality, in accordance with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

12. Condition

Any external lighting installed on this development shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK - Bats and The Built Environment Series".

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development in accordance with Policy NE1 of the Waverley Borough Local Plan 2002.

13. Condition

No development shall commence until a Landscape Ecological Management Plan (LEMP), to include details of;

- Description and evaluation of features to be managed and created
- Confirmation of numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings (based on the illustrative landscape plan referenced above).
- Details of all hard and soft landscaping
- Aims and objectives of management
- Appropriate management options to achieve aims and objectives
- Prescriptions for management actions
- Preparation of a work schedule for securing biodiversity enhancements in perpetuity

- Details of the body or organisation responsible for implementation of the LEMP
- Ongoing monitoring and remedial measures.
- Details of legal / funding mechanisms.

has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the agreed details and shall be carried out prior to the occupation of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development and in the interest of visual amenity in accordance with Policies TD1, NE1 and NE2 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the permission.

14. Condition

All works shall be carried out in full accordance with the recommendations contained within Section 4 'Further Recommendations' of the submitted Bat Results Note (EPR 2018).

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development in accordance with Policy NE1 of the Waverley Borough Local Plan 2002.

15. Condition

The development hereby approved shall not be first occupied unless and until a scheme for the provision of Electrical Vehicle Charging Points (EVP's) within the development has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of air quality, in accordance with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

16. Condition

Prior to the occupation of individual plots, the corresponding bin stores and cycle stores, shown on plan number 051706-BEL-NL-02 Rev. B, shall be provided and thereafter retained in perpetuity for their designated purpose, unless otherwise agreed in writing by the Local Planning Authority.

Reason

Having regard to the amenities of neighbouring occupiers and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained policies D1 and D4 of the Local Plan 2002 and support sustainable travel in accordance with Policy ST1 of the Local Plan.

17. Condition

The development hereby approved shall not be commenced unless and until the existing vehicular access to St Georges Road has been constructed to a standard suitable for construction vehicles. The proposed modified site access and associated visibility splays shall then be constructed prior to first occupation of the development, in accordance with the approved plans.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to be compliant with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012.

18. Condition

The development hereby approved shall not be first occupied unless and until a village gateway feature on St Georges Road, approximately 100m to the south of site access, incorporating an extension of the 30mph speed limit and a new 3.0m wide shared footway/cycleway along the western side of St Georges Road, has been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to be compliant with

Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012.

19. Condition

The development hereby approved shall not be first occupied unless and until an uncontrolled pedestrian crossing with central pedestrian refuge, within the vicinity of the Badshot Lea Road junction with the Garden Centre access road, has been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to be compliant with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012.

20. Condition

The development hereby approved shall not be first occupied unless and until the surfacing and widening improvements to Public Footpath No. 112 have been completed in accordance with the approved plans and the Highway Authority's technical requirements.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to be compliant with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012.

21. Condition

The development hereby approved shall not be first occupied unless and until the layout of internal roads, footpaths, footways and cycle routes have 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 and to be compliant with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012.

22. Condition
No dwelling hereby approved shall be first occupied unless and until space for the parking of vehicles and space for vehicles to turn so that they may enter and leave the site in a forward gear has been provided for that dwelling in accordance with the approved plans.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to be compliant with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012.

23. Condition
No development shall commence until a Construction Transport Management Plan, to include details of:
- a) Parking for vehicles of site personnel, operatives and visitors
 - b) Loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works
 - e) provision of boundary hoarding behind any visibility zones
 - f) vehicle routing
 - g) measures to prevent the deposit of materials on the highway (including wheel washing to prevent the deposit of mud on the highway)
 - h) before and after construction condition surveys of the highway (within a geographical area to be agreed) and a commitment to fund the repair of any damage caused.
 - i) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to be compliant with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012.

24. Condition
The approved Travel Plan dated May 2018 shall be implemented on first occupation of the development and thereafter maintained to the

satisfaction of the Local Planning Authority, in consultation with the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to be compliant with Policy ST1 of the Waverley Borough Council Local Plan Part 1 2018 and in recognition of Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012.

25. Condition

The development hereby permitted shall not be occupied until full details of the play equipment and a schedule its implementation has been submitted to and approved in writing by the Local Planning Authority. The play equipment shall be provided in full accordance with the approved details and thereafter retained in perpetuity, unless otherwise agreed by the Local Planning Authority.

Reason

To ensure sufficient play space is provided in accordance with Policies TD1 and LRC1 of the Local Plan Part 1 2018 and Policy FNP17 of the Farnham Neighbourhood Plan 2017.

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. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on www.surreycc.gov.uk
5. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service on 01483 523393.
6. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
7. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
8. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Team at Surrey County Council.

9. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
10. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
11. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.
12. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a Streetworks permit and a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a Streetworks permit and an application will need to be submitted to the County Council's Streetworks Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
13. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
14. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the

development is complete, provided all reasonable care is taken to protect public safety.

15. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
16. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
17. The Developer is reminded of the responsibility for delivering safe development as defined in the NPPF. Any unexpected land contamination issues should be notified to the Council's Environmental Pollution Control Officer.
18. The Developer / Management must inform Waverley Borough Council Environmental Services Department at least four weeks prior to the proposed date of initial occupation, in order that final arrangements for refuse and recycling collections can be made.
19. The applicant should consider working with the Designing Out Crime Officers to obtain secured by Design Gold certification.

Recommendation B

That, if the requirements of Recommendation A are not met within 6 months of the date of the resolution to grant permission, then permission be REFUSED for the following reasons:

1. In absence of an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development, the proposal would have a severe impact on the safety of the surrounding highway network. The application therefore fails to meet Policy ST1 of the Local Plan 2018 (Part 1), Policies FNP14(c) and FNP30 of the Farnham Neighbourhood Plan (2017) and the transport requirements of the National Planning Policy Framework 2012.

2. In the absence of an appropriate agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need, the proposal would fail to create a sustainable, inclusive and mixed community and would be contrary to Policy AHN1 of the Local Plan Part 1 (2018) and the requirements of paragraph 50 of the NPPF.
3. In the absence of an appropriate legal agreement to secure appropriate planning infrastructure contributions towards education, recycling, playing pitches and off-site environmental improvements, the proposal fails to limit the impacts of the development on existing infrastructure. The proposal therefore conflicts with Policy ICS1 Local Plan (Part 1) 2018, Policies FNP14(c) and FNP32 of the Farnham Neighbourhood Plan (2017) and paragraphs 7 and 17 of the NPPF 2012.
4. In the absence of an appropriate legal agreement the proposals (in combination with other projects) would have a likely significant effect on the integrity of the Thames Basin Heath Special Protection Area (SPA). Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations) applies in this case, it must refuse permission in accordance with Regulation 61(5) of the Habitats Regulations and Article 6(3) of Directive 92/43/EE. The proposal conflicts with Policy NE1 and NE3 of the Local Plan (Part 1) 2018, Policies FNP12 and FNP13 of the Farnham Neighbourhood Plan (2017) and paragraphs 118 and 119 of the National Planning Policy Framework 2012.

Agenda Item 8.

WA/2018/0458
Berkley Homes
15/03/2018

Erection of a building to provide 138 dwellings, 4097m² of mixed use commercial floor space with associated access, parking and landscaping at The Woolmead, East Street, Farnham (as amplified by plans received 14/5/18, 4/6/18, amended by plan received 27/6/18 and additional information received 20/04/18, 4/06/18, 1/06/18, 27/6/18 and 29/6/18).

Committee:
Meeting Date:

Joint Planning Committee
25/07/2018

Public Notice:
Grid Reference:

Was Public Notice required and posted: Yes
E: 484117 N: 147017

Town:
Ward:
Case Officer:
Expiry Date:

Farnham
Farnham Moor Park
Flo Taylor
13/06/2018

Neighbour Notification Expiry Date:

27/04/2018

RECOMMENDATION A

That, subject to the applicant entering into an appropriate legal agreement to secure the provision of: contributions towards education infrastructure, SuDS management/maintenance, open space management/maintenance, contributions to off-site play pitch improvements and play space refurbishments, leisure contributions towards Heathland Hub and Farnham Leisure Centre, contribution to recycling containers, contributions to SANG at Farnham Park, off-site highways improvements, travel plan, bicycle/bus vouchers, funding and procurement of loading bays and creation of car club, and subject to conditions and informatives, permission be GRANTED.

RECOMMENDATION B

That, in the event that the requirements of Recommendation A are not met within 6 months of the date of the resolution to grant permission, then permission be REFUSED

Site Description

The site measures 0.66 ha and is located to the east of Farnham Town Centre and comprises an island plot of land which sits between East Street, Bear Lane and Woolmead Road. The land slopes down from north-west (Woolmead Road) to the south-East (East Street). The plot accommodates a three storey building of 1960's architecture, containing a row of retail units at ground floor. The first and second floors are used for purposes of Class B1 (Office) use and 4 no. residential dwellings. These are considered to be the lawful uses.

Vehicular access for servicing and parking is gained from Woolmead Road, to the north-west of the site.

The immediate area surrounding the site is of mixed use and character, although it is more predominantly residential to the north-west. East Street is an historic route to and from the town centre. To the southern side of the site are a number of small-scale buildings of a variety of architectural styles and a number of buildings are either statutory Listed Buildings or Buildings of Local Merit.

In terms of land and building use there is a broad mix of uses found within the vicinity of East Street, including shops, pubs/restaurants/cafes, commercial, community, leisure and residential uses. The retail uses on East Street and South Street, with the exception of Sainsbury's, are generally of a secondary and tertiary nature although they lie within the Central Shopping Area (as defined by the Local Plan 2002).

Site Photographs

1.Existing East Street Elevation from south



2. Existing East Street Elevation from north-east



Aerial Photograph



Proposal

The proposal comprises the demolition of the existing built form on site and the erection of a mainly 3 and 4 storey building with small 1 and 2 storey elements. This building would have 4097m² of flexible mixed use commercial floor space (mix of Class A1 (shops), A2 (financial services), Class A3 (cafes and restaurants), Class A4 (drinking establishments) or B1 (offices), mainly at ground floor level but with one commercial unit at first floor level. There would be a total of 138 apartments at first, second and third floor level comprising 13 studio apartments, 63 one bed apartments, 57 two bed apartments and 5 three bed apartments. The proposal would also include new accesses, parking and landscaping.

The proposed building would have a maximum length of 178.8 metres and a maximum depth of 37 metres. There would be 3 internal courtyards separated by projecting wings and a further external space between the two wings in the location of the vehicular access. The East Street elevation would have a maximum height of 17.1 metres and the Woolmead Road elevation would have a maximum height of 15.9 metres.

Car parking for 141 vehicles for the residential element of the scheme, which includes 5 disabled spaces, would be provided at basement level with access down to it from Woolmead Road.

143 cycle parking spaces for the residential element of the scheme would be provided using semi-vertical racks within a communal cycle store on the ground floor with access from Woolmead Road.

A cycle store for retail staff would be provided on the ground floor and have room for approximately 20 cycles.

The proposal includes public realm improvements and landscaping, including to the 3 internal amenity courtyards which have been proposed.

Associated Plans

1. Existing East Street Elevation



2. Proposed East Street Elevation



3. Proposed Woolmead Road Elevation



4. Proposed Bear Lane Elevation



5. Proposed Dogflud Way Elevation



6. East Street comparison of indicative elevation from approved scheme WA/2015/2387 (blue dashed line), existing development (red dashed line) and proposed development.

- Outline of existing Woolmead building
- Outline of consented scheme WA/2015/2387

6



Proposed East Street elevation with outlines of existing Woolmead Buildings and Consented Outline proposals overlaid



Heads of Terms

Highways:

- £6,150 in respect of future auditing and monitoring of travel plan.
- £200 voucher for purchase of bike or bus pass for each residential unit (Total of £27,600).
- £158,125 for Farnham Town Centre transport sustainability and accessibility improvements, comprising but not limited to; town centre traffic reduction measures; intelligent bus priority; cycling/pedestrian safety and accessibility improvements; bus stop infrastructure improvements.
- Fund and procure the necessary traffic regulation orders required to implement parking restrictions at the proposed loading bays.
- Formation of Farnham Town Centre Car Club Scheme comprising 2 cars parked near the site for a minimum of 3 years, with each household having free membership for one year and the first 25 miles of Car Club use free of charge. The details of this scheme shall be agreed by the County Council.

Education:

Total of £255,429 comprising:

- £90,189 towards Early Years Contribution to be applied to a project to convert a community building in the area with the necessary adaptations to support the children yielded from the development.
- £53,127 towards Primary Education to be applied to a project at St Peter's CE Primary School, Wrecclesham, for the construction of a classroom block to provide 8 additional classrooms, allowing the school to accommodate more pupils.
- £112,113 towards Secondary Education to be applied to a project at Farnham Heath End School to provide landscaping and groundworks, which will enable the school to increase its capacity and provide more spaces for children as part of permanent expansion.

Leisure:

- £34,230 towards new swimming pool equipment and inflatable at Farnham Leisure Centre.

Green Spaces/ playing pitches:

Total of £177,100 comprising:

- £58,000 for a playing pitch improvement at Farnham Park
- £54,000 for the refurbishment and extension of Gostrey Meadow Play Area
- £65,100 towards the Heathland Hub at Frensham Great Pond and Common.

SuDS and Open Space

- Future ownership, management, maintenance and financial responsibility

SANG Contribution:

- £285,643.00 (comprised of SANG payment of £219,909 and SAMM Payment of £65,734) in line with the Waverley Borough Council Thames Basin Heaths Special Protection Area Avoidance Strategy (December 2016).

Recycling Containers:

- £1667 comprised of 65 x 240 litre recycling bins at £20 each, 5 x 140 litre communal food waste bins at £100 each, 138 x 7 litre food waste caddies at £1.50 each and £60 delivery charge.

Details of Community Involvement

The applicant has provided details of the community consultation which took place prior to the submission of the application within a Statement of Community Involvement which is contained within the Design and Access Statement.

The initial proposals were presented to the Farnham Society in October 2017. The proposals were received very positively and the Farnham Society expressed a desire to work with Berkeley Homes to deliver a high quality scheme.

A public exhibition was held on 16th and 17th November 2017 and was attended by 233 visitors. A wide range of comments were received.

Pre-application meetings were also held with Waverley Borough Council Planning officers, Surrey County Council Highways, SSE and statutory undertakers. Additionally, a Design Review was undertaken by Design South East.

Relevant Planning History

WA/2015/2387	Outline application with all matters reserved except for access for the demolition of the existing building and the erection of up to 96 dwellings with associated car parking and up to 4200sqm of commercial floor area for purpose of Class A1(retail) or Class A2 (professional and financial services) or Class A3 (food and drink) or Class A4 (drinking establishments). (As amended by plan received 11/01/2016)	Full Permission	05/10/2016 Not implemented - Extant
CR/2015/0017	Prior Notification Application - Change of use from Class B1a (office) to Class C3 (residential) use to provide 45 dwellings.	Prior Approval Not Required	03/11/2015 Not implemented
WA/1975/0077	Use of part of first floor as offices	Full Permission	15/04/1975 Implemented
FAR51A/70	Renewal of consent	Full Permission	02/07/1971
FAR51/70	Variation of planning permissions	Full	02/04/1970

	FAR120D/62 61/64 to provide for 18 more car parking spaces on loading area	Permission	
FAR120E/62	Proposed demolition and redevelopment as shops, offices and maisonettes	Full Permission	19/04/1967
FAR120D/62	Proposed demolition and redevelopment as shops, offices and maisonettes	Full Permission	28/09/1966
FAR120/62	Proposed demolition and redevelopment as shops, offices and maisonettes	Outline Permission	20/09/1962

Adjoining Site History at East Street

WA/2016/0268	<p>Application under Section 73 for the variation of Condition 3 (Plans) and Condition 61 (Sustainability Statement) and removal of Condition 60, (Combined Heat and Power Scheme) of WA/2012/0912 (East Street Redevelopment) to allow: 106 sq m increase in size of extension to Brightwell House, realignment of rear of Building D21, removal of Gostrey Centre community use from Building D20 resulting in space to be occupied by Use Class A1/A3 Retail/ Food and Drink, internal alterations and amendment to landscaping scheme; revision to heating strategy, omitting energy centre and changes to comply with current Building Regulation and other regulation requirements with subsequent revisions to Sustainability Statement; amendment to affordable housing provision to provide 100% shared ownership flats. This application is accompanied by an Addendum to the Environmental Statement (as amplified by emails and plans received 21/03/2016 and 01/06/2016 in relation to flood risk and</p>	<p>Joint Planning Committee resolved to grant Planning Permission Subject to the completion of an appropriate legal agreement</p>	22/06/2016
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	as amended by email and viability information received 06/05/2016 in relation to the proposed affordable housing mix)		
WA/2016/0456	Application under Section 19 (Listed Building Consent) to vary Condition 6 of WA/2014/1926 (approved plan numbers) to allow a variation to the extensions and alterations permitted at Brightwells House, Brightwells Road, Farnham GU9 7SB	Joint Planning Committee resolved to grant Planning Permission	22/06/2016

Planning Policy Constraints

Developed/Built up Area of Farnham
 Ancient Woodland 500m Buffer Zone
 Town Centre Area
 Area of High Archaeological Potential
 Thames Basin Heath 5km Buffer Zone
 Adjacent to Farnham Conservation Area
 AQMA Buffer Zone
 Central Shopping Area
 Strategic Allocation Site – The Woolmead (Farnham) (Local Plan Part 1 and Farnham Neighbourhood Plan)
 Pedestrian Improvement Area (Local Plan Part 1)
 East Street Development Site: Land at East Street, South Street, Dogflud Way (Mixed Use Development) (Farnham Neighbourhood Plan)

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

Relevant Policies include:

Local Plan, Part 1, Strategic Policies and Sites:

Policy SP1 - Presumption in Favour of Sustainable Development
Policy SP2 - Spatial Strategy
Policy ALH1 - The Amount and Location of Housing
Policy ST1 - Sustainable Transport
Policy ICS1 - Infrastructure and Community Facilities
Policy AHN1 - Affordable Housing on Development Sites
Policy AHN3 - Housing Types and Size
Policy EE1 – New Economic Development
Policy EE2 – Protecting Existing Employment Sites
Policy TCS1 – Town Centres
Policy LRC1 - Leisure, Recreation and Cultural Facilities
Policy TD1 - Townscape and Design
Policy HA1 – Protection of Heritage Assets
Policy NE1 - Biodiversity and Geological Conservation
Policy NE2 – Green and Blue Infrastructure
Policy NE3 - Thames Basin Heaths Special Protection Area
Policy CC1 - Climate Change
Policy CC2 - Sustainable Construction
Policy CC4 - Flood Risk Management
Policy SS3 – Strategic Mixed Use Site at the Woolmead, Farnham
Policy ALH1 - The Amount and Location of Housing

Local Plan 2002 retained Policies:

Policy TC2 – Existing Retail Uses
Policy TC3 – Development within Town Centres
Policy TC8 – Urban Design in Town Centres
Policy TC9 – Town Centre Enhancement
Policy IC2 – Safeguarding Suitably Located Industrial and Commercial Land
Policy D1 – Environmental Implications of Development
Policy D2 – Compatibility of Uses
Policy D4 – Design and Layout
Policy D6 – Tree Controls
Policy D7 – Trees, Hedgerows and Development.
Policy D8 – Crime Prevention
Policy D9 – Accessibility
Policy HE3 – Development Affecting Listed Buildings or their setting
Policy HE8 – Conservation Areas
Policy HE14 – Sites and Areas of High Archaeological Potential
Policy M5 – Provision for Cyclists

South East Plan Policy:
Saved Policy NMR6

Farnham Neighbourhood Plan (made May 2017)
Policy FNP1 – Design of New Development and Conservation
Policy FNP2 – Farnham Town Centre Conservation Area and its setting
Policy FNP3 – Shop Fronts within Farnham Town Centre Conservation Area and its setting
Policy FNP12 – Thames Basin Heaths Special Protection Area (SPA)
Policy FNP13 – Protect and Enhance Biodiversity
Policy FNP14 – Housing Site Allocations
Policy FNP21 – East Street, South Street and Dogflud Way
Policy FNP22 – The Woolmead
Policy FNP23 – Farnham Town Centre
Policy FNP30 – Transport Impact of Development
Policy FNP31 – Water and Sewerage Infrastructure Capacity
Policy 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)
- Infrastructure Delivery Plan (2012)
- Climate Change Background Paper (2011)
- Statement of Community Involvement (2014 Revision)
- Planning Infrastructure Contributions SPD (2008)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Design Guide (2002)
- Employment Land Review (2016)
- Council's Economic Strategy 2015-2020
- Shopfront Design Guide SPD (2016)
- Farnham Conservation Area Management Plan (2012)
- Farnham Design Statement (2010)

Consultations and Town Council Comments

County Authority	Highway	Recommends that an appropriate agreement should be secured before the grant of permission to provide a financial payment for sustainable transport improvements in Farnham Town Centre and recommends conditions.
Farnham Council	Town	The site is a Farnham Neighbourhood Plan allocated site with Policy FNP14h). Farnham Town Council welcomes the improvements but is concerned about the additional traffic and pedestrian use at the Royal Deer Junction. The development needs to work in conjunction with the Brightwells development to utilise temporary infrastructure of the bridge to avoid further disruption to the town.
Lead Authority	Local Flood	Satisfied that the proposed drainage scheme meets the requirement in the NPPF, PPG and Technical Standards. Recommends conditions to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.
Natural England		No objection subject to appropriate mitigation being secured in line with Waverley's Avoidance and Mitigation Strategy for the Thames Basin Heaths SPA through a legal agreement securing contributions to SANG and SAMM. The revised Appropriate Assessment is acceptable.
Council's Environmental Service Environmental Matters	Health –	Recommends conditions in respect of noise, lighting and Construction Environmental Management Plan and informative.
Thames Water		Recommends informatives in respect of waste. Providing the developer follows the sequential approach to the disposal of surface water, Thames Water would have no objection to the proposed development. No water comments made.
Surrey Designing Out Officer	Police –	Provides guidance in respect of Secure by Design, in particular with reference to accesses, lighting, privacy, courtyard uses, security, layout and delivery of commercial units and compatibility of uses between the commercial units and residential units.
Council's	Waste and	Plans indicate suitably located bin storage in 5 bin

<p>Recycling Co-ordinator</p>	<p>stores, accessible from Woolmead (Cores 1 to 5).The total bin requirement would be 14 x 1100 litre refuse bins, 65 x 240 litre recycling bins and 5 x 140 litre communal food waste bins. There should be a 7 litre food waste caddy for each dwelling.</p> <p>Retail and commercial bin stores are separate and located in 9 locations with similar access to the domestic stores. Businesses should instruct a registered commercial waste carrier to remove their waste. The frequency of collections and the size of the bins is dependent on the nature and size of the business and advice should be sought in this respect from the chosen waste carrier.</p>
<p>Council's Environmental Health Service – Contaminated Land</p>	<p>The submitted report does not identify any significant ground contamination issues. No action required.</p>
<p>County Archaeologist</p>	<p>Archaeological Impact Assessment by Archaeology South East confirms that the site has been subject to severe and widespread truncation by previous construction activity on the site but that deeper archaeological deposits may have survived and there are also some areas outside of the current building footprint that may still have a potential for shallower remains to be present.</p> <p>Considers that further intrusive archaeological works are required in order to clarify the extent of archaeological survival across the site. This should comprise a trial trench evaluation and then a view can be taken on the nature and extent of any mitigation measures that may be required. Considers that it would be reasonable to secure the programme of archaeological work by condition.</p>
<p>Council's Environmental Health Service – Air Quality</p>	<p>Based on the predicted traffic flows for the existing lawful use of the land, it is predicted that the current proposal would result in a decrease in annual average daily traffic flows, which would be beneficial to air quality. Notes the assessment was not based on actual traffic data but that this is not now possible. Recommends conditions.</p>

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 30/03/2018, site notices were displayed around the site 27/03/2018 and neighbour notification letters were sent on 21/03/2018.

13 letters, including letters from The Farnham Society, have been received raising objection for the following reasons:

Landscape Impacts

- Lack of green spaces
- Loss of Horse Chestnut trees – should be retained.

Visual Impact/Design

- 403m long development which would have a major impact on the public realm for a very long time.
- None of substantive issues in Design South East (DSE) review have been addressed and DSE should be re-consulted on application.
- DSE review should be made public.
- Low grade and poor quality pastiche.
- East Street elevation lacks uniformity. Unacceptable range of different heights of parapets, eaves and ridges, and windows vary in style - consistent windows would add standing to the scheme.
- Modern easterly edge requires improvement.
- Variation of building heights on Woolmead Road elevation superior to that on East Street. Lower ridge heights aligned with the courtyards would give greater variation in the streetscene and allow more sunlight into the courtyards. Currently no breaks or acceptable transitions in the continuous street frontage.
- Would prefer more contemporary appearance.
- Materials critical and excessive mixing should be avoided.
- White rendering on projecting bays inappropriate to Farnham and the East Street elevational treatment but work on Woolmead Road.
- Needs pedestrian access from East Street to Woolmead Road.
- Contributes nothing of quality in terms of innovation and architectural merit.
- Site should showcase an inspiring and unique design which could complement the existing historic town centre and Conservation Area.
- South elevation is heavy and imposing with little variation.
- Very unattractive.
- Design more suited to an inner city area than a historic market town.

- Little reference made to architecture and layout of Farnham.
- Woolmead buildings should draw shoppers along East Street but proposal would be a boring walk along similar shops without relief – could break this up with courtyards, trees and planting.
- East Street frontage at ground floor level monotonous.
- Overbearing block at the west end of East Street would be off-putting for pedestrians.
- Does not reflect character of Farnham's yards and alleys.
- No alleys permeating monolithic block.
- Proposed features wouldn't, as stated, refer to features in original buildings.

Highways and Parking

- Insufficient parking provision.
- No off-road parking for shop deliveries, emergency vehicles or for refuse collection apart from 3 recessed areas in front of some shops.
- Waverley has high car ownership and parking should be based on this.
- Single access onto Woolmead Road town bound will be an issue at peak times.
- Parking priority on Lower South View should be given to residents of that street.
- Traffic congestion unsustainable in Farnham, especially on East St and Dogflud Way.
- Cycling to work is not a realistic year round option.
- Traffic flows should be modelled in relation to the consented Brightwells scheme and changes to Woolmead Road to make it two directional flow.
- Waverley's parking standards are inadequate for prosperous areas like Farnham.

Amenity

- Additional height of the development will result in overlooking of houses and gardens on Lower South View.

Air Quality

- New building, together with Brightwells construction, may create a canyon effect on East Street which would increase NO2 levels above regulated limits.
- Mitigation of air quality risks needs to be ensured by condition.
- Additional independent monitoring of air quality should be undertaken throughout demolition and construction phases.
- Resulting traffic flows would exacerbate central Farnham's already harmful air pollution levels

- Questions accuracy of Air Quality submissions and response from Council's Air Quality consultants.
- Provision of new trees and other planting to absorb air pollution is limited.
- Woolmead Road would remain a very hostile and health-damaging environment for pedestrians.

Affordable Housing

- No affordable housing contrary to 30% requirement of Policy AHN1 of the Local Plan Part 1.
- Viability information should be examined and the findings made public.

Housing mix/density

- Number of homes
- Density excessive for size of site.
- Mix needs to be considered more carefully.
- More sizeable apartments for families and affordable housing should be included.

Other Matters

- Asbestos within building and health hazard from it.
- If retail were to be changed to residential in the future there would be insufficient parking.

3 letters of general observation have been received, commenting that:

- Massing, street view and building variety an improvement on outline scheme, in particular, Woolmead Road elevations less high, less dense and more in keeping with fronting adjacent residential areas.
- Conclusions on transport, noise and air quality are such that the overall impact is not significant, however, this ignores that traffic on Woolmead Road will be significantly greater than existing and has been noted as causing moderate and substantive adverse impacts in terms of noise and poor air quality.
- Impact of increased traffic on the nearest existing residents should not be ignored.
- Noise levels for plant should be considered relative to their impact on nearest existing noise sensitive residents e.g. on Lower South View and other adjoining streets where base noise levels will be lower.
- Design in general terms is very good and well thought through.
- Partial or full sub-basement could be created for additional parking, bike storage or utility rooms and for retail unit stock storage.
- Temporary waiting areas should be factored into parking structure for deliveries and a large goods lift provided.

Determining Issues

Principle of development
Planning history and differences with previous proposal
Prematurity
Location of development
Loss of suitable located commercial land
Loss of retail
Housing land supply
Housing mix and density
Affordable housing
Highway considerations, including traffic and parking considerations
Cycle and refuse/recycling storage
Impact on visual amenity
Standard of accommodation
Provision of amenity space
Impact on heritage assets
Trees
Compatibility of uses
Impact on residential amenity
Flooding and drainage
Land contamination
Air quality considerations
Archaeology considerations
Effect on SPA
Infrastructure considerations
Environmental Impact Regulations 2011 (as amended)
Crime and disorder
Financial considerations
Biodiversity and compliance with Habitat Regulations 2017
Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights
Implications
Environmental Impact Regulations 2017
Pre Commencement Conditions
Working in a positive/proactive manner

Planning Considerations

Principle of development

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

Policy SP2 of the Local Plan Part 1 sets out the Council's Spatial Strategy to 2032 and refers to the allocation of strategic sites under Policies SS1-SS9 to meet the majority of the housing needs for the Borough:

'To maintain Waverley's character whilst ensuring that development needs are met in a sustainable manner, the Spatial Strategy to 2032 is to:

1. Avoid major development on land of the highest amenity value, such as the Surrey Hills Area of Outstanding Natural Beauty and to safeguard the Green Belt;
2. Focus development on the four main settlements (Farnham, Godalming, Haslemere and Cranleigh)
3. Allow moderate levels of development in larger villages (Bramley, Chiddingfold, Elstead, Milford and Witley) whilst recognising that due to Green Belt constraints Bramley has more limited scope for development;
4. Allow limited levels of development in/around other villages (Alfold, Churt, Dunsfold, Ewhurst, Frensham, Tilford, Shamley Green, Wonersh), whilst recognising that those villages not within Surrey Hills AONB or Green Belt offer more scope for growth
5. Allow only modest growth in all other villages to meet local needs
6. Maximise opportunities for the redevelopment of suitable brownfield sites for housing, business or mixed use, including at Dunsfold Aerodrome which is identified as a new settlement. More details are given in Policy SS7.
7. Allocate other strategic sites (Policies SS1 – SS9). Non-strategic sites will be identified and allocated through Local Plan Part 2 and Neighbourhood Plans
8. Ensure that where new infrastructure is needed, it is provided alongside new development, including funding through the Community Infrastructure Levy (CIL)."

Policy SS3 "Strategic Mixed Use Site at The Woolmead, Farnham" of the Local Plan Part 1 2018 states that the Woolmead in Farnham Town Centre is allocated for a mix of uses including around 100 homes and 4,200 square metres of replacement retail floorspace subject to the following:

- a) Redevelopment of the main part of this 'Gateway' site to create a landmark scheme.
- b) A built form that responds to the historic context of the area, protecting and enhancing the setting and significance of adjacent heritage assets including the Conservation Area to the west of the site.
- c) A built form that responds appropriately to neighbouring development, including that permitted upon the adjacent East Street site.
- d) An initial desk-based assessment of the archaeological value of the site and, where necessary, a field evaluation in accordance with paragraph 128 of the NPPF.

The application site is an allocation within the Farnham Neighbourhood Plan 2017. Policy FNP22 states that the land at the Woolmead is allocated for mixed use and should include retail development (ground floor) and residential development (upper floors). Policy FNP22 states that development will be permitted where:

- a) it is designed to high quality which responds in terms of scale, mass, design and materials to the heritage and distinctive character of the town centre Conservation Area;
- b) an archaeological assessment of the site has been undertaken and where necessary and feasible the design of development has preserved in situ any archaeological remains that can provide evidence of the origins and history of Farnham;
- c) a landmark building or feature is included to the south-east and north-west corners of the site;
- d) the scheme is visually well related, and physically well connected, to adjoining development including the East Street, South Street and Dogflud Way Development Site [subject of Policy FNP 21];
- e) an attractive and enhanced public realm is created along East Street with improved pedestrian space and linkages to the rest of the town centre especially towards South Street and the Borough together with enhanced landscaping and street furniture; and
- f) service access is from Woolmead Road.

These issues are all discussed in the relevant sections below.

Planning history and differences with previous proposal

The planning history is a material consideration.

Outline planning permission with all matters reserved except access was previously granted under WA/2015/2387 for the demolition of the existing building and the erection of up to 96 dwellings with associated car parking and up to 4200sqm of commercial floor area for purpose of Class A1(retail) or Class A2 (professional and financial services) or Class A3 (food and drink) or Class A4 (drinking establishments). (As amended by plan received 11/01/2016). This permission is extant.

The differences between the approved outline permission WA/2015/2387 and the current application is that the current application is a full application and seeks permission for an increased number of residential units (138 total) and a slightly reduced area of mixed use commercial floor space (4097m²) as well as associated access, parking and landscaping.

The proposal differs in its design approach from the indicative design of the approved outline scheme.

Since the time of that application, there has been a material change in circumstances as both the Farnham Neighbourhood Plan (2017) and the Waverley Borough Local Plan Part 1 (2018) have been adopted and should now be given full weight.

However, the principle of the redevelopment of this site has already been established.

The test for Members is whether having regard to the changes, the current proposal is materially more harmful than the approved scheme and is acceptable in its own right.

Location of development

Policy SP2 of the Local Plan 2018 sets out the spatial strategy for the Borough up to 2032 and seeks to focus development at the four main settlements.

The proposal site is located within the developed area of Farnham, within Farnham Town Centre as defined within the Local Plan Part 1 (2018), and the development therefore accords with the spatial strategy.

The proposal would create new housing and commercial units within a highly sustainable location, in close proximity to existing facilities and transport links of Farnham, thereby reducing the need of future occupants to travel by private vehicle to meet their day-to-day needs.

As such, Officers consider that the proposal would provide sustainable access to the facilities required for promoting healthy communities and would enhance the vitality of the community of Farnham.

Loss of suitable located commercial land

Policy EE2 of the Local Plan Part 1 2018 states that the Council will permit the change of use of existing employment sites to residential and other alternative uses where it can be clearly demonstrated that there is no reasonable prospect of the site being used for employment use.

Retained Policy IC2 of the Local Plan 2020 states that the loss of suitably located industrial and commercial land will be resisted. Sites will be

regarded as being suitably located where they meet one or more of the following criteria of Policy IC2 of the Waverley Borough Local Plan 2002:-

- a) the continued use of the site for commercial or industrial purposes would not have a materially adverse impact on the local environment or the amenities of nearby residents;
- b) they lie within or close to residential areas which can provide a source of labour;
- c) they are conveniently located to customers/markets and to other firms;
- d) they are located where the highway network can satisfactorily absorb the traffic generated; and
- e) they are conveniently served by public transport and/or are conveniently accessible from nearby residential areas by walking/bicycle.

Policy EE2 is more up to date than retained Policy IC2 and therefore limited weight has been applied to retained Policy IC2 given its differences with Policy EE2.

The site is well located in terms of access to the strategic highway network, access to Farnham Town Centre, access to a centre of population (Farnham) capable of providing a source of labour and is conveniently located in terms of access to public transport.

The existing building on site is used for various purposes, which equates to approximately 4175m² of Class B1 (a) (office) use gross internal floor area, 5276m² of Class A1 (shop) use gross internal floor area and 316m² of Class C3 (dwellinghouse) use gross internal floor area.

The loss of the site for commercial uses was assessed as part of the determination of application WA/2015/2387. As part of the submissions in respect of WA/2015/2387, marketing information was submitted which officers considered satisfactory to demonstrate that the site had been marketed since 2008 as office space on short term leases. Whilst there were details absent, such as examples of marketing particulars, numbers and dates of viewings and details of offers made, or of measures to refresh the marketing campaign beyond 2008, the Council's Estates and Valuation Manager carried out a detailed site appraisal based on the information submitted and commercial market signals in Farnham. In reaching a conclusion when assessing the outline application, the Estate and Valuation Manager considered that whilst there was a relatively healthy demand in Farnham for smaller, self-contained office space between 92.90m² and 185.80m², there was very little requirement for large office space. This could be attributed to the lack of provision and availability of large, modern office buildings within Farnham, with occupiers choosing to locate in Guildford,

Camberley or Aldershot instead. It was also noted that the Woolmead office space was marketed for a significant period of time, albeit unsuccessfully. This may have been partially attributed to the fact that there was no certainty of term offered beyond June 2016 and also the poor state of the existing office area which would require considerable investment to bring it up to a lettable standard.

In reaching a conclusion in respect of the loss of the commercial use on WA/2015/2387, it was considered that the site had been unsuccessfully marketed and that it would be unlikely that they could viably develop either wholly or partially the site for Class B1 (office) purposes.

In light of the evidence submitted in respect of WA/2015/2387, which remains extant, and the conclusions reached on the matter in determining that application, it is considered that it would be unreasonable to reconsider the principle of the loss of the current commercial use as part of this application. Officers therefore raise no objection in respect of the loss of commercial use as part of the current application.

Furthermore, since the time of the outline permission, the Farnham Neighbourhood Plan (2017) and the Waverley Borough Local Plan Part 1 (2018) have both been adopted. Both of these plans allocate the site for mixed retail and residential uses. The loss of commercial is therefore considered to be acceptable.

It is important to note that the site is located within the Town Centre Area where a variety of uses are encouraged (including retail and residential) by the NPPF and Policies in the Development Plan in the interest of supporting the vitality and viability of the Town Centre.

Loss of retail

The proposal would involve the loss of Use Class A1 retail space on the site.

Policy TCS1 of the Local Plan (Part 1) 2018 states that the Primary Shopping Areas will be the main focus, particularly at ground level for A1 retail uses. Where planning permission is required, these will be protected unless it can be determined that a change of use would not have significant harmful effects on the frontage and the vitality and viability of the town centre or result in an over-concentration of non-retail uses.

The NPPF 2012 set out that town centres should be recognised as the heart of a community and any proposed development should support their vitality

and viability. Paragraph 23 of the NPPF 2012 recognises that residential development can play an important role in ensuring the vitality of centres.

Retained Policy TC2 of the Waverley Borough Council Local Plan 2002 seeks to retain existing Class A1 retail uses at ground floor level within the Town Centre and designated Central Shopping Areas, unless it can be demonstrated that all reasonable efforts have been made to market the premises as a shop and that the proposal would:

- a) Contribute to the vitality and viability of the central shopping area by introducing activity and visual interest at street level; and
- b) Not result in an over-concentration of non-retail uses to the detriment of the vitality and viability of the area

Retained Policy TC3 of the Local Plan 2002 states that development which would improve the attractions of a town centre will be permitted provided that it will, inter alia,

- (a) not adversely affect the vitality and viability of the defined Central Shopping Area and;

Policy FNP23 of the Farnham Neighbourhood Plan 2017 states that the proposed mixed commercial uses A1-A4 and B1 will be permitted where there would not be such a concentration of non-A1 uses as to lead to a significant interruption of the shopping frontage or a loss of smaller units (less than 150m²).

The site is within the Central Shopping Area of Farnham Town Centre wherein the Council will seek to promote vitality and viability and retain retail uses on the ground floor of premises.

The details submitted in support of this application show that the proposal would reduce the existing level of retail floor area from 5276m² to a maximum of 4097m², an overall minimum loss of 1179m². The applicant seeks 4097m² floor area of flexible mixed use comprising an unspecified mix of Class A1 (retail), A2 (financial and professional services), Class A3 (café's and restaurant), Class A4 (drinking establishments) or B1 (offices). As such, the loss of Class A1 (retail) floor area as a result of the proposal may be greater than 1076m², given the flexibility of uses sought. The exact loss would depend on the final uses secured within the commercial units. Notwithstanding, the overall retail floor space sought would be at least 1179m² less than the existing A1 retail space.

In accordance with retained Policy TC2 of the Waverley Borough Local Plan 2002, the loss of the retail uses will be resisted unless it can be demonstrated that all reasonable efforts have been made to market the premises for the

purpose of retail. Officers consider that in practical terms, this can be tested by assessing the effective market demand for the premises as a retail use by way of a marketing campaign.

As part of approved outline application WA/2015/2387, no marketing information was submitted to demonstrate that there was no demand for the level of Class A1 (shop) use floor area currently provided by the site.

When considering approved outline application WA/2015/2387, the Council's Estates and Valuation Officer advised that there was a good demand for Class A1 (shop) space in Farnham. However, due to the historic nature of some of the buildings, many retail units are either awkwardly configured or are too small to provide the necessary sales space required by larger brands or anchor stores. As such, Farnham Town Centre is currently compromised in its ability to accommodate larger brands who would otherwise consider Farnham as a good trading location.

Whilst the Woolmead offers larger retail units of a more standard configuration, the accommodation is very dated and the retail frontage lacks prominence. Officers understand that all retail units have now ceased trading, however, they were only of a secondary and tertiary nature.

As part of WA/2015/2387, the Council's Estates and Valuation Officer advised that, whilst the proposed redevelopment of the site would result in a loss of Class A1 (shops) floor area to the Town Centre, there would be an overall net benefit in terms of being able to deliver retail units which offer not only a modern specification, but larger floor plates, which would be far more attractive to potential primary retailer brands.

The need for larger store requirements is supported by the Waverley Borough Council Town Centres Retail Study Update (2013), which at paragraph 3.13 states the historic trend of growth by multiple retailers and increased competition between companies has meant that the retail structure is increasingly dominated by large companies requiring larger shop units.

Furthermore, paragraph 5.15 -1.16 of the Waverley Borough Council Town Centres Retail Study Update (2013) notes that whilst Farnham Town Centre does not have a high proportion of quality retailers that might be expected to improve the vitality and profile of Farnham, looking at the retailers already present and those seeking representation in Farnham, it is clear that major retailers consider the town to be a viable retailing location.

In a similar way to Policy TCS1 of the Local Plan Part 1 2018, retained Policies TC2 and TC3 of the Waverley Borough Local Plan 2002 go on to say that proposals within the Town Centre must also contribute to the vitality and

viability of the Central Shopping Area by introducing activity and visual interest at street level and not result in an over concentration of non-retail uses to the detriment of the vitality and viability of the area.

There is natural synergy between retail development and leisure uses within a town centre, which come together to increase the attractiveness of the centre as a destination. Shops, cafes, restaurants and bars are recognised as appropriate town centre uses that can be individual attractions but also complement each other. Restaurants and bars bring life and interest to the town centre outside shopping hours and add to the vitality of the centre. As such, Officers consider that the proposals would add to the vitality and viability of the area.

Having regard to this information, Officers are of the opinion that, in this instance, given the conclusions reached in respect of WA/2015/2387, the proposal would generate significant pedestrian activity and add visual interest to Farnham Town Centre, contributing to the vitality and viability of the area in accord with Policy TCS1 of the Local Plan Part 1 2018 and retained Policies TC2 and TC3 of the Waverley Borough Local Plan 2002.

Housing land supply

On 20th February 2018, the Waverley Borough Local Plan Part 1 2018 was adopted which set out a housing trajectory up to 2032. The examining Local Plan Part 1 Inspector concluded in his report dated 1st February 2018 that the Council does have five years' worth of housing supply. Therefore, the Council can demonstrate the requirement of paragraph 47 of the NPPF 2012.

The provision of 138 dwellings as proposed would make a significant contribution to housing supply for the plan period. However, outline permission already exists for 96 dwellings on the site and, as such, the increase to the Council's Housing Land Supply from this application would be an uplift of 42 dwellings.

Housing mix and density

Policy AHN3 of the Local Plan Part 1: Strategic Policies and Sites 2016 states the proposals will be required to make provision for an appropriate range of different types and sizes of housing to meet the needs of the community, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

Policy FNP15 of the Farnham Neighbourhood Plan states that proposals for residential development on larger sites will be permitted if they incorporate an element of 1 or 2 bedroom dwellings, subject to other policies in the Plan.

The following table provides a comparison of the proposed housing mix against the SHMA 2015 with regards to the indicative requirements for different dwelling sizes:

Market Housing:

Bedroom Numbers	Number of Units	%	SHMA requirement %
Studio/ 1 Bedroom	76	55.1	10%
2 Bedroom	57	41.3	30%
3 Bedroom	5	3.6	40%
4 Bedroom	0	0	20%
Total	73	100%	100%

The proposed mix conflicts with the indicative housing mix in the SHMA 2015 as it provides a larger number of smaller units. However, in considering the type of units, the highly sustainable location and the limited amenity space, officers consider that smaller units would be more appropriate for the site than larger family units. As such, officers consider that the proposed mix would provide high density accommodation in a sustainable location and would be an appropriate mix for the town centre site. Furthermore, it would provide the smaller units encouraged by Policy FNP15.

Affordable housing

Policy AHN1 of the Local Plan Part 1: Strategic Policies and Sites 2016 states that the Council will require a minimum provision of 30% affordable housing.

The proposed development does not propose any affordable housing in conflict with the 30% affordable housing requirement of Policy AHN1 of the Local Plan Part 1 2018. The applicant has submitted a full financial appraisal to demonstrate that it would not be financially viable for the scheme to provide any affordable housing.

In reaching this conclusion, the financial appraisal notes that outline application WA/2015/2387, for which permission was granted, had no requirement for affordable housing.

A financial viability appraisal has been submitted with the application. The viability information has been assessed by the Council's viability consultants,

who have concluded that the proposed scheme would generate a lower residual land value than the approved scheme WA/2015/2387 by £590,475. In light of this calculation, the consultants concluded that the proposed scheme would not be able to support either affordable housing on site or an off site contribution towards affordable housing.

Whilst the proposal is in conflict with Policy AHN1 of the Local Plan Part 1 2018, officers consider that in this instance it would not be reasonable to require the provision of any affordable housing.

Highway considerations, including traffic and parking considerations

Policy ST1 of the Local Plan Part 1: Strategic Policies and Sites 2018 states that development schemes should be located where they are accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

Policy FNP30 of the Farnham Neighbourhood Plan 2017 sets out that large scale residential development proposals shall be accompanied by a Travel Plan and ensure that sustainable transport links are provided to the principal facilities. Development proposals shall not significantly add to traffic congestion in the town and add inappropriate traffic on rural lanes. Safely located vehicular and pedestrian access with adequate visibility splays shall be provided. Where adequate transport infrastructure is not available to serve the development, the development shall provide for, or contribute towards, appropriate measures to address the identified inadequacy.

The site is in a highly sustainable location in Farnham Town Centre. There is easy access to and from the site from pedestrian and cycle routes and bus and rail services.

In developing the proposals, consideration was given to the wider highways impacts of the proposals. The design of the site has had regard to the current one way traffic system in the surrounding area but also the potential change to the road configuration in line with the Brightwells proposed development which would make Woolmead Road two-way and downgrade East Street.

The proposal to limit future traffic movement along East Street to buses, taxis, emergency vehicles and cyclists was a key factor in locating the site's car park access on Woolmead Road, however, the design would work with both

elsewhere in Farnham, Aldershot, Haslemere and Alton. Farnham Railway station is located 650m to the south-east of the site.

Vehicular access to the site would be from Woolmead Road and would be via a ramp down into a basement level parking area where there would be 141 parking spaces. This would marginally exceed the quantity set out within the Council's Parking Guidelines for the residential use of the site. There would be 5 disabled parking spaces included within the 141 spaces and these are located near to each of the residential access lifts and stairs.

The proposals include that some of the parking spaces would include Electric Vehicle Charging points and some parking spaces would be provided with a feeder pillar to allow later installation of charging points. Full details of electric vehicle charging points would be secured by condition, should planning permission be granted.

Whilst the proposal does not include on-site parking for the commercial elements, officers note that the principle of this was established when outline application WA/2015/2387 was approved and the quantum of commercial floorspace would not be substantially different to that on the outline application. Officers are satisfied that this approach would be acceptable given the highly sustainable town centre location where there are numerous public car parks in the locality and the previous outline approval.

Servicing would be maintained from Woolmead Road via three lay-bys and a loading/delivery bay would be situated adjacent to the development on East Street.

A Framework Travel plan has been prepared which contains sustainable initiatives to influence new residents' and employees' travel choices, including the provision of Travel Information Packs. Full details and the implementation of this would be secured through the Section 106 agreement.

The submitted Transport Statement concludes that the impact of the development on the local highway network will be minimal, resulting in a reduction in vehicular trips in comparison with the current use.

The County Highway Authority has assessed the proposal and recommends that an appropriate legal agreement should be secured before the grant of planning permission to provide a financial payment for sustainable transport improvements in Farnham Town Council. The County Highway Authority has also recommended conditions to be imposed to ensure the development acceptable in relation to highway safety.

It is considered that the proposed development would not result in a severe impact on the local highway network in accordance with Policy ST1 of the Local Plan Part 1 2018.

Cycle and refuse/recycling storage

Policy ST1 of the Local Plan Part 1 (2018) states that development schemes should include measures to encourage non-car use such as on-site cycle parking.

Policy TD1 of the Local Plan Part 1 (2018) seeks to ensure the appropriate facilities for the storage of waste, including general refuse, garden, food and recycling.

The NPPF 2012 states that in order to make the fullest possible use of cycling, development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and cyclists.

Policy M5 of the Waverley Borough Local Plan 2002 accords with the NPPF 2012 in requiring developments to include, where possible, safe and convenient cycle routes which can connect to the Borough-wide cycle network.

Storage provision should be made for a variety of different sized refuse bins, recycling and food waste. There would be 5 residential bin stores and 10 commercial bin stores all on the ground floor and accessed from Woolmead Road.

The Council's Waste and Re-cycling Co-ordinator has been consulted on the proposal and notes that the total requirement for residential waste storage would be 14 x 1100 litre refuse bins, 65 x 240 litre recycling bins and 5 x 140 litre food waste bins. There would also need to be a 7 litre kitchen caddy for each dwelling. The Waste and Re-cycling Co-ordinator also notes that retail and commercial bin stores are separate from residential bin stores. Commercial waste carriers would be responsible for the removal of the commercial waste, with the frequency of collections and the size of the bins dependent upon the nature and size of the business.

There would be a mezzanine level 134 space cycle store with storage on semi-vertical racks with access from Woolmead Road. This would provide cycle parking for the residential units which would accord with the Council's Parking Guidelines.

There would also be a cycle store for commercial staff. This shows 20 cycle parking spaces. The exact cycle provision requirements depend on the exact commercial use, however, officers note that 18 cycle spaces were to be provided for the commercial units on approved outline application WA/2015/2387. Given the similarity between the level of commercial floorspace provision, officers consider this to be acceptable.

Cycle storage would also be required within the East Street public realm for customers.

Officers consider that it would be reasonable to request further details of the proposed cycle storage by condition to ensure that the proposal would provide the stated level of parking and meet the necessary guidelines for secure cycle parking and also to require full bin storage details to ensure suitable bin storage provision is provided.

Officers are satisfied that, subject to a condition requesting full details of cycle storage provision and bin stores, the proposal would secure the required cycle and refuse/recycling storage in accordance with Policies ST1 and TD1 of the Local Plan Part 1 2018 and retained Policies D1, D4 and M5 of the Waverley Borough Local Plan 2002.

Impact on visual amenity

Policy TD1 of the Local Plan (Part 1) 2018 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.

Policy FNP1 of the Farnham Neighbourhood Plan 2017 states that development will be permitted where it is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located. Guidance of the Farnham Design Statement should be followed.

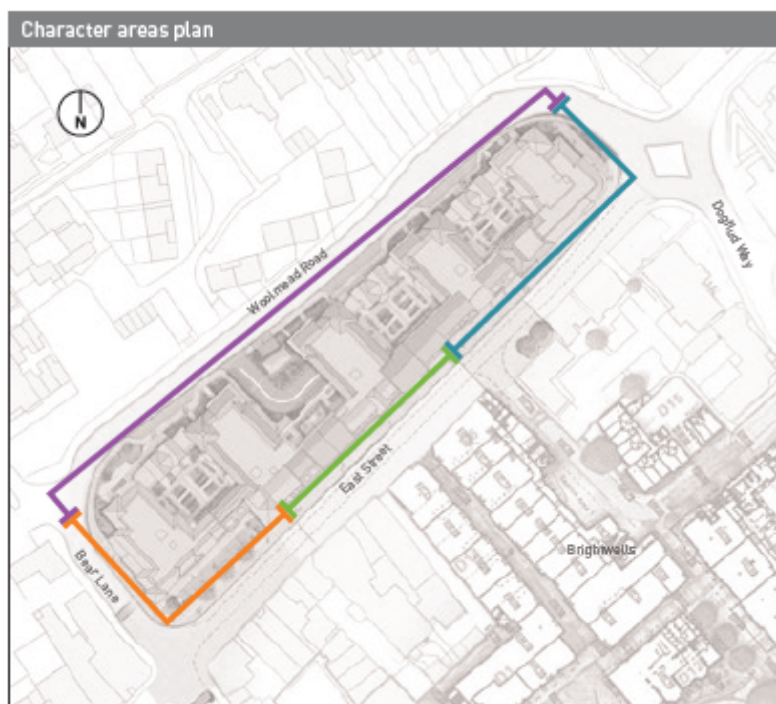
Policy FNP3 of the Farnham Neighbourhood Plan 2017 seeks that in the setting of the Conservation Area new shop fronts will be permitted where proposals would not result in the loss of traditional shop front features and proposals would be in sympathy with the predominant architectural style and materials of the area and of an appropriate scale.

FNP21 of the Farnham Neighbourhood Plan 2017 which relates to East Street, south Street and Dogflud Way states that development will be

permitted where it is designed to a high quality which responds to the heritage and distinctive character of the town centre conservation area and an attractive and enhanced public realm is created along East Street with improved pedestrian linkages to the rest of the town centre especially towards South Street and the Borough, together with enhanced landscaping and street furniture.

Extensive pre-application discussions took place in respect of this site and a key aim was to ensure that all 4 sides of the development were addressed as frontages, rather than there being a front and a back. A more traditional approach has been used on the south-eastern East Street elevation and a more contemporary approach on the north-western Woolmead Road elevation. The proposed differences in architecture to the East Street and Woolmead Road elevations have developed from the different approach to building form and massing in the surrounding areas. The south-western Bear Lane elevation would have a traditional appearance, responding to the Conservation Area opposite and the historic context of the town. The north-eastern Dogflud Way elevation would have a more contemporary design.

The scheme has evolved to have four separate character areas which officers consider to be an appropriate approach as they visually break down the block into smaller units. These areas are shown on the location plan below and defined by the character set out below:



1. Bear Lane and Western part of East Street (orange):
 - Traditional character referring to Georgian period.
 - White sash windows.

- Mix of parapet walls and eaves with varied roofline.
 - Mainly red stock facing brick with terracotta detailing and slate effect roof tiles.
2. Central Part of East Street (green):
- Refers to Edwardian and Arts and Crafts styles.
 - Mainly red multi-stock brick and buff stock brick.
 - Some mansard roofs and dormers.
 - Mix of sash and casement windows.
 - Roof predominantly plain tile with some slate effect tiles.
3. Eastern part of East Street (blue):
- More contemporary character.
 - Red stock brick and buff brick with vertical projecting bays in white render.
 - Roof predominantly plain tile with some slate effect tile.
 - Mix of white PVC windows and full height windows with grey frames.
4. Woolmead Road (purple):
- Contemporary vernacular character.
 - Varied window patterns including full height glazing with grey frames.
 - Mix of red multi stock brick and render panels to divide elevations to reflect domestic character of surrounding area.
 - Gabled brick link elements extend to ground level.
 - Some roof terraces and projecting bay windows with grey surrounds and spandrel panels.

The scheme has evolved to incorporate a variety of scale and building heights from one storey (substation) to four storeys. This reflects the varied nature of Farnham town centre but also ensures the scheme relates to the nearby more domestic scale development where appropriate. Breaking the large block down into smaller buildings is responsive to the Farnham context. The use of some pyramidal style roofs reflects the Maltings and further adds local character to the proposed development. The breaks to the building line add interest to the scheme and respond to key vistas and points, aiding legibility.

The materials used will be critical to the success and longevity of the proposed development. Materials including red bricks, a buff brick, red plain tiles and slate effect tiles have been selected.

Materials to be used include:

1. Michelmersh Freshfield Lane Stock Facing Brick
2. Wienerberger Olde Cranleigh Multi Brick
3. Wienerberger Orange Multi Gilt Stock Facing Brick
4. Wienerberger Hurstwood Multi Stock Facing Brick
5. Marley Eternit Red Sandfaced Clay Plain Tile
6. Terreal Rully Dark Slate Tile
7. Weber PRAL M 276 Stone Grey Render
8. Weber PRAL M 2500 Chalk Render

The use of these materials would be secured by condition.

Sections of the building would be broken up with different tones of brick to reinforce the vertical emphasis in the facades and give the impression of narrower width plots. Terracotta bricks would be used for detailing, such as arches and banding.

The internal courtyards would have large elements of white render to reflect daylight and enhance daylighting levels within apartments. Balconies would have grey steel frames with toughened glass balustrade panels. Landscaping will be key to creating an attractive space within the courtyards and would include raised brick planters, brick paved footpaths, gravel footpaths, grassed amenity areas and semi-private terraces. There would also be green roofs on the raised links between the gables to the outer link apartments and the 4 storey ends of the rear wings. Final details of landscaping would be secured by condition, should planning permission be granted.

The basement would contain 141 parking spaces and lift and stair access to each of the cores of the building. Plant comprising water storage, pumping equipment and ventilation plant would also be located within the basement.

The ground floor of the scheme prioritises the provision of high quality commercial frontage on East Street, together with the main residential entrances. The variation in shop frontages in terms of width and height adds visual interest to the scheme and, together with the legible residential entrances, breaks up a long commercial frontage. The commercial frontages wrap around onto the Bear Lane and Dogflud Way elevations. The commercial units have been designed flexibly to allow for variation. At ground floor level, the Woolmead Road elevation would comprise service access for deliveries to commercial units and refuse collection from both commercial and residential units. Additionally, there would be residential entrances which would be distinguished from the other doors serving bin and bike stores and

commercial units by porch canopies creating increased legibility. The basement car park access would also go down at ground floor level from Woolmead Road and the sub-station would be located adjacent to the vehicular access and be well integrated into the scheme. Cycle storage for both residential and commercial units would be located on a mezzanine level above the entrance to the car park.

With the exception of one commercial unit in the south-western corner of the first floor, the first, second and third floors would contain residential units. On the first floor there would be accommodation on all 4 sides of the three internal courtyards. At second floor level on the Woolmead Road elevation there would only be residential units to the north-west of the central courtyard, however, second floor accommodation would extend around the remaining three elevations of the development. Whilst there would be a number of third floor units, these would mainly be located in the line of the wings across the building, but not to the south-western end of the site and limited to the north-eastern end of the site. This would result in a varied roofline. The substantial variation in height of buildings on the Woolmead Road elevation adds interest and rhythm and the lower link buildings also create space and reduce the scale, bulk and mass of the frontage, responding positively to the domestic scale properties in the area to the north-west of the site.

The development would be 3 storeys towards the north-eastern and south-western ends of the development, responding to the Conservation Area to the south-western end and smaller buildings near the northern end. Pitched roofs have been used to the perimeter of the development with flat roofs only internal to the wings and these are disguised by small scale outer pitched roofs which officers consider would prevent visual harm from flat roofs. Whilst there may be some views on to the roof top from high points in the surrounding area, such as the castle, these would be limited and at some distance and considered to be less harmful than the current view.

Consideration was given to a north-south pedestrian route across the site. An analysis of pedestrian movement was undertaken and only a small number of properties on Cherry Tree Close and Lower South View would benefit from a north-south route across the site. For this reason, the applicant contends that the limited pedestrian traffic would not justify a route through the scheme. This position is supported by the County Highway Authority who considered that there was no justification for the installation of a pedestrian crossing across Woolmead Road. Additionally, because of the significant change in land levels between East Street and Woolmead Road, the only cross site solution would be for an underpass. Officers consider that this would not be an acceptable approach and that, in these circumstances, the omission of a north-south route through the site would be acceptable.

Public realm improvements around the site would be achieved through the use of hard and soft landscaping and propose the creation of public squares through the use of differing materials and building line. Indicative landscaping plans show a variety of materials including Yorkshire natural stone paving, brick pavers, concrete block paving and concrete slab paving. It is proposed that these materials would be used along the pavements of East Street which would help break up the length of the elevation and create spaces for different activities occurring within the public realm. These would continue to wrap around onto the Bear Lane and Dogflud Way elevations. The indicative proposals include 13 benches concentrated in 3 East Street locations, but with a further bench on the Dogflud Way elevation and 4 litter bins which would be placed in suitable locations at regular intervals. There would also be 3 pairs of cycle stands (6 cycle spaces), all near seating areas.

The indicative plans shown that tarmac would be used to create the pedestrian route along Woolmead Road, however, entrances to the units would be distinguished with the use of concrete block paving.

Whilst the 2 existing trees on East Street would be removed, indicative landscaping plans shown that 4 trees would be planted in the 'square' to the south-west of the site and that an additional 10 trees would be located on the Woolmead Road and Dogflud Way elevations. Landscaping would be included wrapping around the Woolmead Road elevation and within the courtyards.

Given the level of provision of retail frontage and accesses to residential properties and the requirement in Farnham Neighbourhood Plan Policy FNP22 for an attractive and enhanced public realm along East Street with improved pedestrian space and linkages to the rest of the town centre together with enhanced landscaping and street furniture, officers consider that it would be reasonable to secure agreement to on and off-site hard and soft landscaping and public realm improvements within and outside the site through the use of an appropriate Grampian planning condition.

Officers note that any advertising required for commercial units in the future would require separate permission for advertisement consent, or would need to fall within the criteria for deemed consent. As such, the final overall appearance of the shops cannot be assessed as part of the current application. However, officers are satisfied that final signage could retain the character shown on the plans, in conjunction with any approved future advertising. Officers consider that an informative should be added to remind the applicants that advertisement consent may be required in the future.

Officers are satisfied that the proposal would result in a landmark scheme for the 'Gateway' site and would respond appropriately to neighbouring development, including that permitted on the neighbouring East Street site, in accordance with criteria a) and c) of Policy SS3 of the Local Plan Part 1 2018 and Policy TD1 of the Local Plan Part 1 2018 and requirements a), c), d) and e) of Policy FNP22 of the Farnham Neighbourhood Plan 2017. The proposed development would respond sensitively to its surroundings, including the neighbouring Conservation Area and respond to the urban architecture of Farnham. It is considered that the scheme would create positive frontages on all four sides of the island site, including on Woolmead Road and strong corners, especially between Bear Lane and East Street and between East Street and Dogflud Way which add interest to the scheme.

Officers consider that the proposed scheme would be of an appropriate design and enhance the visual appearance of the area. The design would accord with Policies SS3 and TD1 of the Local Plan Part 1 2018, Policies D1 and D4 of the Local Plan 2002 and Policies FNP1 and FNP22 of the Farnham Neighbourhood Plan 2017.

Standard of accommodation

Policy TD1 of the Local Plan (Part 1) 2018 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 play space 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.

An assessment has been made of the overall size of the proposed units and the size of the bedrooms and consideration given to their accordance with the Government's standards.

With the exception of 10 of the 13 studio apartments and units 72, 110 and 114 the units would all have overall floor areas which meet the overall floor area standard. However, 34 of the units do not have a bedroom meeting the 2 person standard set out in the Nationally Described Space Standards, although the shortfall in the vast majority of units is less than 1m².

Whilst officers note that the proposed units do not fully accord with the Nationally Described Space Standards, officers also note that at the current time the Council has no policy requiring for these to be met. Additionally, the units are in a town centre location wherein smaller units are more acceptable and expected due to overall space constraints and the aim of achieving high density in a highly sustainable location.

Officers consider that, in the absence of a policy requiring the national standards to be met, and in the town centre location, that this failure to fully accord with the overall space standards on some of the units should not amount to a reason for refusal in this instance.

Officers have assessed the proposal and are satisfied that the proposed development would not result in unacceptable harm from over-looking or inter-looking. Consideration has been given to ensure that high level windows are used where necessary. The majority of window to window views across the courtyards will have a separation of 16-20 metres. The lowest separation is 11.5 metres but this is across courtyard 3 at courtyard level and, therefore, would be unlikely to be more harmful than the courtyard use between the windows. In any event, officers consider that, given the constraints of the town centre location where intervisibility is common in comparison to rural areas, the proposed window to window separation would be acceptable and allow for a good level of amenity for future occupiers in this regard.

The Daylight and Sunlight Report by GVA (March 2018) has considered the internal daylight amenity within the proposed development. The report concludes that all rooms will meet the recommended target values and will be well lit for their use, and that the proposed dwellings would have adequate daylight amenity for future occupants. In terms of sunlight amenity, the report acknowledges that, due to aspect, a small number of windows will fall below the threshold BRE criteria for annual sunlight, however, the report concludes that the dwellings are considered to provide adequate sunlight amenity for future occupants.

The Daylight and Sunlight Report also considers overshadowing in the courtyards. The report concluded that the courtyards were marginally shy of achieving compliance but that they were acceptable given the location and orientation of the development.

Provision of amenity space

Policy TD1 of the Local Plan (Part 1) 2018 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, on site playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The proposals include the provision of communal courtyards and some private balconies and private roof terraces. Whilst the amenity space provision would be limited, this is not an unusual situation for apartment blocks within town centre locations. The landscaped courtyards would add some interest and provide some onsite amenity space for future occupiers.

Given the proximity of public spaces to the proposed development, including Farnham Park 400m to the north-west of the site and Gostrey Meadow 300m to the south of the site, officers consider the limited onsite amenity space to be acceptable in this instance.

Policy LRC1 of the Local Plan Part 1 2018 states that proposals for new residential development will be expected to make provision for play space having regard to Fields in Trust standards.

The Fields in Trust Guidance for Outdoor Sport and Play beyond the Six Acre Standard England (2016) recommends that for a scheme of 138 residential a Local Area of Play (LAP), a Locally Equipped Area of Play (LEAP) and a contribution towards a Multi Use Games Area should be included. None of these have been provided. However, contributions have been sought towards playing pitch improvements in Farnham Park and the refurbishment and extension of Gostrey Meadow Play Area, as well as towards the Heathland Hub at Frensham Pond. The site is not considered suitable for outdoor play given its central Town Centre location between busy roads. Furthermore, having regard to the large proportion of smaller units proposed which are less likely to contain families, it would not be considered reasonable to raise an objection to the proposal on this basis. In reaching this conclusion, officers also note that on the approved outline scheme, WA/2015/2387 no LAP, LEAP or MUGA contribution were provided.

It is noted that the failure to provide onsite play space in accordance with the Fields in Trust Guidance would be contrary to Policy LRC1 of the Local Plan Part 1 2018. The harm arising from this must be weighed into the planning balance. However, consideration is given to the highly constrained "island site", the desire to achieve high density in this location and the housing mix which is predominantly smaller units, less likely to be occupied by families.

Impact on heritage assets

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.

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 Policies HE3 and HE5 of the Local Plan 2002 are afforded significant weight owing to their consistency with the NPPF 2012.

The Farnham Neighbourhood Plan 2017 states that new development within the setting of the Conservation Area will be permitted where it is high quality and preserves and enhances the character of the Conservation Area and its setting.

The Farnham Design Statement states that any development which harms the Conservation Area will be unacceptable and that any new development should be designed to preserve or enhance the Conservation Area. To the immediate south of the site, beyond East Street, is 9 Cambridge Place, a Grade II Listed Building, the significance of which lies in that it is a good example of 18th Century architectural detailing. This is a designated heritage asset.

Also south of the site is The Royal Deer, a 19th Century Building of Local Interest, which is significant as a result of its design by Farnham architects A.J and L.R Steadman in 1929. This is a non-designated heritage asset.

To the far south west of the site lie a significant number of Listed Buildings that comprise The Borough. The significance of these is that there are a large number of them and they are of great quality and at the junction with Castle Street provide the finale to the grand vista looking south from the castle. These are designated heritage assets.

The site is also located just outside of Farnham Conservation Area, which bounds the site to the south west and partially beyond East Street to the south. This is a designated heritage asset. The significance of Farnham Conservation Area lies in the relationship of medieval route ways and street layout with the medieval and later historic buildings giving a unique grain and depth of settlement.

The Farnham Conservation Area Appraisal mentions the site several times, noting that it is a 1964 monolithic brick and concrete structure that is unsympathetic to Farnham in the long term and drew much criticism at the time from townspeople and architects, who saw it as a complete negation of every thing they had tried to achieve in scale and design.

The Council's Heritage and Design Officer has noted that the existing built form of The Woolmead is of little historic or architectural interest and is not a good example of twentieth century architecture or town planning.

The Council's Heritage and Design Officer has also concluded that the existing built form is not worthy of retention and therefore supports the principle of the replacement of the building.

It is considered that the proposed development could be acceptably accommodated on site and that the scale, bulk and mass of the proposed built form would be reasonable for the site. It is considered that the proposed development would be more sympathetic to the surrounding heritage assets than the existing poor quality development on site.

Officers therefore consider that the development proposed on the site would not cause harm to the significance of the adjacent heritage assets, would preserve the character and appearance of the Farnham Conservation Area and would preserve the setting and special interest of the adjacent Listed and Locally Listed buildings.

As no harm has been identified, it is not necessary to weigh up the public benefits against any identified harm.

Officers are satisfied that the proposal would accord with Section 66 of the Planning (Listed Buildings and Conservation Areas Act 1990, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy HA1 of the Local Plan (Part 1) 2018 and retained Policies HE3 and HE8 of the Waverley Borough Local Plan 2002 and would not invoke paragraphs 133 and 134 or even 135 of the NPPF 2012 and would also accord with Part b) of Policy SS3 of the Local Plan Part 1 (2018).

Trees and landscaping

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough. Retained Policies D6 and D7 of the Local Plan 2002 are attributed full and significant weight respectively due to their level of consistency with the NPPF 2012.

There are currently 2 Horse chestnut trees located in the south-western corner of the site which would be removed as part of the proposed development.

The proposed indicative landscaping plan shows 14 new 2 metre stem trees to be planted comprising 4 trees to be planted in the south-western corner of the site, 3 trees in the north-western corner of the site, 3 trees around the sub-station and 4 trees at the north-eastern end of the site.

Information has been submitted to demonstrate how appropriate rooting volumes could be achieved beneath the surrounding hardstanding and a condition has been recommended by the Council's Tree and Landscape officer to secure further details of this.

There would be additional landscaping within the 3 internal courtyards and surrounding the north-western elevation of the building, with the final details of these to be secured by condition. However, officers are satisfied that consideration has been given to shade tolerant plants in these locations and that the indicative type and quantity of landscaping would appropriately visually enhance the appearance of the area. Officers also consider that it would be reasonable to impose a condition in respect of ensuring that any plants which fail within 5 years are replaced.

Compatibility of uses

Policy D2 of the Waverley Borough Local Plan 2002 seeks to ensure new and existing land uses are compatible.

The site is within the designated Town Centre wherein there are various commercial and residential uses within close proximity to the application site.

Furthermore, the Town Centre location is such that there are a variety of uses in close proximity wherein some noise generation can be expected. Notwithstanding, the Council's Environmental Health Service has recommended conditions in respect of noise to prevent unacceptable harm.

As such, Officers are satisfied that the proposed uses are compatible with each other and with the surrounding uses in accordance with Policy D2 of the Waverley Borough Local Plan 2002.

Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 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 closest residential occupiers are on the upper floors on the opposite side of East Street, on Cherry Tree Road and on Bear Lane.

Window to window separation distances would be a minimum of 12.7 metres across East Street, 14.2 metres across Bear Lane and 18 metres across Woolmead Road. Whilst these distances fall below those set out within the Council's Residential Extensions SPD 2010, it is not unusual in town centre locations to have residential windows fronting each other across streets and officers consider that this relationship in the current location would be acceptable. Officers also note that the separation would not be materially different from that considered acceptable on the indicative plans of the approved outline scheme WA/2016/2387. Officers note that the proposed development would be higher and closer to the dwellings on Cherry Tree Close than the existing development on the site. However, officers consider that the variations in height along the Woolmead Road elevation and the minimum separation distance of 18 metres across Woolmead Road would prevent the proposed development from being overbearing to neighbouring occupiers to the north-west.

A Daylight and Sunlight Report by GVA (March 2018) accompanies the application. The report concludes that all of the windows and rooms to the neighbouring residential properties will retain respectable daylight levels and will therefore satisfy BRE guidelines. For sunlight, the report concludes that in accordance with the BRE Guidelines, the majority of properties assessed will see no noticeable adverse loss of sunlight. The report notes that some rooms at 3 and 4 Cherry Tree Close to the north of the site will fall below criteria for annual sunlight, whilst complying for winter sunlight but that they would remain well lit rooms. When considering the scale of the proposed development in regards to the daylight and sunlight results to the neighbouring properties, the report considered that the design of the proposed development would be sympathetic to the daylight and sunlight requirements of the neighbouring properties and concludes that the Council's policy on daylight and sunlight will be satisfied. In light of the findings of the Daylight and Sunlight report, officers consider that whilst there may be some change in light levels to the nearest dwellings to the north-west of the site, the

proposal would not result in material harm to neighbouring residential amenity from loss of light.

Officers are satisfied that a sufficient distance from neighbouring residential occupiers in order to prevent an unacceptable impact on these properties in terms of loss of light, outlook, privacy or overbearing impact and that the proposal would accord with Policy TD1 of the Local Plan Part 1 2018, Policies D1 and D4 of the Local Plan 2002 and Policy FNP1 of the Farnham Neighbourhood Plan 2017 in this regard.

Noise

Retained Policy D1 of the Waverley Borough Local Plan 2002 states that development will not be permitted where it would result in loss of general amenity from disturbance from noise and vibration or levels of traffic which cause significant environmental harm by virtue of noise and disturbance.

The Council's Environmental Health Service has assessed the application and recommended pre-commencement conditions in respect of internal and external noise levels and traffic noise and also agreement to a Construction Environmental Management Plan. Conditions have also been recommended in respect the protection of residents from noise.

Officers are satisfied that, subject to appropriate conditions, the proposed development would be acceptable in this regard.

Flooding and drainage

Policy CC4 of the Local Plan (Part 1) 2018 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate floor risk location, it would not constrain the natural function of the flood plain and where sequential and exception tests have been undertaken and passed. Sustainable drainage systems (SuDS) will be required on major development proposals.

Paragraph 100 of the NPPF 2012 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at high risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

The site lies within Flood Zone 1 and is therefore located within an area which is of the lowest flood risk. As the site is under 1.0 ha, a Flood Risk Assessment is not required to support the application.

Surrey County Council as the Lead Local Flood Authority has reviewed the surface water drainage proposal and assessed it against the NPPF 2012, its accompanying PPG and Technical Standards.

The application is supported by a Surface Water Drainage Statement by RSK (28 February 2018) which demonstrates that there would be no increase in impermeable areas within the site. The surface water runoff rates would therefore be unaltered by the proposed development.

The Lead Local Flood Authority is satisfied that the proposed drainage scheme meets the requirements set out in these documents, however, has recommended that conditions should be applied to ensure that the SuDS scheme is properly implemented and maintained throughout the lifetime of the development.

In terms of foul drainage, Thames Water has raised no objection to the scheme, provided that the developer followed the sequential approach to the disposal of surface water, and therefore it is considered that sufficient capacity exists to accommodate the proposed development.

Policy FNP 14 of the Farnham Neighbourhood Plan 2017 seeks infrastructure contributions towards the upgrade to the existing drainage infrastructure which are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Given that statutory consultees are satisfied that the proposals are acceptable in terms of flooding and drainage and have not raised the need for additional infrastructure for which contributions would be required, officers are satisfied that there would be no reason to seek an additional infrastructure contribution for this and that it would not meet the relevant legal tests for securing infrastructure.

Land contamination

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Policy D1 of the Local Plan 2002 sets out that development will not be permitted where it would result in material detriment to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances. The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

A Contamination Assessment by Nott Group dated 05 July 2014 and 2 Reports by GroundSure (references FIND-43016 and FIND-43017) dated 16 April 2014 accompany the application.

The Council's Environmental Pollution Control officer has been consulted on the proposals and is satisfied that the submitted report does not identify any significant ground contamination issues and has therefore confirmed that no action is required in this regard.

Air quality considerations

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of the area or proposed development to adverse effects from pollution, should be taken into account.

Paragraph 124 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

Retained Policy D1 of the Waverley Borough Local Plan 2002 states that the Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of noise and disturbance or potential pollution of air, land or water, including that arising from light pollution.

The site is within a designated AQMA. The proposed development would introduce new residents into an area that has an established road network and therefore may expose future occupants to air pollution associated with road traffic.

A Noise and Air Quality Assessment (September 2015) by Acoustic Air Limited and Detailed Air Quality Assessment by RSK (February 2018) accompany the application.

These reports have been reviewed by the Council's Air Quality consultants. The consultants have agreed that, based on the predicted traffic flows for the existing lawful use of the land, it is predicted that the current proposal would result in a decrease in annual average daily traffic flows, which would be beneficial to air quality. Officers note that the actual current and previous traffic movements may not have tallied with those which could have resulted from the lawful use, however, in reaching conclusions, officers must consider the proposal against the harm resulting from the existing lawful use of the land as these could lawfully occur without any restriction. In any event, given that the lawful use of the land has ceased, it would not be possible to gather actual traffic data from the existing scenario.

The Institute of Air Quality Management (IAQM) guidance suggests 'Principals of Good Practice', which could be defined as 'necessary', for proposed developments with greater than 10 dwellings, which include recommendations in respect of the provision of electric vehicle charging points, agreement to a travel plan and gas-fired boiler specifications. Given the sensitive location, these mitigation measures, along with a Construction Environmental Management Plan (CEMP), are recommended to be secured via condition should permission be granted.

Subject to the imposition of suitable mitigation measures, particularly throughout the construction stage, it is concluded that the impact on air quality would be acceptable.

Archaeology considerations

Retained Policies HE14 and HE15 of the Local Plan 2002 require that appropriate desk based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved. These policies are afforded full weight owing to their consistency with the NPPF.

An Archaeological Impact Assessment Report by Archaeology South-East dated March 2018 accompanies the application. The report concludes that the construction of the existing buildings in the 1960s would have been likely to have truncated most archaeological deposits within its footprint but that archaeological deposits relating to former buildings may survive beneath the pavement outside the footprint of the proposed building. However, the

proposed development involves the excavation of an underground car park across the footprint of the site, which would destroy any remaining deposits.

The County Archaeologist has assessed the application and considers that further intrusive archaeological works are required in order to clarify the extent of archaeological survival across the site. The first stage in this process should consist of trial trench evaluation of accessible areas within the site in order to provide a thorough understanding of the level of archaeological survival. Once this has been carried out, a view can be taken on the nature and extent of any mitigation measures that may be required. It is likely that these will consist of various measures such as a watching brief during foundation removal and detailed excavation of any surviving remains that will be impacted upon by the new build.

It is considered that an appropriate condition could be imposed to secure the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation to be agreed by the Local Planning Authority. This would ensure that the proposal would accord with retained Policy HE14 of the Local Plan 2002 and part d) of Policy SS3 of the Local Plan Part 1 2018.

Effect on SPA

The site is located within the 5km of the Thames Basin Heathland Special Protection Area (SPA). The proposal would result in an increase in people (permanently) on the site.

The three tests as set out in Regulation 122(2) require S106 agreements to be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

In light of the recent European Court of Justice ruling (Case C 323/17 - People Over Wind and Sweetman 2018) relating to the Habitats Directive, mitigation cannot be taken into consideration at screening stage. This judgement affects the way the Council approaches Habitats Regulations Assessments and therefore an Appropriate Assessment has been undertaken for the site. The Appropriate Assessment, which has been approved by Natural England, concludes that with appropriate mitigation, in this instance a financial contribution towards the SANG at Farnham Park, the proposal would not affect the integrity of the SPA.

Given the conclusion of the Appropriate Assessment, in order for the development to be acceptable in planning terms, and to comply with the

Conservation of Habitats and Species Regulations 2017 and avoid a likely significant effect upon the Thames Basin Heaths SPA, a S106 agreement is required as part of any subsequent planning approval to secure a financial contribution of £292,557 (£225,231 towards a SANG and £67,326 towards SAMM), in line with the Waverley Borough Council Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy (July 2016). This figure is based on the proposal being for 76 studio and one bedroom units, 57 two bedroom units and 5 three bedroom units.

The pooling of contributions towards SANG, which is for the ongoing maintenance and enhancement of the SANG at Farnham Park, rather than the provision of new SANG, is not considered to be infrastructure and does not therefore need to comply with CIL Regulation 123.

The applicant is willing to enter into a legal agreement to secure the financial contribution so as to adequately mitigate the impact of the development upon the Thames Basin Heaths Special Protection Area. Subject to the applicant entering into a unilateral undertaking to secure this contribution, the effect upon the SPA would be mitigated in accordance with Policies NE1 and NE3 of the Local Plan 2018 (Part 1), Policy FNP12 of the Farnham Neighbourhood Plan 2017 and the adopted Avoidance Strategy.

Infrastructure considerations

The three tests as set out in Regulation 122(2) require s106 agreements to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The NPPF emphasises that to ensure viability, the costs of any requirements likely to be applied to development, such as infrastructure contributions should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

Policy ICS1 of the Local Plan Part 1 2018 requires necessary infrastructure to be provided either on or off-site either as requirement of planning conditions or be financial contributions.

Infrastructure providers responsible for the provision of infrastructure within Waverley have been consulted and, as a result, the following contributions are sought and justified:

Future auditing and monitoring of travel plan.	£6,150
Bike or bus pass voucher (£200 per dwelling)	£27,600
Farnham Town Centre transport sustainability and accessibility improvements.	£158,125
Funding and procurement of traffic regulation orders to implement parking restrictions at loading bays.	
Formation of Farnham Town Centre Car Club Scheme for a minimum of 3 years.	
Early years education infrastructure – conversion of community building	£90,189
Primary education infrastructure – St Peter’s CE Primary School, Wrecclesham	£53,127
Secondary education infrastructure – Farnham Heath End School	£112,113
Playing pitch improvement at Farnham Park	£58,000
Refurbishment and extension of Gostrey Meadow Play Area	£54,000
Heathland Hub at Frensham Great Pond	£65,100
Swimming pool equipment and inflatable at Farnham Leisure Centre.	£34,230
Recycling Containers	£1,667
SPA	£285,643
TOTAL	£945,944 plus requirements to be provided by developer.

The contributions are considered to be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. The providers have confirmed that the proposed contributions would not result in the pooling of more than 5 contributions towards one specific piece of infrastructure. The infrastructure improvements required would therefore comply with CIL Regulations 122 and 123.

The applicant has indicated a willingness to enter into a suitable legal agreement to secure relevant contributions. Subject to the receipt of a suitable, signed legal agreement to secure infrastructure contributions, it is concluded that the proposal would adequately mitigate for its impact on local infrastructure and the proposal would comply with the requirements of the Local Plan and the NPPF in respect of infrastructure provision.

Crime and disorder

S17 (1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities. In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area.

This requirement is reflected in the National Planning Policy Framework, which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Secured by Design' is the UK Police flagship initiative, supporting the principles of 'designing out crime' by use of proven crime prevention measures and measurable and appropriate security standards.

The submitted Design and Access Statement states that "Secured by Design principles have been adopted". The Designing out Crime officer has provided guidance in respect of accesses, lighting and privacy which an application for Secured by Design could address.

Should permission be granted, it would be reasonable to recommend an informative that the development may wish to seek the full Secured by Design award for the retail and residential aspects.

Financial Considerations

Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application. Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant.

The NPPG sets out that whether or not a local financial consideration is material to a decision will depend on whether it could help to make the development acceptable in planning terms. It is not appropriate for a decision to be made on the basis that the development could have the potential to raise money for a local authority or other government body.

In the current case, the Council does not rely on local financial considerations to mitigate against the effects of the development to make it acceptable in planning terms. As such, it does not form a material planning consideration.

Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

Further, Circular 06/2005 states 'It is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before planning permission is granted.'

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. It is not within 200m of ancient woodland or water, and is not an agricultural building or barn.

The application is accompanied by an Ecological Appraisal by Derek Finnie Associates (March 2018) following an extended Phase 1 habitat survey, desk top data search and preliminary bat roost assessment. The site was assessed as having negligible ecological value and no significant ecological effects are predicted as a result of the proposed development. Overall, the proposed development, which would include a significant increase in planting on the site, is predicted to result in net biodiversity gain.

Officers are satisfied that the proposal would not result in harm to legally protected species, as the site is ecologically poor as a result of its urban environment and there are no features which require protection. Furthermore, enhancement potential is limited due to its location and surrounding poor habitats.

In light of the above, officers raise no objection on biodiversity grounds.

Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications

Policy AHN3 of the Local Plan Part 1 (2018) states that the Council will require the provision of new developments to meet Building Regulations M4 (2) Category 2 standard: “Accessible and adaptable dwellings” to meet the needs of older people and those with disabilities.

The supporting text to the policy states that this will be delivered through the implementation of planning permissions. As such, this will be picked up by the building control process when planning permission is implemented.

The proposed apartments, common areas and commercial units have been designed to comply with Approved Document Part M of the Building Regulations (2004) and the requirements of the Equality Act (2010).

There would be 5 wheelchair parking spaces located in the basement parking level, one adjacent to each of the lift cores which extend to all residential floor levels. Level access would be provided to the ground floor entrance lobbies. Part M compliant stairs would be provided from basement level to first floor to enable resident access to mezzanine level refuse storage. The internal layout of the apartments would allow for wheelchair or mobility impaired access. There would be level access to the commercial units.

Sustainability

Policy CC2 seeks to ensure all new development includes measures to minimise energy and water use. The Policy goes on to say that new dwellings shall meet the requirement of 110 litres of water per person per day.

A condition is recommended requiring the submission of details to confirm that the dwellings have been designed and completed to meet the requirement of 110 litres of water per person per day, prior to the occupation of the dwellings.

Environmental Impact Regulations 2017

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2017 or a variation/amendment of a previous EIA development nor taken in conjunction with other development that is likely to have a significant environmental effect.

Third Party Comments

Officers note the concerns raised by the third party to the proposal and these have been carefully considered in the assessment of this application.

Whilst indicative landscaping details have been submitted, full details would be secured by condition, should planning permission be granted.

Officers note that concern are raised in respect of the design of the proposed development, however, note that design is a judgement and, as such, differences of opinion can arise. Officers are satisfied that the proposed design would be appropriate to the constrained site and its surroundings and not result in material harm to neighbouring residential amenity. There would be an appropriate mix of housing and density for the town centre location and it has been demonstrated that it would not be viable for the applicant to provide affordable housing.

Officers are satisfied that the level of residential parking to be provided would accord with the Council's parking standards. Whilst there would be no on-site parking for the commercial elements, this would not differ from the approved outline scheme WA/2015/2387. The County Highway Authority has recommended highways conditions and infrastructure contributions to make the proposed development acceptable in this regard.

Conditions would be secured, should permission be granted, to ensure that the proposal would be acceptable in terms of impact on air quality.

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 or made available 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 benefit of the proposal would be the provision of 138 new dwellings of a mix of sizes considered appropriate to the Town Centre location. The proposal would contribute to meeting the requirements of the Development Plan, as it is an allocated site in both the Local Plan Part 1 2018 and the Farnham Neighbourhood Plan. Officers consider that the proposed development would be of an appropriate design which would enhance the appearance of the area, providing four frontages to each of the sides of the island site.

The site is located in a highly sustainable location in terms of access to services and facilities, and the scale of development would not have a severe impact on the surrounding highway network. There would be adequate on site car and cycle parking for the residential units in accordance with the Council's Parking Guidelines 2013.

There would be no on site vehicle parking spaces for the commercial units, however, the site is in a sustainable location and near public car parks. The County Highway Authority has raised no objection, subject to financial payment for sustainable transport improvements in Farnham Town Centre and conditions.

The proposal would result in the loss of suitably located commercial land and would result in a reduction of retail floor space but does seek to provide a flexible mix of Class A1 (shops), A2 (financial and professional services), Class A3 (café's and restaurant) or Class A4 (drinking establishments) and Class B1 office space, that would add interest to Farnham Town Centre, contributing to the vitality and viability of the area.

The proposal would not result in harm to any surrounding designated or non-designated heritage assets and would preserve the character of the Conservation Area and the setting of the surrounding Listed Buildings. The proposal would not have a likely significant effect on the SPA, subject to the required mitigation being secured via a legal agreement.

The proposal does not include any provision of affordable housing, in conflict with the 30% requirement of Policy AHN1 of the Local Plan Part 1 2018.

However, the applicant has demonstrated that it would not be financially viable to provide any affordable housing, either on site or off site, and this position has been verified by independent assessors.

Not all the units would meet the size standards set out within the Government's Nationally Described Space Standards, however, in a town centre location, and in the absence of a current policy requirement for this, officers consider that this should not warrant a reason for refusal.

As a result of the constrained town centre location, the proposal would fail to provide on site play space in accordance with the Fields in Trust Guidance, and contrary to Policy LRC1 of the Local Plan Part 1 2018, however, there would be communal amenity courtyards, some private amenity spaces and contributions toward play space improvements and refurbishments would be secured by a legal agreement.

Whilst the proposal would not be entirely in accordance with the Development Plan, the benefits of 138 new dwellings in a highly sustainable location, commercial units, and a significantly visually enhanced appearance of the area, resulting in a redevelopment scheme for Farnham, would outweigh the adverse impacts in relation to limited provision of amenity space, lack of commercial parking space and standard of accommodation. As such, planning permission is recommended for approval.

Recommendation

RECOMMENDATION A:

That, subject to the applicant entering into an appropriate legal agreement to secure the provision of: contributions towards education infrastructure, SuDS management/maintenance, open space management/maintenance, contributions to off-site play pitch improvements and play space refurbishments, contribution towards Heathland Hub and Farnham Leisure Centre, contribution to recycling containers, contributions to SANG at Farnham Park, off-site highways improvements, travel plan, bicycle/bus vouchers, funding and procurement of loading bays and creation of car club, and subject to conditions and informatives, permission be GRANTED.

Conditions

1. Condition

The plan numbers to which this permission relates are FNM_EXT_000, FNM_EXT_100, FNM_EXT_200, FNM_EXT_300, FNM_EXT_400, 2750, RSK-C-ALL-04-02-01 P01, RSK-C-ALL-04-02-02 P01, SK-E-001,

SK-E-002, SK-E-003, 17386-BT1, S101A, C101, C102A, P101, P118, P119R, P120N, P121N, P122K, P123C, P125C, P133, P134, P135, P136F, P137E, P138E, P139F, P140E, P141E, P142E, P143E, P144E, P145C, P146C, P147C, P148C, P149C, P150C, P151C, P152D, P153C, P154 1 of 3, P154 2 of 3, P156 3 of 3, P157, P160A, D2548-FAB-XX-XX-DR-L-0400 . 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 Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2 Condition

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) A design that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.
- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate of 49.6l/s (as per the SuDS pro-forma or otherwise as agreed by the LPA).
- c) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage.
- d) Details of how the runoff (including any pollutants) from the development site will be managed during construction.
- e) Details of Management and Maintenance regimes and responsibilities for the drainage system.

- f) A plan showing exceedance flows and how property on and off site will be protected.

Reason

To ensure that the drainage system has been designed to fully accord with the requirements of the National SuDS Technical Standards and to avoid adverse environmental impact upon the community and to accord with Policies CC1 and CC4 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the matter goes to the heart of the permission.

3. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Drainage System has been constructed as per the agreed scheme.

Reason

To ensure that the drainage system has been designed to fully accord with the requirements of the National SuDS Technical Standards and to avoid adverse environmental impact upon the community and to accord with Policies CC1 and CC4 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

4. Condition

Prior to the commencement of the development hereby approved, a scheme to demonstrate the following should be submitted to, and approved in writing by, the Local Planning Authority:

- the internal noise levels within the residential units will conform to the “indoor ambient noise levels for dwellings” guideline values specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings, The scheme should take into account the correct number of air changes required for noise affected rooms.
- the external noise levels within the curtilage of residential units will conform to the “design criteria for external noise” upper guideline value of 55 dB LAeq,T, as specified within BS 8233: 2014, Guidance on Sound Insulation and Noise Reduction for Buildings
- the control of noise emanating from the building(s) and associated plant and equipment.
- a scheme for protecting the proposed dwellings from noise from traffic on the adjacent roads to the proposed development

- if the residential properties are to be completed and occupied prior to the development being finished, a scheme to protect those occupants from noise and vibration

The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the matter.

5. Condition

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- An indicative programme for carrying out of the works
- The arrangements for public consultation and liaison during the construction works
- Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works
- Hours of construction works.

Reason

In the interest of the highway safety and the amenity of surrounding residents, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the matter.

6. Condition

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated so that the rating level of noise emitted does not exceed the background sound level, when measured according to British Standard BS4142: 2014 at any adjoining or nearby noise sensitive premises.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

7. Condition

Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment [(including fans, ducting and external openings)], compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises. The installation of such equipment shall only be carried out in accordance with the approved details.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

8. Condition

All vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site that are required to emit reversing warning noise, shall use white noise alarm as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

9. Condition

No sound reproduction or amplification equipment (including public address systems, tannoys, loudspeakers, etc.) which is audible outside the site boundary shall be installed or operated on the site.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

10. Condition

No floodlights or other forms of external lighting shall be installed at the premises without the prior permission in writing of the local planning authority.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

11. Condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason

In the interests of preserving the archaeology of the site in accordance with Policy HE14 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as this matter goes to the heart of the acceptability of the development.

12. Condition

The development hereby approved shall not be first occupied unless and until a scheme for the provision of Electric Vehicle Charging Points (EVP's) within the development has been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Reason

To protect the air quality for the existing receptors in the buffer zone to the Air Quality Management Area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and to promote sustainable transport in accordance with Policy ST1 of the Local Plan Part 1 2018. This is a pre-commencement condition as this matter goes to the heart of the acceptability of the development

13. Condition

No burning of any materials shall take place on the site.

Reason

To protect the air quality for the existing receptors in the buffer zone to the Air Quality Management Area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

14. Condition

Prior to the first occupation of the development hereby permitted, details of the proposed bin stores and the proposed management of the proposed bin stores shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented and completed and made available for use, and thereafter retained.

Reason

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

15. Condition

Prior to the first occupation of the development hereby permitted, details of the following shall be submitted to, and approved in writing by, the Local Planning Authority:

(a) Full details and specification of secure bicycle storage for residential and commercial units and the management of these.

(b) Full details of secure parking of bicycles on East Street available for public use and the management of these.

The agreed details shall be completed prior to the first occupation of any part of the development, and thereafter retained.

Reason

In the interest of the character of the area in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley

Borough Local Plan 2002 and to support sustainable travel in accordance with Policy ST1 of the Local Plan Part 1 2018.

16. Condition

Prior to the occupation of any Class A3 Unit, full details of the extract ducting for that unit shall be submitted and approved to the Local Planning Authority. The extract ducting shall be installed in accordance with the approved details prior to the occupation of the development. The extract ducting shall thereafter be maintained in accordance with the approved details.

Reason

In the interests of the amenities of the future residents in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

17. Condition

Construction works pursuant to this permission shall not take place other than between the hours of 08:00am and 18:00pm Mondays to Fridays and between the hours of 08:00am and 13:00pm on Saturdays. No works shall take place on Sundays or Bank Holidays.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

18. Condition

Prior to the commencement of development, cross sections/details indicating the proposed finished floor levels of the proposed buildings and finished ground levels surrounding the buildings shall be approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented.

19. Condition

The commercial units hereby approved shall not be open for business outside the hours of 7:00 am and 11:30pm.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

20. Condition

Prior to the first occupation of any of the units, a detailed soft landscaping scheme shall be submitted to, and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

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

21. Condition

The external materials to be used in the construction of the development shall comprise the following:

- Michelmersh Freshfield Lane Stock Facing Brick
- Wienerberger Olde Cranleigh Multi Brick
- Wienerberger Orange Multi Gilt Stock Facing Brick
- Wienerberger Hurstwood Multi Stock Facing Brick
- Marley Eternit Red Sandfaced Clay Plain Tile
- Terreal Rully Dark Slate Tile
- Weber PRAL M 276 Stone Grey Render
- Weber PRAL M 2500 Chalk Render

No variation to these materials shall be made without the prior written consent of the Local Planning Authority.

Reason

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

22. 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 out without modification), no fences, gates, walls, or other means of enclosure whatsoever shall be erected on the site without the permission in writing of the Local Planning Authority.

Reason

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

23. Condition

Prior to the first occupation of the development, details of the hard surfacing to be used within the site shall be submitted to, and approved in writing by the Local Planning Authority. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first occupation of the development hereby permitted and thereafter, permanently retained as such.

Reason

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

24. Condition

All installed gas fired boilers shall meet a minimum standard of <40mgNOx/kWh.

Reason

To protect the air quality for the existing receptors in the buffer zone to the Air Quality Management Area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

25. Condition

Notwithstanding details already submitted with the application, prior to the first occupation of the development, a detailed specification for the construction of tree planting pits within hard surface areas shall be submitted to, and approved in writing by the local Planning Authority.

The specification to include the provision of a minimum of 10 cubic metres of rooting substrate per tree and means of ensuring appropriate

load bearing capacity and porosity of hard surfacing above the construction. The development shall be carried out in accordance with the approved details.

Reason

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

26. Condition

The residential units shall not be first occupied unless and until the proposed vehicular access to Woolmead Road has been constructed and provided with 2.4m x 43m visibility splays in accordance with the approved plans and thereafter the visibility splays shall be kept permanently clear of any obstruction between 0.6m and 2.0m above ground level.

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 Local Plan Part 1 2018.

27. Condition

Prior to first occupation of the residential units, details of the proposed barrier/gate to be installed on the ramp leading to the basement car park, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be in place on first occupation of the residential units.

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 Local Plan Part 1 2018.

28. Condition

Prior to first occupation of any part of the development the existing accesses from the site to Woolmead Road, made redundant as a result of the development, shall be permanently closed and any kerbs, verge, footway, fully reinstated.

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 Local Plan Part 1 2018.

29. Condition

Prior to first occupation of any part of the development, details of a scheme to improve pedestrian crossing provision at the Bear Lane junction with Woolmead, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with approved details prior to the first occupation of any part of the development.

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 Local Plan Part 1 2018.

30. Condition

Prior to first occupation of any part of the development, details of a scheme to permanently close-up the subway on Woolmead, shall be submitted to and approved in writing by the Local Planning Authority. The works to close the subway shall then be completed in accordance with the approved details, prior to the first occupation of any part of the development.

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 Local Plan Part 1 2018.

31. Condition

The residential units shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purpose.

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 Local Plan Part 1 2018.

32. Condition

Prior to first occupation of any part of the development the loading bays adjacent to the Woolmead site frontage shall be constructed in accordance with the approved plans and thereafter retained and maintained for their designated purpose.

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 Local Plan Part 1 2018.

33. Condition

No development shall commence until a Demolition and Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles

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

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 Local Plan Part 1 2018 and the NPPF. This is a pre-commencement condition as it relates to the construction process.

34. Condition

The development hereby approved shall not be commenced unless and until a Delivery and Servicing Transport Management Plan for the commercial element of the development, to include but not be limited to details of:

- Location of Deliveries and Servicing clearly marked on a Location Plan.
- Times of Deliveries and Collections each day, including communication of delivery timings.
- Number of Deliveries and Collections each day.
- Size and type of the servicing vehicles used.
- Detailed design of loading/unloading bays, including measures to prevent private cars from parking in the bays.

has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved details shall be implemented.

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 Local Plan Part 1 2018 and the NPPF. This is a pre-commencement condition as it relates to the construction process.

35. Condition

No operations involving the bulk movement of materials to or from the development site shall commence unless and until facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority in so far as is reasonably practicable to prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

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 Local Plan Part 1 2018 and the NPPF. This is a pre-commencement condition as it relates to the construction process.

36. Condition

Prior to first occupation of any part of the development a Travel Plan for both the residential and commercial uses shall be submitted to and approved in writing by the Local Planning Authority, in general accordance with the approved Framework Travel Plan dated May 2018. The Travel Plans shall then be implemented on occupation of any part of the development and thereafter monitored and reviewed to the satisfaction of the Local Planning Authority, in consultation with the Highway Authority.

Reason

To promote sustainable transport and In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan Part 1 2018.

37. Condition

Prior to the first occupation of the development, a scheme for on and off-site public realm improvements in the area around the site, to include full

details of materials, shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed scheme shall be implemented and completed prior to the first occupation of the development and shall be retained.

Reason

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

38. Condition

Prior to the occupation of the dwellings, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.

Reason

To ensure sustainable construction and design in accordance with Policy CC2 of the Waverley Local Plan Part 1 (2018).

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. 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 Burys, 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.

4. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
5. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
6. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service on 01483 523393.
7. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
8. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk/wastewaterquality.

9. The applicant is advised to seek to attain Secured by Design Gold Status. Secured by Design Gold status will also promote the balance between the physical security standards required by Part Q (Security) alongside Part B (Fire) in Building Regulations.
10. The applicant is advised that advertisements and signage for commercial units may need separate Advertisement Consent.
11. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
12. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
13. Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council.
14. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
15. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

16. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
17. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
18. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
19. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to a TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
20. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
21. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy: <http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>

RECOMMENDATION B:

That, if the requirements of Recommendation A are not met within 6 months of the date of the resolution to grant permission, then permission be REFUSED for the following reasons:

1. In the absence of an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development, the proposal would have a severe impact on the safety of the surrounding highway network, the application therefore fails to meet Policy ST1 of the Local Plan 2018 (Part 1), Policy FNP30 of the Farnham Neighbourhood Plan (2017) and the transport requirements of the National Planning Policy Framework 2012.
2. In the absence of an appropriate legal agreement to secure appropriate planning infrastructure contributions towards education, recycling, playing pitches and play space refurbishments, and leisure contributions towards Heathland Hub, Farnham Leisure Centre, the proposal fails to limit the impacts of the development on existing infrastructure. The proposal therefore conflicts with Policy ICS1 Local Plan (Part 1) 2018, Policy FNP32 of the Farnham Neighbourhood Plan (2017) and paragraphs 7 and 17 of the NPPF 2012.
3. In the absence of an appropriate legal agreement the proposals (in combination with other projects) would have a likely significant effect on the integrity of the Thames Basin Heath Special Protection Area (SPA). Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulations 2010 (as amended) (The Habitats Regulations) applies in this case, it must refuse permission in accordance with Regulation 61(5) of the Habitats Regulations and Article 6(3) of Directive 92/43/EE. The proposal conflicts with Policy NE1 and NE3 of the Local Plan (Part 1) 2018, Policies FNP12 and FNP13 of the Farnham Neighbourhood Plan (2017) and paragraphs 118 and 119 of the National Planning Policy Framework 2012.