

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

When calling please ask for:
Ema Dearsley, Democratic Services Officer

Policy and Governance

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Calls may be recorded for training or monitoring

Date: 11 September 2018

Membership of the Joint Planning Committee

Cllr David Else (Chairman)	Cllr Val Henry
Cllr Peter Isherwood (Vice Chairman)	Cllr David Hunter
Cllr Brian Adams	Cllr Jerry Hyman
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

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, 14 September to enable a substitute to be arranged.

Dear Councillor

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

DATE: WEDNESDAY, 19 SEPTEMBER 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 13 August 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.

The deadline for receipt of questions would be 12 September 2018.

5. QUESTIONS FROM MEMBERS

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

The deadline for receipt of questions would be 12 September 2018.

6. PERFORMANCE AGAINST GOVERNMENT TARGETS (Pages 7 - 8)

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. ITEM A1 - WA/2017/1778 - GARDEN STYLE NURSERY, WRECCLESHAM HILL, WRECCLESHAM GU10 4JX (Pages 9 - 66)

Proposal

Erection of 72 dwellings, including 26 affordable following demolition of existing buildings with associated access, car and secure cycle parking, landscaping and servicing (as amended by plans received 19/03/2018, 27/06/2018 and 01/08/2018, 08/08/2018, 31/08/2018, 03/09/2018, 04/09/2018)

Recommendations

RECOMMENDATION A That, subject to conditions, the completion of an appropriate legal agreement by 19/03/2019 to secure affordable housing, planning infrastructure contributions and contributions to SANG at Farnham Park, a Landscape Ecological Management Plan, off-site highways improvements, permission be GRANTED

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

8. ITEM A2 - WA/2015/2283 - LAND ON WEST SIDE OF GREEN LANE, BADSHOT LEA (Pages 67 - 180)

Proposal

Outline application with all matters reserved except for access for the erection of up to 105 dwellings including 32 affordable together with associated works (as amended by Design and Access Statement received 09/11/2016, amended drainage information and FRA received 28/04/2017 and amended plans and additional information received 07/07/2017 and amended location plan received 09/11/2017 and additional Certificate B received 24/11/2017)

Recommendations

RECOMMENDATION A That, subject to the applicant entering into appropriate legal agreement within 3 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; contributions towards SANG, education infrastructure, SuDS management/maintenance, play space provision and maintenance, open space management/maintenance, contributions towards off-site play pitch improvements, off-site highways and public footpath improvements and travel plan, and subject to conditions and informatives, permission be GRANTED

RECOMMENDATION B That, in the event that a Section 106 Agreement is not completed within 3 months of the date of the resolution to grant permission, permission be REFUSED.

9. ITEM B1 - WA/2018/0830 - UNIVERSITY FOR THE CREATIVE ARTS, FALKNER ROAD, FARNHAM GU9 7DS (Pages 181 - 232)

Proposal

Erection of 5 buildings to provide student accommodation comprising 2 three storey and 3 four storey buildings together with internal access, car parking, lighting, landscaping and associated works following the demolition of existing buildings (as amended and amplified by plans received 08/06/2018, 20/06/2018 and 22/08/2018 and additional information submitted 04/09/2018)

Recommendations

RECOMMENDATION A That, subject to the applicant entering into an appropriate legal agreement to secure the provision of: contributions towards environmental improvements, contributions to SANG at Farnham Park, recycling containers, travel plan and off-site highways improvements 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, permission be REFUSED

10. 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.

11. 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**

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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 31 st August 18	93.48%	97.52%

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 31 st August 2018	6.52%	1.54%

*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.

A1 WA/2017/1778
Bewley Homes
11/09/2017

Erection of 72 dwellings, including 26 affordable following demolition of existing buildings with associated access, car and secure cycle parking, landscaping and servicing (as amended by plans recieved 19/03/2018, 27/06/2018 and 01/08/2018, 08/08/2018, 31/08/2018, 03/09/2018, 04/09/2018) at Garden Style Nursery, Wrecclesham Hill, Wrecclesham GU10 4JX

Committee: Joint Planning Committee
Meeting Date: 19/09/2018

Public Notice: Was Public Notice required and posted: Yes
Grid Reference: E: 482010 N: 144305

Town: Farnham
Ward: Farnham Wrecclesham and Rowledge
Case Officer: Rachel Kellas
Expiry Date: 10/12/2017
Time Extended Date: Not agreed
Neighbour Notification Expiry Date: 17/11/2017
Neighbour Notification
Amended/Additional Expiry Date: 02/07/2018

RECOMMENDATION A

That, subject to conditions, the completion of an appropriate legal agreement by 19/03/2019 to secure affordable housing, planning infrastructure contributions and contributions to SANG at Farnham Park, a Landscape Ecological Management Plan, off-site highways improvements, permission be GRANTED

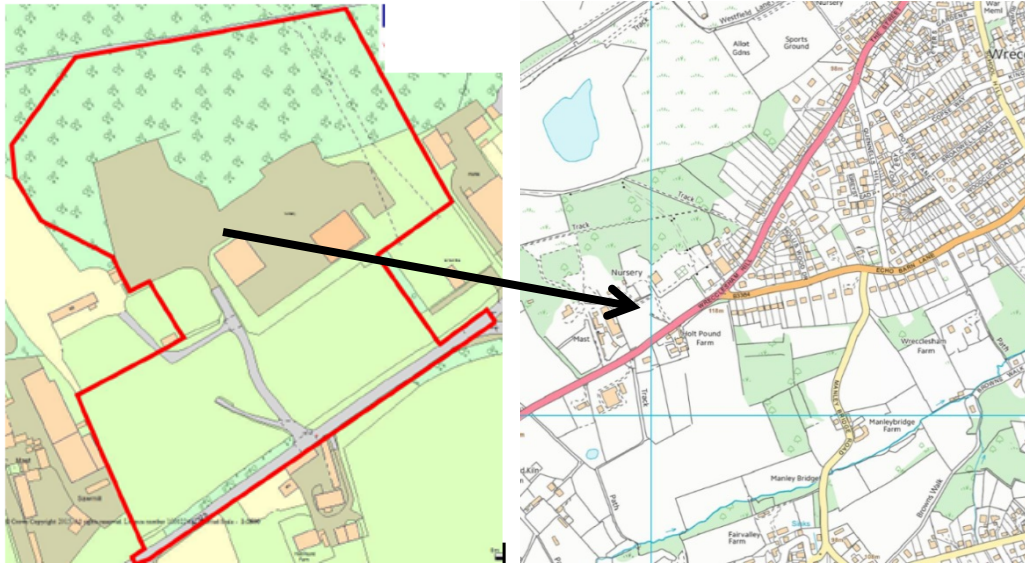
RECOMMENDATION B

That, in the event that the requirements of Recommendation A are not met, permission be REFUSED

Introduction

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

Location Plan



Site Description

The site measures 4.8 hectares and is currently a construction site. Planning permission for 65 houses has been granted and is extant (WA/2015/2163). Prior to the current construction works, the site was a retail/wholesale nursery (Garden Style) operated by the nearby Forest Lodge Garden Centre.

The site is bound to the south by Wrecclesham Hill (A325) and a number of further residential dwellings on the opposite side of the road, to the east by an electricity substation and newly constructed housing development, and to the west by an industrial site (sawmill). The northern portion of the site is designated Ancient Woodland which extends beyond the site to the north and west. The front (southern boundary) of the site is enclosed by mature trees.

The site slopes down from the front (south) towards the rear (north) and features a number of plateaus. There is an existing vehicular access off Wrecclesham Hill.

The immediate surrounding area comprises a mix of industrial and residential uses. The density of residential dwellings increases significantly further along Wrecclesham Hill to the north east on the approach to Wrecclesham.

Proposal

Permission is sought for the erection of 72 dwellings, including 26 affordable dwellings, following demolition of existing buildings with associated access, car and secure cycle parking, landscaping and servicing.

The majority of the dwellings would be houses and there are two blocks of flats proposed which would be positioned at the front corners and front onto Wrecclesham Hill. The proposed layout is centred around a tree lined avenue which would run from the entrance through the centre of the site. The proposed dwellings are all two storeys in height and include primarily detached and semi-detached dwellings. Dwellinghouses at the rear of the site would front onto the woodland and play space areas. The dwellings at the front of the site would face onto Wrecclesham Hill.

A Local Equipped Area of Play (LEAP) is proposed at the northern rear portion of the site between the dwellings and the Ancient Woodland.

A total of 165 car parking spaces are proposed which, with the exception of the proposed flats, would primarily be provided within private curtilages. Visitor bays are proposed on street. Parking for the proposed flats would take the form of on street parkings bays and parking courts.

The proposal includes a Sustainable Drainage System that would comprise temporary storage and attenuation tanks.

A substation and pumping station are proposed in the eastern end of the site.

Land stabilisation works are proposed to the sloping land at the rear, northern portion of the site, between the houses furthest north and the woodland beyond. This would involve the removal of historic waste material and minor alterations to land levels.

The proposal also includes the infill of a pond in the northern part of the site and removal of woodland surrounding this

The existing vehicular access onto Wrecclesham Hill which comprises a T-junction would be modified to serve the proposal. A pedestrian footpath is proposed to link the site to existing footways on the north west side of Wrecclesham Hill.

Some works associated with this application have commenced on site, including the demolition of the former nursery buildings and the construction of some dwellings and, as such, this application is partially retrospective.

Proposed Plans

Previously approved street scene along Wrecclesham Hill with proposed elevations below:



Previously approved street scene along western side of central internal access road with proposed elevations below:



Previously approved street scene along eastern side of central internal access road with proposed elevations below:



Previously approved street scene along eastern side of site with proposed elevations below:



Proposed layout plan:



Heads of Terms

The proposal is accompanied by the following Heads of Terms:

Infrastructure type	Project	Amount
Early Years Education Contribution	Project at Farnham Montessori to make adaptations to the buildings to support the nursery provision	£ 4,711
Primary Education Contribution	Project at St Peter's CE Primary School, Wrecclesham, for the construction of a classroom block to provide additional 8 classrooms; allowing the school to accommodate more pupils.	£13,453
Secondary Education Contribution	Project at Farnham Heath End School to provide an additional classroom; which will enable the school to increase its capacity and provide places for more children as part of a permanent expansion.	£229,604
Transport Contribution	<p>1. 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>2. Pay to the County Council the sum of £33,500 for cycling infrastructure improvements between the site and Farnham Town Centre and Farnham Railway Station.</p> <p>3. Pay to the County Council the sum of £33,500 for upgrading the existing bus stops located to the north east of the Echo Barn Lane/Wrecclesham Hill junction, comprising raising kerbing to improve accessibility, improvements to footways/kerbing to access bus stops more easily, provision of bus shelters and Real Time Passenger Information.</p> <p>4. Pay to the County Council the sum of</p>	<p>1: £780 (78 X 100)</p> <p>2: £33,500</p> <p>3. £33,500</p> <p>4. £22,500</p>

	£22,500 for surface and drainage improvements to Public Footpath No. 22 located within the vicinity of the application site.	
Highways Improvements Contribution	Pay to the county council £94,000 for highway safety improvements on Wrecclesham Hill between the site and the A31 Coxbridge Roundabout.	£ 94,000
Environment Enhancement Contribution	Project name: Wrecclesham Village Gateway Project location: A285 entering Wrecclesham Description of the project: 2x stone troughs to provide a focal planted 'gateway'	£2,268
Waste Refuse and Recycling	Provision of recycling containers <ul style="list-style-type: none"> • 72 x 240 litre blue recycling bins @ £20.00 each Total: £1440.00 • 72 x Food waste caddy sets @ £5.00 each. Total: £360.00 • Delivery Charge £360.00 <p>Total £2,160.00</p>	£2,160.00
Recreation Contribution (if commuted e.g. contribution to new leisure centre)	£44,100 towards youth football pitch provision at Weydon lane and £27,000 towards the 'Heathland Hub' project at Frensham Great Pond and Common (provision of new and improved visitor facilities)	£71,100
SPA/SAMM Contribution	Thames Basin Heaths Avoidance Strategy	£220,185

Relevant Planning History

WA/2015/2163	Erection of 65 new dwellings, including 26 affordable, following demolition of existing buildings with associated access, car and	Full Permission 07/07/2016
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	secure cycle parking, landscaping and servicing	
WA/1988/2586	Use of land as wholesale nursery and erection of greenhouse and services building.	Full Permission 04/12/1991

Planning Policy Constraints

Developed & Built up area of Farnham
 Area of Great Landscape Value
 Waste Tip & Potentially Contaminated Land
 Wealden Heaths I SPA 5km Buffer Zone
 Thames Basin Heaths SPA 5km Buffer Zone
 Southern Gas Networks - GPL
 TPO (covers land at rear of the site)
 Ancient & semi-natural Woodland (covers land at rear of the site)
 Section 106 (relates to permission WA/2015/2163)

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)
- Surrey Waste Plan (2008)
- Surrey Minerals Plan Core Strategy (2011)

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to relevant retained policies in the above documents.

Other guidance:

- National Planning Policy Framework (2018)
- National Planning Practice Guidance
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Infrastructure Delivery Plan (2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Council's Parking Guidelines (2013)

- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Farnham Design Statement (2010)
- Employment Land Review (2016)
- Wrecclesham Conservation Area Appraisal (2002)

The relevant policies to this application are:

Waverley Borough Local Plan, Part 1: Strategic Policies and Sites (adopted February 2018):

- SP1 - Presumption in Favour of Sustainable Development
- SP2 - Spatial Strategy
- ALH1 - The Amount and Location of Housing
- ST1 - Sustainable Transport
- ICS1 - Infrastructure and Community Services
- AHN1 - Affordable Housing on Development Sites
- AHN3 - Housing Mix
- EE2 - Protecting Existing Employment Sites
- TCS3 – Neighbourhood and Village Shops
- LRC1 - Leisure and Recreational Facilities
- TD1 - Townscape and Design
- NE1 - Biodiversity and Geological Conservation
- NE2 - Green and Blue Infrastructure
- NE3 - Thames Basin Heaths Special Protection Area
- CC2 - Renewable Energy Development
- CC4 - Flood Risk Management

Farnham Neighbourhood Plan (made May 2017):

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

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

- D1 - Environmental Implications of Development
- D4 - Design and Layout
- D6- Tree Controls
- D7 - Trees, Hedgerows and Development

- D8 - Crime Prevention
- IC2- Safeguarding Suitably Located Industrial and Commercial Land
- TC3 - Development within Town Centres
- M5 - Provision for Cyclists

South East Plan:

- Policy NMR6 - Thames Basin Heaths SPA

Policy of the Surrey Waste Plan Policy 2008:

- CW1 - Waste minimisation
- DC1 - Safeguarding Sites

Policies of the Surrey Minerals Plan Core Strategy 2011:

- MC4 - Efficient use of mineral resources
- MC5 - Recycled and secondary aggregates
- MC6 - Safeguarding mineral resources and development

Consultations and Town/Parish Council Comments

Council's Air Quality Officer	<p>The applicant has submitted an Air Quality Statement and the findings of this report are accepted such that no further condition in this regard or mitigation is required.</p> <p>The applicant has also pre-emptively addressed a possible condition in relation to electric vehicle charging points (Bewley Homes letter dated 24 July 2018) and this pro-active approach is welcomed, however, the proposals detailed are not considered sufficient. The applicant is proposing 3kW trickle charging points for each dwelling, however, the current recommendation is that charging points should be 7kW as a minimum. Condition 4 of the original planning permission approval in relation to electric vehicle charging makes reference to Surrey County Council's 'Vehicular and Cycle Parking Guidance' dated January 2012 and it is likely this information has been used by the applicant to guide their response, however as that guidance has been superseded, it is recommended that an updated condition is included. (Condition 4)</p>
County Archaeologist	The archaeological Written Scheme and subsequent evaluation carried out by Archaeology South East in

		response to the condition placed on the 2015 consent has demonstrated that the site has a negligible potential to contain significant archaeological remains. There is no need for any further archaeological work on the site and no requirement for any conditions relating to archaeology.
County Highway Authority		No objection subject to conditions, securing off-site highway works, and contributions towards sustainability / travel improvements (conditions 2, 3, 4, 5 and 26).
Council's Environmental Health Officer		Noise: No objection subject to conditions to include securing compliance with mitigation methods provided within the Noise Report supplied by Stuart Michael Associates (condition 22). Lighting: No objection subject to securing a detailed scheme of external lighting (condition 27).
Council's Pollution Control Officer		No objection subject to conditions to secure the proposed works to make the suite suitable for the proposed use (condition 9-13).
Council's Waste & Recycling Officer		No objection subject to provision of waste & recycling containers
East Hampshire County Council		No comments to make
Environment Agency		No comments - application has a low environmental risk.
Farnham Town Council		No objection to the additional 7 dwellings and the revision of detached properties to semi-detached properties. Provision of sustainable transportation and traffic management to and from the site should be reviewed with the increase.
Forestry Commission		Refer to standing advice
Historic England		No comments to make
Lead Local Flood Authority		No objection subject to conditions – satisfied that the proposed updated drainage scheme meets the requirements (conditions 7 & 8).
Natural England		No objection – Subject to Appropriate Mitigation Measures being secured

	<p>Additional response: Natural England have been consulted on an Appropriate Assessment and have no comments to make on this application, as long as the relevant avoidance and mitigation measures specified in the Appropriate Assessment are secured.</p>
Surrey County Council – Minerals and Waste	No objection
Surrey Police – Designing out Crime Officer	No objection – would encourage development to consider a Secure By Design application.
Surrey Wildlife Trust	<p>Additional Response (regarding ecology in relation to Ancient Woodland only):</p> <p>Prior to determination of this planning permission, the Council should require the applicant to present appropriately detailed evidence based wholly exceptional reasons for the need to position built development within the 15m buffer of the Ancient Woodland at the northern edge of the development site, in order to avoid contravention of the above statutory and policy obligations of the NERC Act, the NPPF and Standing Advice.</p> <p>Should the Council be minded to grant planning permission for this proposed development, we recommend that the Council requires the development to be implemented in accordance with an appropriately detailed landscape and ecological management plan (LEMP).</p> <p>Original Response:</p> <p>Protected Species – reptiles:</p> <p>Reptile survey data are now 4 years old and cannot therefore be considered appropriately up to date information. Recommend that prior to determination of this planning application, the development site is resurveyed for reptiles, in line with best practice survey guidelines, and that any proposals to avoid, mitigate, compensate or translocate this population</p>

	<p>are appropriately substantiated, costed and secured for the long term (condition 28).</p> <p>Thames Basin Heaths SPA:</p> <p>Council should seek advice from Natural England to ensure that proposed contribution to Suitable Alternative Natural Greenspace provision and Strategic Access Management and Monitoring payment is appropriate and adequately secured by planning obligation.</p> <p>Sensitive lighting:</p> <p>The immediately adjacent Ancient Woodland provides optimal habitat for a range of nocturnal species including bats. Recommend that a Sensitive Lighting Management Plan submitted to the Council for approval prior to commencement of development (condition 27).</p>
Thames Water	<p>Updated response:</p> <p>No objection in respect of foul water (no conditions recommended).</p> <p>Original response:</p> <p>Surface Water Drainage – responsibility of developer, prior approval required from Thames Water</p> <p>Foul water - recommends a Grampian style condition imposed requiring a drainage strategy to be submitted to and approved by the Local Planning Authority as the development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</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 27/10/2017, site notices were displayed around the site on the 05/10/2017 and neighbour notification letters were sent on 26/09/2017 and 10/04/2018.

16 letters including 1 from the Farnham Society have been received raising objection on the following grounds:

- Highway safety and access concerns
 - A325 is already too busy and recent sad events demonstrate how dangerous this road is.
 - The A325 is already at breaking point and this road will soon be carrying the additional traffic from the new town in Bordon. This will bring further congestion and therefore hazard to Wrecclesham residents.
 - Neglect from any authority to calm traffic and reduce traffic volumes.
 - Houses are being built without any equal measures to deal with and provide road furniture, safety measures such as speed bumps and signage or relief roads.
 - Lack of safe pathways to and from local schools, doctors surgeries and amenities.
 - Developer should play an active role in addressing traffic congestion and road/pavement safety issues.
 - Suggest that a maximum speed of 20mph be enforced and speed calming measures put in place on surrounding roads.
 - Area needs significant traffic management consideration as speed limits are clearly not being adhered to and this development will only increase the pressure on the infrastructure.
- Pollution/Air Quality/Noise concerns
 - Disagree with transport report submitted by applicant that there will be no effect on air quality.
 - Air quality in Wrecclesham already probably breaches EU law.
 - This development and development in Bordon will increase the traffic on the roads leading to further increase in pollution and traffic noise.
- Infrastructure concerns
 - There is no obligation on the developer to help fund extra school places to already oversubscribed schools and doctors in the area.
 - No extra infrastructure has been allowed, and with this and other new developments in the area will put a strain on existing oversubscribed amenities.
 - Insufficient infrastructure

- Scale and principle of development
 - Original proposal was too large
 - Additional dwellings are just as unwelcome
 - Wrecclesham has had its fair share of new homes
- Revised landscaping strategy
 - The existing trees are well established, large trees which have been in place for decades.
 - The plan to replace them with slow growing saplings is not acceptable. The dimensions of the proposed new trees, particularly the trunk girth, make these trees completely inappropriate replacements.
 - If larger trees cannot be found, leave the existing ones in place and fill in any gaps with trees of the same variety.

1 letter has been received expressing support for the following reasons:

- 7 more houses won't make much difference but would like to see them built within your affordable housing criteria

Determining Issues

- Principle of development
- Planning history and differences with previous proposal
- Loss of Employment Generating Land
- Highways and parking considerations
- Housing Land Supply
- Housing Mix
- Affordable Housing
- Highways and parking considerations
- Impact on Area of Great Landscape Value
- Impact on visual amenity
- Trees and Ancient Woodland
- Impact on residential amenity
- Standard of accommodation for future occupants
- Provision of amenity and play space
- Noise Impacts
- Air quality impacts
- Archaeological Considerations
- Minerals and waste
- Land Contamination
- Flood risk and drainage considerations
- Infrastructure
- Financial Considerations

- Effect on SPAs
- 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 proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

Policy SP2 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 principle of redeveloping the site for residential development was established through the granting of WA/2015/2163. It would therefore be unreasonable to object to the principle of residential development on the site.

Planning history and differences with previous proposal

The planning history is a material consideration.

Planning permission has been previously granted for the erection of 65 new dwellings, including 26 affordable, following demolition of existing buildings with associated access, car and secure cycle parking, landscaping and servicing on the 07/07/2016.

Works have commenced on site for the development of the 65 houses. However, it should be noted that there are pre-commencement conditions that are yet to be agreed. Furthermore, some of the units which have been constructed on site are not in compliance with the approved scheme. For these reasons, Officers are not satisfied that the works on site constitute the lawful implementation of the extant permission.

The differences between the current proposal and that application are:

- An additional 7 open market residential units are proposed, this is achieved through replacing 7 x 4-bed larger detached units with 14 x 3-bed units which also results in a different housing mix
- The percentage of affordable units being provided is 36% (26 affordable units out of 72 total) compared with 40% (26 units out of 65 total)
- Pumping station and substation re positioned further north east (rear) within site
- Amended, widened, access to number 68 (neighbouring property which is accessed through application site) in the north west of the site
- Alterations to design of certain plots including: amended porch details, removal of chimneys, reductions in first floor tiling (i.e. plot 59), and removal of windows (i.e. side elevation of plots 30-33)
- Revised landscaping strategy which proposes a more comprehensive scheme of tree replacement along site frontage

Some of the above changes (in particular revised landscaping strategy and design alterations) seek to regularise or mitigate works that have commenced on site, which do not accord with the approved scheme.

In addition to the above changes to the proposal, there have been a number of changes in planning circumstances since permission was granted. These changes include:

- Adoption of the Farnham Neighbourhood Plan in 2017 which includes the site within the Built Up Area Boundary
- Adoption of Local Plan Part 1 in 2018; this includes amendments to the developed area boundary, which the application site now falls within
- Publication of the NPPF 2018

Although the Council is not satisfied that the previous permission (WA/2015/2163) has been lawfully implemented, the permission remains extant and, as such, remains a highly material consideration.

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

Loss of the Garden Centre

The lawful use of the site is as a garden centre.

Policy TCS3 of Local Plan Part 1 states that the Council will resist the loss of shops or services which are deemed to be important to the community, except where it has been demonstrated that continuing in its current use is unviable.

In relation to the extant scheme, the applicants did not test the market demand for the site. However, the loss of the garden centre was considered to be justified due to the demand for the delivery of housing, and the absence of any Local Plan Policy requirement to retain the use. The garden centre was considered not to be a shop that meets the day to day needs of the community. As such, the proposal is considered to be in compliance with policy TCS3. Furthermore, it is highly material that there is an extant permission for the loss of the garden centre (WA/2015/2163) which has now closed and been demolished. It would therefore be unreasonable to object to the proposal in relation to the loss of the garden centre.

Highway safety and parking considerations

Policy ST1 of the Local Plan 2018 (Part 1) 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.

The Council has adopted a Parking Guidelines Document. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

The County Highway Authority is satisfied that the proposed package of transport mitigation measures would improve accessibility to the site by non-car modes of travel. Therefore, the planning application meets the transport sustainability requirements of the National Planning Policy Framework.

The County Highway Authority is satisfied that the proposed access and movement strategy for the development would enable all highway users to travel to/from the site with safety and convenience.

The County Highway Authority is satisfied that the traffic impact assessment undertaken by the applicant provides a robust and realistic assessment of the likely impact of the development on the highway network. The applicant has agreed to provide a package of mitigation measures that directly mitigate the

impact of traffic generated by their development and is also providing a reasonable and proportionate level of mitigation to help mitigate the cumulative impact of future development. These measures are set out within the proposal section of the report and would be secured by legal agreement in the event that permission is granted.

The County Highway Authority has confirmed that the proposed layout provides sufficient turning space and accessibility through the site, this includes for large vehicles including refuse lorries.

Officers are satisfied that adequate storage space has been provided for cycles within the proposed units. This includes communal stores within the proposed blocks of flats. Full details would be secured by condition.

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

- 1 bedroom: 1 spaces
- 2 bedroom: 2 spaces
- 3+ bedrooms: 2.5 spaces

This results in a total requirement of 161 spaces. A total of 165 car parking spaces are proposed which, with the exception of the proposed flats, would primarily be provided within private curtilages. Visitor bays are proposed on street. Parking for the proposed flats would take the form of on street parking bays and parking courts. The proposed level of parking is sufficient to meet the Council's standards and would be acceptable in terms of the layout of parking spaces.

The proposals would be acceptable in terms of highway safety, and parking, subject to securing transport mitigation improvements through a legal agreement. The proposal would therefore comply with Policy ST1 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.

65 dwellings on this site have been included in the Borough's five year housing land supply and already benefit from an extant planning permission.

The current proposal would provide a small increase of 7 dwellings. This is a material benefit of the application.

Housing mix

Policy AHN3 of the Local Plan 2018 (Part 1) sets out that 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).

Farnham Neighbourhood Plan policy FNP15 supports the delivery of smaller 1 and 2 bed units on all sites where they would fit well with the character of the area and includes a target for all developments on sites larger than 0.2ha to include 1 or 2 bed dwellings.

The West Surrey SHMA 2015 provides the likely profile of household types required within Waverley as follows:

Unit Type	1 Bed	2 Bed	3 Bed	4+ Bed
Market	10%	30%	40%	20%
Affordable	40%	30%	25%	5%

The current application proposes the following mix of dwellings on site:

	Market Dwellings	Affordable dwellings
1-bed	0	6 (23%)
2-bed	5 (11%)	15 (58%)
3-bed	35 (76%)	5 (19%)
4-bed	6 (13%)	0
Total	46	26

The proposed housing mix does not comply with the SHMA, providing a very high proportion of 3-bed market dwellings in particular, and a low number of 1-2 bedroom units. However, it is a material consideration that the previous permission for 65 dwellings, proposed a higher percentage of 4-bedroom units (also in conflict with the SHMA). That proposal was found acceptable due its broad compliance with Policy H4 of the 2002 Local Plan which has since been superseded.

In comparison with the previously approved scheme, the proposal provides an increased number of 3 bedroom units, for which there is the greatest need.

The number of larger dwellings is reduced, which more closely aligns with the SHMA.

Whilst it would be preferable to see a greater number of 1 & 2 bedroom units, given the planning history and the improvements to the mix in comparison with approved application WA/2015/2153, the proposed housing mix is considered to be, on balance, acceptable.

The mix of the affordable units is considered in further detail in the affordable housing section of this report which follows.

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.

The overall percentage has reduced from 40% to 36%. However, in the context of a Local Plan Policy which only requires 30%, the proposal would both match the number of units proposed in relation to the 65-unit scheme, and would exceed the percentage required by Policy AHN1. Given these factors, the level of affordable housing being proposed is a key benefit to this proposal, particularly given the significant need for additional affordable housing.

The proposed mix of affordable housing would be:

Dwelling size	Number proposed
1-bed	6 (23%)
2-bed	15 (58%)
3-bed	5 (19%)
4-bed	0
Total	26

The proposed mix of housing does not fully comply with the SHMA – to do so would require an increase in the proportion of one and three bedrooms units.

The proposed tenure split would be 50% rent/ 50% shared ownership tenure mix. This also fails to comply with the SHMA, which sets out that the tenure need indicates 70% affordable housing should be social/affordable rented and 30% being shared ownership (intermediate housing). This was considered acceptable in assessing WA/2015/2163 because a 50/50 split enabled Registered Housing Providers to be able to successfully deliver the scheme

due to changes to Government policy and funding meaning that rented accommodation is less viable to deliver than it was previously.

The number and type of affordable units are unchanged from the previous proposal (albeit they amount to a lower percentage of the overall number of dwellings proposed due to the increase in dwellings). Given this, the proposed affordable housing is considered to be acceptable. Furthermore, the increased proportion of affordable housing, over and above that required under Local Plan Part 1, is a material benefit to the application.

Impact on Area of Great Landscape Value

The site is located in the AGLV. Policy RE3 of the Local Plan (Part 1) 2018 sets out that new development must respect and where appropriate, enhance the character of the landscape in which it is located, commensurate with its designation as a local landscape designation.

The landscape value of the immediate setting includes a good landscape structure with arable fields extending within the localised valley to the south and it is acknowledged that the value of much of the localised landscape is of medium sensitivity. This is set out by the applicants and also within the Waverley Borough Council's AMEC Landscape Study 2014, which identifies the potential capacity of some of the area in the northern part of segment FN4 (where the site is located) for residential development to be acceptable, whilst the capacity of the areas to the south and south east is reduced.

The key vantage points of the development are along Wrecclesham Hill, including to the east and west of the site, from Echo Barn Lane and from the junction of the public right of way (footpath 22) and Wrecclesham Hill (adjacent to the south western corner of the application site). There would be some screening from each of these vantage points along the site boundary, and development would be set back from each of the vantage points. The development would nonetheless be visible from these vantage points.

The 65-unit scheme was found to result in a minor adverse impact on the Area of Great Landscape Value, however, when weighed into the overall planning balance, this did not justify refusal of the application. This is a material consideration.

Whilst the current proposal would provide an increased number of dwellings, this is primarily through replacing larger units with an increased number of smaller units. The amount of open space would remain unchanged, the broad layout is retained, and the landscape impact of the proposal is considered to be comparable to the previous approval. As such, officers consider that no

additional harm would occur to the Area of Great Landscape Value over and above that caused by the 65-unit scheme. As such, it would not be reasonable to object to the proposal on this basis.

It is also material to consider that the site falls within the Developed Area where residential development can be considered acceptable.

Overall, the proposal is considered to be acceptable in terms of the impact on the Area of Great Landscape Value.

Impact on visual amenity

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

The site lies within the Wrecclesham area of Farnham wherein design guidelines are set out in the Farnham Design Statement 2010. The following provides a summary of the design guidelines:

- The Conservation Area in the central part of the village should be preserved or enhanced by future development.
- New development should reflect the pattern and density of existing development.
- Green spaces to the north of the village and within its boundaries should be preserved.

The key influence from a design perspective, is the Wrecclesham Conservation Area. Within this, clear distinct characteristics are its winding roads, trees at key vantage points, buildings are positioned close to or front directly onto the road frontages, and there are a number of historic cottages.

The proposed residential development would be of a scale and design that would be commensurate with residential development along Wrecclesham Hill and Echo Barn lane and, furthermore, would be responsive to the semi rural character of the site.

The proposed development would provide a range of dwelling types and the variety of built form would contribute to the character of the locality. The design of the dwellings is traditional form, with use of materials commonly

seen in the Surrey vernacular. The proposed layout would allow for active frontages throughout the development.

The dwellings feature pitched roofs, gable ends, feature chimneys and bay windows. Across the scheme, detailing such as the front porches are varied and the proposed materials include weather boarding, red/orange brick work and tile hanging.

The use of chimneys across some parts of the site is sparse; however, this is primarily within the rear portion of the site, with the detailing focused around the front of the site and the central access road. First floor tiling, used as a feature on certain plots, is not extended around the full first floor which leaves prominent blank elevations. These matters do slightly erode the sense of identity for the scheme and the overall quality. This is a negative change in comparison with the previously approved scheme. Nonetheless, the proposed scheme is considered to propose a sufficient range of detailing and design features that respond to the site's surroundings.

The affordable housing on the site is broken down into two clusters; these would be relatively large clusters of housing. The proposed affordable housing would feature architectural detailing that would be comparable with, and would blend in with, the level proposed on the market housing. Whilst the siting of the affordable housing in two separate clusters has the potential for those units to appear separate from the market housing, their position is facing onto market housing and, having regard to the comparable levels of architectural detail, officers are satisfied that the affordable housing would integrate well with the market housing. The layout and appearance of the affordable housing remains unchanged from the approved scheme.

The proposal incorporates areas of landscaping into the overall scheme. The main areas of open space are to the front and rear of the site, however, there are also tree lined roads through the centre of the site which serve to soften the visual appearance of the housing and help to reflect the semi-rural character of the area. The incorporation of soft landscaping at the front of the site provides a welcome buffer between the road and the car parking at the front that would soften the appearance of the built form.

Overall, the quality of the design, and the degree to which it responds to and reflects the character of the surrounding area, is considered to be acceptable.

Trees & Ancient Woodland

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.

- Impact on existing trees

At the front of the application site there is an existing group of Douglas Fir trees which are a key landscape feature in the street scene. These trees have been damaged by inclement weather which has led to 25% having a foreseeable useful life expectancy of less than 20 years. This position was noted at the time the 65-unit scheme was approved WA/2015/2163. That application recommended a landscaping scheme to include some phased replacement tree planting in order to secure a well-treed frontage in the longer term.

Since that time, however, works pursuant to the existing 65-unit scheme have commenced without appropriate tree protection measures in place, in breach of relevant conditions. The works have included the construction of a temporary access road within root protection areas. The Council's Tree & Landscape Officer has visited the site and witnessed direct damage to tree roots from the roadway installation at an inappropriate juxtaposition. It was noted that exposed shattered rooting was visible. The applicants have submitted a site condition report, which assesses the likely damage to existing trees on site. The Council's Tree & Landscape Officer has expressed concern that the report does not fully acknowledge the likely extent of damage to the frontage trees. The report itself acknowledges damage to certain trees along the frontage, although it suggests the damage is not life threatening. However, Officers consider the evidence is not satisfactory to demonstrate this.

Given the already limited life expectancy of the frontage trees, and the further damage that has occurred, Officers have negotiated a revised landscaping strategy which proposes the replacement of the frontage trees with semi-mature conifer trees that would be expected to achieve 15 – 20m in height. This replacement planting would be secured by condition (condition 24) .

Works on site to date have included the infilling of a pond towards the north (rear) of the site and the removal of a number of trees around that pond which form part of woodland subject of a Tree Preservation Order (52/99). These works do not accord with the plans approved pursuant to the 65-unit scheme and do not benefit from planning permission.

The removal of the woodland subject of the Tree Preservation Order is not, in officers' view, necessary to facilitate the development in any way. The removal of the trees has not been appropriately justified by the applicants. As

such, in this respect, a criminal offence may have occurred under the Town and Country Planning Act 1990 and this matter is the subject of an open planning enforcement investigation. Notwithstanding the outcome of this planning application, it remains open to the Council to consider taking formal enforcement action.

This position is far from desirable. It is not possible to reverse the harm that has been caused, through the tree removal. However, there is an opportunity to secure improvements over the existing position and this application proposes compensation planting towards the rear of the site. The proposed compensation planting comprises a native buffer mix of shrubby woody species including larger feathered trees of stature ; - oak and field maple. The proposed mix of trees would enhance the Ancient Woodland edge, over and above the existing situation. Whilst the additional landscaping is an improvement over the existing situation, this could never fully mitigate for the loss of the TPO woodland.

There is clear evidence of harm to existing trees, both at the front of the site and to the rear (subject of a Tree Preservation Order). The works are retrospective and cannot be undone. Furthermore, Officers are satisfied that the proposed landscaping would deliver realistic, long term improvements over and above the existing situation, and the landscaping at the front of the site would be successful in providing an appropriate landscape buffer such to reflect the character of the area.

Nonetheless, the harm to existing trees on site is a negative impact to be weighed into the overall balance.

- Impact on Ancient Woodland

Paragraph 175 of the National Planning Policy Framework (NPPF) states that development resulting in the loss or deterioration of irreplaceable habitats (such as Ancient Woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons (for example, infrastructure projects where the public benefit would clearly outweigh the loss or deterioration of habitat) and a suitable compensation strategy exists

The Standing Advice (produced by Natural England and the Forestry Commission in 2014) states “Development must be kept as far as possible from Ancient Woodland, with buffer area maintained between the Ancient Woodland and any development boundary”. The Standing Advice goes on to recommend a minimum 15m buffer between development and Ancient Woodland stating that “larger buffers may be required”. Also that “Permanent retention of the buffer zones must be secured as part of planning permission”.

There is Ancient Woodland located in the rear portion of the site, including within the application site itself.

The Ancient Woodland was surveyed in 2009 as part of the revision of the Ancient Woodland Inventory for Surrey. It was found to be particularly species rich with 27 field layer indicator species and 33 indicator species in total. The plant Herb-Paris (True Lover's Knot) was found in close proximity to the southern boundary of the wood where it abuts the area previously in use as a nursery.

The majority of the proposal is located such to preserve a 15m Buffer Zone between the development and the Ancient Woodland boundary. However, the proposed pumping station, land stabilisation works and the driveway serving the far North West plot – number 34 would fall within the buffer zone.

The supporting information indicates that the area in which the driveway is located was compacted ground, previously used by the nursery to store plants. However, standing advice indicates that poor condition of existing soil is not justification for development within the Ancient Woodland buffer zone. No mitigation or compensation planting is proposed in relation to this harm. The applicant has provided no information relating to exceptional reasons for built development incurring within the 15m boundary along the northern edge.

Surrey Wildlife Trust has advised that the construction of the driveway serving the far north west plot within the Ancient Woodland Buffer Zone has not been appropriately justified, such to comply with the Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, the NPPF and Standing Advice.

Officers note however, that these works have already been approved pursuant to the 65-unit permission (WA/2015/2163). Given this position, it would be unreasonable to object on this basis.

In respect of the pumping station, this is a change from the previously approved scheme. The applicants have indicated that a change to the originally approved position (not within the 15m Buffer Zone) is necessary due to insufficient separation with overhead high voltage cables and adjacent residential development that has been constructed at the former Stevenson's engineering yard.

The proposed pumping station has already been constructed on site and the permission sought for this is therefore retrospective. Given this element was not previously part of the scheme, and there was not a detailed survey of this

part of the site prior to the works taking place, it is very difficult to establish the extent of any harm to the Ancient Woodland.

The applicants have submitted site condition reports which seek to consider the impact of the pumping station. These conclude that the original condition of the area was poor due to the storage of waste materials and the fact the area was largely cleared to accommodate the easement for the overhead cables. The northern wall of the pumping station (within the 15m Buffer Zone) is outside the Root Protection Areas of the trees along the woodland edge. Any impact of excavations on the trees' roots is likely to be minimal. However, there are some multi stemmed ash and hazel trees along the woodland edge close to the pumping station. These are showing signs of upper crown die back; this was acknowledged within tree reports submitted in 2016 and is thought to be as a result of the land slippage. There is no evidence that the tree decline is a result of construction works associated with the 65-unit permission. On the basis of the available information, it would appear to Officers that the infrastructure associated with the pumping station is adjacent to the wayleave for the existing electricity pylons and for this reason there are no significant or mature trees within 15m of the pumping station or its associated infrastructure.

Whilst it is noted that the above factors would suggest there has not been direct damage to trees within the Ancient Woodland as a result of the proposal Ancient Woodland is not just of ecological value for the trees within it but also for its soils, ground flora, or fungi. For this reason, the proximity of the pumping station to the woodland itself does give cause for concern. Furthermore, the absence of likely harm to trees within the Ancient Woodland does not mean that no harm has occurred. It is likely that additional soil compaction would have occurred and it is clear that the pumping station reduces the amount of semi-natural habitats next to Ancient Woodland. As such, given the above factors, whilst the harm appears to be limited in scale, Officers cannot be satisfied that no harm has occurred to the Ancient Woodland.

The application also proposes significant slope stabilisation works adjacent to the Ancient Woodland across the northern edge of the site.

The aim of the slope stabilisation work is to reduce current adverse impacts on the Ancient Woodland arising from the incursion of sliding materials and waste that are already present within the Ancient Woodland resulting from land slippage and to stabilise the land. The stabilisation of the land is important to ensure the overall stability of the development. The plans submitted, demonstrate the works could be wholly undertaken outside of the Ancient Woodland itself, and details of the method have been submitted such

that further damage from to the woodland from the works itself could be avoided. The applicant also proposes planting a 15m semi-natural buffer adjacent to the woodland to help with its the long term management and to improve the landscaping of the site as a whole. The planted woodland buffer would include whips at 1m spacing.

Although these works would fall within the 15m Buffer Zone, given the works would be of benefit to the Ancient Woodland, and the planting proposals would re-introduce semi-natural habitat adjacent to the woodland, these works are considered to be justified. Surrey Wildlife Trust has raised no objection to this element of the scheme.

The infilling of the existing pond on site, and the removal of woodland subject of TPO around it, falls within the 15m Ancient Woodland buffer and could have also resulted in indirect harm to the Ancient Woodland.

Given the damage that has occurred Surrey Wildlife Trust has recommended securing a Landscape Ecological Management Plan (LEMP) prior to commencement of development to help compensate for some of this damage.

Given the harm to Ancient Woodland that has been identified, in line with Paragraph 175 of the NPPF, there is a presumption against the granting of planning permission.

This harm to the Ancient Woodland which has already occurred and the resulting presumption against granting planning permission need to be weighed into the overall planning balance.

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 2018.

The nearest existing residential property to the proposed development is at 68 Wrecclesham Hill which shares the existing access for the application site and is located to the north west. This dwelling is located 15m to the west of the application site and 22m from the nearest proposed building – the garaging to serve plot 34. It is noted that the previously approved scheme was found to be acceptable in terms of its impact on this property, subject to securing appropriate boundary treatments in order to maintain the privacy of that property.

The changes to the scheme, in comparison with that approval, would maintain the perimeter style layout and the distances to the nearest dwelling would remain unchanged. There are some modest improvements to the access from the site to number 68 with more space provided around that access, which is likely to result in an improved sense of privacy.

To the east of the site, at number 66 Wrecclisham Hill, permission has been granted and implemented for the erection of 12 dwellings; these dwellings have the addresses 1-12 Grove Close. At the time of assessing the previous application, the lawful use of the site was for commercial uses.

The nearest buildings to Grove Close are the substation and the pumping station. The proposal would provide a buffer of 56m to the nearest dwelling house. The pumping and substation are both modest structures and single storey in height. Given these distances, Officers are satisfied that the proposed development would not adversely impact on Grove Close by way of overbearing form, loss of light, loss of privacy, or any other material harm.

Also close to the application site is the cluster of buildings on the opposite side of the road; the nearest of those being 25a Wrecclisham Hill (the Old Farmhouse). These buildings would face the site entrance and would be separated from the proposed housing by 40m. The existing road would be also separate the developments.

The separation distances to the nearest neighbouring dwellings have been maintained from the previous approval (WA/2015/2163) and these would remain sufficient to avoid any materially adverse impacts on neighbouring residential dwellings.

The proposal is considered to be acceptable in terms of residential amenity.

Standard of accommodation for future occupants

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.

The proposed layout would provide a good standard of amenity for future occupants. Habitable rooms in the development have a good standard of outlook and light. Separation distances fall between 18 & 21m between rear elevations as recommended within the Residential Extensions SPD 2010.

There is no set guidance on distances between side and rear elevations of adjacent dwellings. However, some of these relationships pose some potential for limited outlook. For example, the rear elevation of flats plots 30-33 are positioned 5m from the boundary with plot 28, including the side elevation of that dwelling. This modest distance is compensated for in the design of the flats as the habitable rooms are positioned at the front of the block of flats. This means the rear facing windows can reasonably be obscurely glazed to prevent overlooking and a loss of privacy to plot 28. Officers are satisfied that a good standard of amenity, in terms of outlook, light and privacy, could be achieved on all plots, subject to the use of appropriate conditions.

The above distances were found acceptable in the assessment of WA/2015/2163.

The application is accompanied by an Accommodation Schedule which sets out a comparison of the proposed internal floor areas with the Government Technical Housing standards. This highlights that there are 6 dwellings (units 15, 16, 17, 19, 55, 56, 65) which fall below the minimum space standard. The 2 bed units measure 68 rather than the minimum of 70sqm for a 2-bed 2-storey, 3 person dwelling or 79sqm for a 4 person dwelling.

It is noted that in other respects, these units provide good light, outlook, and amenity space. It is also noted that the units falling below the space standard are the same as those approved under WA/2015/2163. The number of units affected makes up a small portion of the overall number to be provided.

Officers are satisfied that the scheme would provide a good level of light, outlook and internal space.

The proposal is therefore considered to provide a good standard of accommodation for future occupants.

Provision of amenity and play space

It is indicated that each proposed dwelling would have private outdoor amenity space. Communal amenity space is provided for the blocks of flats. Furthermore, a LEAP is provided to the north of the site, in accordance with NPFA guidance, providing an appropriate 20m buffer from the edge of the play area to the nearest residential dwellings. In addition to this formal amenity space, further public open space would be provided at the northern end of the site.

The Waverley Borough Local Plan, Part 1 requires a Local Area of Play (LAP) to be provided as well as a Local Equipped Area for Plan (LEAP). There is no Local Area of Play proposed as part of this scheme. It is noted that a LAP was not secured as part of the extant 65-unit scheme. However, given a LAP is required for schemes of 5 dwellings or more, the proposed increase of 7 dwellings over and above the approved scheme would still generate a requirement for a LAP. It is noted there does not appear to be any opportunities to provide a LAP on site without reducing the number of dwellings. Nonetheless, this results in a conflict with Policy LRC1 and is a negative impact to be weighed into the balance.

Notwithstanding the absence of a LAP, the proposal is considered to make appropriate amenity space provision such to provide a good standard of accommodation for future occupants and to accord with Policy LRC1 of the Waverley Borough Local Plan Part 1 (2018).

Noise Impacts

Paragraph 180 of the NPPF (2018) states that development should be appropriate for its location and seek to mitigate and reduce any potential adverse impacts resulting from noise.

The application proposes to introduce new residential dwellings in close proximity to an established sawmill and the Alton Road Sandpit. In addition, the proposal would be located off the A325 Wrecclesham Hill. These uses have the potential to adversely impact on future residents by way of noise. In particular, this relates to dwellings along the front, western side, and rear (north) of the site.

The introduction of new dwellings in this location was found to be acceptable in the assessment of WA/2015/2163 which gave permission for 65 dwellings. That application was accompanied by detailed noise information and was found acceptable subject to conditions to secure noise mitigation.

The same report is submitted in support of the current application. This concludes that the calculated “with mitigation” site noise levels would fall

within environmentally acceptable limits. Specific reference is made in the report to the World Health Organisation (WHO) guidelines.

The key change since the last application was considered is the development of Grove Close (formerly known as Stephenson's Engineering Yard) to the east of the site. The new residential use would have a lesser impact in respect of noise. As such, Officers are satisfied that the conclusions of this report remain valid. The report recommends appropriate mitigation to include:

- acoustic fencing;
- boundary treatments such as brick walls and high density fencing
- acoustically attenuated background/trickle vents

The submitted report finds that mitigation measures such as the above would be sufficient to bring the noise levels within recommended guidelines.

Officers are therefore satisfied that the proposed development would provide a suitable level of accommodation for future occupants who would not be adversely impacted on by way of noise impacts from the adjacent land uses and road, subject to conditions. The proposal is therefore considered to comply with Policy TD1 of the Local Plan (Part 1) 2018.

Air quality impacts

The introduction of residential properties to the area may expose the future occupants to air pollution associated with road traffic and is likely to increase road usage in the area by the occupants.

There are also potential concerns relating to local air quality through any potential emissions during the construction phases of the project, affecting existing receptors in the area through potential fugitive dust emissions and by increased traffic to the site during development.

In addition, due to the site's proximity to the Alton Road Sandpit and the adjoining sawmill and the sandpit have the potential to adversely impact on air quality for residents of the proposed development.

Notwithstanding the above, in the event that permission is granted, Officers are satisfied that impact upon air quality could be suitably controlled through conditions to include a Construction Site Management Plan, Electric Vehicle Charging points and mitigation for future residents if permission is granted (Conditions 3 and 4) . This matches the conclusion in respect of WA/2015/2163. The proposal is therefore considered to comply with Policy TD1 of the Local Plan (Part 1) 2018.

Archaeological Considerations

Policy HE15 of the Local Plan 2002 requires that appropriate desk based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved.

The archaeological Written Scheme and subsequent evaluation carried out by Archaeology South East in response to the condition placed on the 2015 consent has demonstrated that the site has a negligible potential to contain significant archaeological remains and the County Archaeological Officer has confirmed that there is no need for any further archaeological work on the site and so no requirement for any conditions relating to archaeology.

The proposal would therefore comply with Policy HE15 of Local Plan 2002.

Minerals and waste

Although the application site is not contained within a defined mineral safeguarding area (MSA), part of the application site boundary is adjacent to the Alton Road Sandpit, Farnham.

The County Minerals and Waste Team was consulted on the application and have raised no objection. It is concluded that there would be no conflict with any site currently in minerals use or permitted for such use, and would not prejudice the effective operation of the Alton Road Sandpit. As such there would be no conflict with the Surrey Minerals Plan 2011 (Policy MC6).

Land Contamination

The NPPF 2018 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 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.

Suitable further soil and ground gas investigations have been proposed along with outline remediation plans for the former landfilled area (which will not have any housing in its direct area).

It is noted that both an investigation and risk assessment, and remediation scheme were submitted and agreed pursuant to the previous 65-unit scheme. Whilst the recommended gas protection works have changed, the relevant reports and recommendations have been updated to reflect the current proposal.

Further details in respect of the design of gas membranes are required. However, given the information provided thus far. Officers are satisfied that this could be appropriately secured through a pre-occupation condition (condition 10).

Officers are therefore satisfied that the site can reasonably be made suitable for the proposed use.

Flood risk and drainage considerations

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 flood 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 application relates to a major development and the site area exceeds 1 ha. Therefore, a site specific Flood Risk Assessment (FRA) is required and one has been submitted with the application.

The FRA outlines that the site is not susceptible to either tidal or fluvial flooding and that no risk has been identified from other sources, such as overland flow, ground water, sewers and artificial sources

Thames Water has raised no objection in respect of existing waste water infrastructure to accommodate the needs of this application.

The proposal includes a Sustainable Drainage System that uses attenuation tanks and surface water outfall within the north east of the site.

The LLFA has considered these proposals and has confirmed that the drainage proposals satisfy the requirements of the NPPF and NPPG. It has further recommended that should permission be granted, then suitable conditions should be imposed to ensure that the SuDS scheme is properly implemented and maintained throughout the lifetime of the development.

Having regard to the submitted Flood Risk Assessment, together with the comments and recommended conditions from the LLFA, it is considered that the proposal has adequately addressed flood risk, surface water and ground water flooding risk in accordance with the NPPF 2012.

Infrastructure

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.

The applicant has submitted heads of terms confirming agreement to enter into a legal agreement to secure the following contributions, which have been identified as necessary by the relevant infrastructure providers:

Infrastructure type	Project	Amount
Early Years Education Contribution	Project at Farnham Montessori to make adaptations to the buildings to support the nursery provision	£4,711
Primary Education Contribution	Project at St Peter's CE Primary School, Wrecclesham, for the construction of a classroom block to provide additional 8 classrooms; allowing the school to accommodate more pupils.	£13,453
Secondary Education Contribution	Project at Farnham Heath End School to provide an additional classroom; which will enable the school to increase its capacity and provide places for more children as part of a permanent expansion.	£229,604
Transport	Offer to each household a voucher for the	£780 (78 x

Contribution	purchase of a bicycle (up to a maximum value of £100) or a bus pass (up to a maximum value of £100)	100)
	Pay to the county council the sum of £33,500 for cycling infrastructure improvements between the site and Farnham Town Centre and Farnham Railway Station.	£33,500
	Pay to the county council the sum of £33,500 for upgrading the existing bus stops located to the north east of the Echo Barn Lane/Wrecclesham Hill junction, comprising raising kerbing to improve accessibility, improvements to footways/kerbing to access bus stops more easily, provision of bus shelters and Real Time Passenger Information.	£33,500
	Pay to the county council the sum of £22,500 for surface and drainage improvements to Public Footpath No. 22 located within the vicinity of the application site.	£22,500
Highways Improvements Contribution	Pay to the county council £94,000 for highway safety improvements on Wrecclesham Hill between the site and the A31 Coxbridge Roundabout.	£ 94,000
Environment Enhancement Contribution	2x stone troughs to provide a focal planted 'gateway' as part of the Wrecclesham Village Gateway project	£2,268
Waste Refuse and Recycling	Provision of recycling containers	£2,160.00
Recreation Contribution (if commuted e.g. contribution to new leisure centre)	£44,100 towards youth football pitch provision at Weydon lane and £27,000 towards the 'Heathland Hub' project at Frensham Great Pond and Common (provision of new and improved visitor facilities)	£71,100

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 of the NPPF 2012.

As of yet, a signed and completed legal agreement has not been received. However, 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, it is concluded that the proposal would adequately mitigate for its impact on local infrastructure and the proposal would comply with the requirements of Policy ICS1 Local Plan (Part 1) 2018 and the NPPF 2012 in respect of infrastructure provision.

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.

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.

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 order for the development to be acceptable in planning terms, to comply with the Conservation of Habitats and Species Regulations 2017 and to 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 £220,185 (£169,491 towards a SANG and £50,694 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 72 houses

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 considered not to be infrastructure and does not therefore need to comply with CIL Regulation 123.

On the basis of the proposed mitigation, an Appropriate Assessment has been completed for this application. This has been reviewed by Natural England who has raised no objection subject to the relevant avoidance and mitigation measures being secured.

Having regard to the completed unilateral undertaking, 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.'

The impact on Ancient Woodland is considered separately, above. However, given the proximity of the development to woodland, it is clear that the site has a high ecological value.

In respect of woodland, it is noted this provides a suitable environment for bats. It is proposed to maintain a 15m Buffer to the woodland with a couple of exceptions, but also to manage and enhance the woodland edge. The retention and maintenance of the woodland edge would serve to ensure that there would be no interruption of potential bat commuting roosts or disturbance to bats.

The submitted ecological information states (paragraph 6.8) that reptiles within the footprint of development will be “translocated to a receptor site outside the application site”. The reptile survey data are advised as being out of date by Surrey Wildlife Trust as it is now 4 years old. However, as work on site has commenced pursuant to the 65-unit permission WA/2015/2163, the applicant has confirmed that the reptile translocation has already taken place. Furthermore, it is noted that given the advanced stage of the works, the likelihood of any reptiles being present within the proposed built up area of the site are extremely low.

In the absence of any evidence to suggest the applicant has failed to comply with the measures previously approved, it is considered that Local Planning Authority has taken reasonable and appropriate steps to ensure the protection of reptiles. In the absence of evidence of harm to reptiles, it is considered unreasonable to refuse this application on such grounds.

In terms of all other species (than reptiles), Surrey Wildlife Trust has advised that the report contains appropriate Mitigation and Enhancement actions. The applicant's intention to provide a Woodland Management Plan to ensure that the Ancient Woodland within the application site is maintained to an appropriate standard to foster habitat creation would enhance biodiversity on site and is therefore supported.

Should permission be granted, the applicant would be required to undertake the recommended mitigation measures set out in the submitted ecological report. Furthermore, Officers would look to secure sensitive lighting through condition. Subject to the above, Officers are satisfied that the proposal would be acceptable in respect of biodiversity.

Accessibility and Equalities Act 2010,

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.

Crime and Disorder and Human Rights Implications

There are no implications for this application.

Sustainability

Policy CC2 of the Local Plan 2018 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.

Pre Commencement Conditions

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

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

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

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

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

- 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 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 proposal involves the redevelopment of Previously Developed Land within the Built Up Area Boundary of Farnham. The scheme is a revision of an earlier permission, seeking an additional 7 dwellings. The principle of residential development on site has been established by that previous permission.

The scheme would be acceptable in terms of highway safety, the proposed standard of accommodation, housing mix, design and form of dwellings, residential amenities, archaeology and the impact on infrastructure.

There are material benefits to the scheme in the provision of 36% affordable housing such to meet an identified need and the provision of 72 dwellings within the Built Up Area Boundary which would make a material contribution to Farnham's housing supply.

There are adverse impacts to the scheme, comprising minor adverse harm to the Area of Great Landscape Value, insufficient formal play areas such to meet current policy and the loss of TPO trees. Furthermore, the proposal includes development within the Ancient Woodland Buffer Zone and a likelihood that harm to the Ancient Woodland itself has already taken place. In line with Paragraph 175 of the NPPF, there is a presumption against the granting of planning permission.

However, it is considered that the public benefits of the scheme, most notably the delivery of market and affordable housing such to meet an identified need within the Built Up Area Boundary of Farnham, together with the potential to secure compensation for harm to Ancient Woodland and TPO trees and deliver biodiversity and ecological benefits over and above the existing on site position, would amount to wholly exceptional reasons to outweigh the identified harm resulting from the proposal.

Recommendation A

That, permission be GRANTED subject to the completion of an appropriate legal agreement by 19/03/2019 to secure affordable housing, planning infrastructure contributions, contributions towards Farnham Park SANG, a Landscape Ecological Management Plan and the following conditions:

1. Condition

The plan numbers to which this permission relates are

- Layout plans: SL01 rev F, LP01 rev B, AHL01 rev A;
- Street scene/proposed section plans: SE-01 rev H, SE-02 rev F, SE-03 rev H; Flat blocks proposed plans: FB-Ae rev B, FB-Ap rev A, FB-B.e rev A, FB-B.p rev A, FB-C.e rev A, FB-C.p rev A;
- Plot Elevations: P1-2.e rev D, P1-2.p rev B, P3-4.e rev C, P3-4.p rev B, P5.e rev A, P5.p rev A, P6-7.e rev C, P6-7.p rev B, P7a-7b.e1 rev B, P7a-7b.e2 rev B, P7a-7b.p rev A, P8_36b.e rev A, P8_36b.p rev A, P9-10.e rev D, P9-10.p rev C, P10a.e rev B, P10a.p rev A, P11-12.e rev C, P11-12.p rev B, P13-14.e1 rev E, P13-14.e2 rev E, P13-14.p rev C, P15-16.e rev A, P15-16.p rev A, P17.pe rev C, P18.e rev C, P18.p rev B, P19.e rev B, P19.p rev A, P20.e rev B, P20.p rev B, P21-22.e rev B, P21-22.p rev A, P23-24.e rev B, P23-24.p rev A, P25-26.e rev B, P25-26.p rev A, P34-35.e rev B, P34-35.p rev B, P36-36a.e rev B, P36-36a.p rev B, P37.e rev D, P37.p rev B, P38.e Rev B, P38.p rev A, P39-40.e1 rev A, P39-40.e2 rev A, P39-40.p rev A, P41-42.e rev B, P41-42.p rev A, P43-44.e rev B, P43-44.p rev A, P45-47.e B, P45-47.p rev A, P48-49.e rev B, P48-49.p rev A, P50-51.e rev B, P50-51.p rev A, P54.e rev B, P54.p rev B, P55-56.e rev A, P55-56.p rev A, P57-58.e rev D, P57-58.p rev C, P59.e rev A, P59.p rev A, P60-61.e1 rev D, P60-61.e2 rev D, P60-61.p rev C, P62_62a.e1 rev B, P62_62a.e2 rev B, P62_62a.p1 rev B, P62_62a.p2 rev B, P62b.e rev C, P62b.p rev B, P63.e B, P63.p rev B, P64.pe rev B, P65.e rev C, P65.p rev A,

- Substation, garage and cycle plans: SS.01.pe rev A, GAR.01.pe rev A, Bins.01.pe rev A, Bins.02.pe rev A, Bins.03.pe rev A, Cycles.01.pe rev A.
- Existing Site Plans: 13131(AP)00.03.P1, unnumbered Site Location Plan produced by Neame Sutton at scale 1:2500,
- Proposed Cross Sections and Levels: FA E-F1709.00 350 (rev P6), FA E-F1709.00 351 (rev P6) and FA E-F1709.00 352 (rev P8) showing site levels.

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 approved shall not be first occupied unless and until any existing accesses from the site to Wrecclesham Hill made redundant as a result of the development have been permanently closed and any kerbs, verge and 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 Waverley Borough Local Plan (Part 1) 2018 and the NPPF 2018.

3. Condition

The construction of the approved development shall be undertaken in complete accordance with the Construction Environmental Management Plan Addendum dated July 2018 and Site Logistics Plan FA E-F1709.00 which shows areas for traffic access, gates, wheel washing, material storage and construction parking areas.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and with regards to the environmental implications of the development, to protect the air quality for the existing receptors and the nearby Air Quality Management Area

and in the interest of the amenities of neighbouring and future occupiers in accordance with Policies ST1 and TD1 of the Waverley Borough Local Plan (Part 1) 2018 and the NPPF 2018.

4. Condition

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority and the Council's Environmental Health Officer for:

- (a) The secure parking of bicycles within the development site. Such facilities to be integral to each dwelling/building.
- (b) Electric Vehicle Charging Points
- (c) Details confirming that the publically accessible Electric Vehicle Charging Points will be registered with a national scheme to ensure availability of Electric Vehicle Charging Points to a wider network of users

These facilities shall thereafter be retained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to promote sustainable travel and to protect the air quality for the existing receptors and the nearby Air Quality Management Area in accordance with Policies ST1 and TD1 of the Waverley Borough Local Plan (Part 1) 2018 and the NPPF 2018.

5. Condition

The Acacia Gardens Residents Travel Pack prepared by Opus Travel Pack dated February 2018 shall be issued to residents prior to the first occupation of each residential dwelling.

Reason

In order to promote sustainable travel in accordance with Policies ST1 and TD1 of the Local Plan (Part 1) 2018 and the NPPF 2018.

6. Condition

The development shall be undertaken in full accordance with the mitigation and enhancement actions set out in the Ecological Supplement report dated October 2015.

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 D5 of the Waverley Borough Local Plan 2002.

7. Condition

The Sustainable Drainage System shall be installed prior to the first occupation of any dwelling and thereafter permanently maintained in full accordance with the following plans:

- EF1709_L_170623
- JBA 16 197 06 Rev M
- JBA 16 197 07 Rev M
- JBA 16 197 08 Rev M
- 350 Rev P6
- 351 Rev P6
- 352 Rev P8
- 310 Rev R2
- 311 Rev R5
- 315 Rev R5

No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

To ensure an acceptable Sustainable Drainage System and to comply with retained Policy D1 of the Waverley Borough Local Plan 2002, Policy CC4 of the Local Plan (Part 1) 2018 and the advice contained within the NPPF, NPPG and Non-Statutory Technical Standards for SuDS.

8. Condition

Prior to the first occupation of the development hereby permitted, 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 Sustainable Drainage System has been constructed as per the agreed scheme. The Sustainable Drainage System shall be implemented and thereafter managed and maintained in accordance with the agreed details.

Reason

To ensure an acceptable Sustainable Drainage System and to comply with retained Policy D1 of the Waverley Borough Local Plan 2002, Policy CC4 of the Local Plan (Part 1) 2018 and the advice contained within the NPPF, NPPG and Non-Statutory Technical Standards for SuDS.

9. Condition

Upon completion of the land contamination remediation works as detailed in Remediation Implementation plan reference 38414-004 July 2018, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed and shall be submitted to the Local Planning authority for approval. The development shall not be first occupied until the verification report has been approved in writing by the Local Planning Authority.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with retained Policy D1 of the Waverley Borough Local Plan 2002.

10. Condition

a) Ground gas and vapour protection measures shall be installed in accordance with a scheme that shall be submitted to and approved in writing by the Local Planning Authority.

b) In Amber 2 areas (plots 34, 35, 36, 36a and 36b), a verification report by a competent person, in accordance with CIRIA guidance C748 Membranes as VOC barriers and C735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases, for each unit shall be submitted to and approved by the Local Planning Authority, prior to the occupation of that unit.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with retained Policy D1 of the Waverley Borough Local Plan 2002.

11. Condition

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Conditions 9 & 10, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in

writing by the Local Planning Authority prior to the recommencement of works:

- a) An investigation and risk assessment, in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF
- b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall include
 - (i) All works to be undertaken
 - (ii) Proposed remediation objectives and remediation criteria
 - (iii) Timetable of works
 - (iv) Site management procedures
- c) Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with retained Policy D1 of the Waverley Borough Local Plan 2002.

12. Condition

No materials shall be burnt on site at any time during the construction process.

Reason

In regard to the environmental implications of the development and to protect the air quality for the existing receptors and the nearby Air Quality Management Area in accordance with Policy TD1 of the Local Plan Part 1 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

13. Condition

Prior to the first occupation of the development hereby permitted, full details 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 retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

14. Condition

The garaging hereby permitted shall be used and retained solely for the purpose of the parking of vehicles and domestic storage and shall at no time be used for habitable accommodation.

Reason

In order to ensure that sufficient parking is retained for the development and in order that the development should not prejudice highway safety, the free flow of traffic, nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan Part 1 2018.

15. Condition

No variation of the type of hard surfacing to be used in the construction of the development as shown on plan numbers: JBA 16_197_06 (rev M), JBA 16_197_07 (rev M) and JBA 16_197_08 (rev M), shall be made without the prior written consent of the Local Planning Authority.

Reason

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

16. Condition

Notwithstanding the provisions of the General Permitted Development Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no boundary treatments (gates, fences, walls etc) shall be erected other than as shown on the following plans: JBA 16_197_09 (rev E), JBA 16_197_10 (rev E), JBA 16_197_11 (rev E). The boundary treatments shall be permanently retained in accordance with these plans unless otherwise agreed in writing by the Local Planning Authority.

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 retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

17. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification);

- a) No windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in any side elevation of the dwellings hereby permitted at first floor level or above without the prior written permission of the Local Planning Authority.
- b) No enlargement to any of the dwelling houses (hereby permitted as set out within classes A or B of Part 1 Schedule 2 of that Order, shall be constructed, without the written permission of the Local Planning Authority.

Reason

In order to safeguard the privacy and amenities of neighbouring occupiers in accordance with Policy TD1 of the Local Plan Part 1 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

18. Condition

The first floor rear (northern) facing windows in plots 30-33 and plots 52 & 53 shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be permanently fixed shut up to a height of 1.7m above the internal floor level, all to be permanently retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason

In order to safeguard the privacy of neighbouring occupiers in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

19. Condition

No variation of the type and colour of the external materials to be used in the construction of the development as shown on approved plan BEWL160517 ML02 Rev F and Materials Schedule Rev D shall be made without the prior written consent of the Local Planning Authority.

Reason

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

20. Condition
The construction shall be undertaken in complete accordance with the Site Waste Management Plan dated August 2016.

Reason

To ensure sustainable construction in accordance with Policies CW1 of the Surrey Waste Plan 2008 and Policies MC4 and MC5 of the Surrey Minerals Core Strategy 2011.

21. Condition
Construction works pursuant to this permission shall not take place other than between the hours 08:00am and 18.00pm Monday to Fridays and between 08.00 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 retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

22. Condition
The mitigation methods provided within the Noise Report supplied by Stuart Michael Associates should be carried prior to the first occupation of any dwelling and shall be permanently retained thereafter such that:
- 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 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.
 - The mitigation methods provided within the Noise Report supplied by Stuart Michael Associates shall be implemented to protect dwellings from noise from traffic on the adjacent road.

Reason

In the interests of the amenities of future occupants and to accord with with Policy TD1 of the Local Plan Part 1 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

23. Condition

The development shall be undertaken in complete accordance with the recommendations of the Knotweed Management Plan Remediation Report prepared by Japanese Knotweed Ltd and dated 09/07/2018.

Reason

To avoid any environmental harm in accordance with Policy D1 of the Waverley Borough Local Plan 2002.

24. Condition

The landscaping scheme as shown on the following plans:

JBA 16_197_01 (Rev I), JBA 16_197_02 (Rev I), JBA 16_197_03 (Rev I), JBA 16_197_04 rev J POS, JBA 16_197_05 rev J POS and JBA 16_197_12; shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season following the first occupation of the development. 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 retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

25. Condition

Prior to the first occupation of the development hereby permitted, a Local Equipped Area of Play (LEAP) shall be provided in accordance with the following plans: 1706.16385 (siting of Equipment), FT_J491 (Swing), FT_J839 (Springers), FT_J2403 (Rotating Equipment), FT_J4907 (Climbing and Balancing trails), FT_J4920, FT_RBA1 (Bench) and JBA 16_197_07 (rev M) Play Area. Thereafter, the LEAP shall be maintained in full accordance with the approved details.

Reason

To ensure that the proposal makes suitable provision for children's play to accord with Policy LRC1 of the Local Plan Part 1 2018.

26. Condition

The development hereby approved shall not be first occupied 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 / turning areas shall be retained and maintained for their designated purpose.

Reason

In order to ensure that sufficient parking is retained for the development and in order that the development should not prejudice highway safety, the free flow of traffic, nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan Part 1 2018.

27. Condition

No floodlighting or other form of external lighting scheme shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance that does not change its details.

Reason

In the interest of the character and amenity of the area and to protect biodiversity in accordance with Policies TD1 and NE1 of the Local Plan Part 1 2018 and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

28. Condition

The development shall be undertaken in full accordance with the mitigation and enhancement actions set out in the Ecological Supplement report dated October 2015.

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 Local Plan Part 1 2018.

29. Condition

The construction of the development hereby approved shall be undertaken in accordance with the following documents

- Arboricultural Method Statement dated 23 July 2018: JBA 16/197 AR01 Rev G
- Earthworks Specification for Slope Stabilisation Works dated August 2018

- Slope Stabilisation – Plans: 38414_040, 38414_041B, 38414_042B and 38414_043B
- Tree Protection Plan JBA 16/197 TP01 Rev I

Reason

To adequately protect all trees worthy of retention, woodland and ancient woodland from development harm and to provide for their amenity and ecological contribution thereafter in accordance with Policy TD1 and NE1 of the Local Plan Part 1 2018.

Informatives

1. 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.

2. 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.
3. 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.
4. 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 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.

5. 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).
6. 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.
7. 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.
8. 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>
9. The applicant is advised that in providing each dwelling with integral cycle parking, the Highway Authority will expect dedicated integral facilities to be provided within each dwelling for easily accessible secure cycle storage/garaging.
10. 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.

11. The Developer / Management must inform Waverley Borough Council Environmental Services Dep't 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.
12. 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.
13. 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.
14. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2018.

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 2018.
2. In the absence of an appropriate legal agreement to secure appropriate planning infrastructure contributions towards education, recycling, recreation improvements and 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, Policy FNP32 of the Farnham Neighbourhood Plan (2017) and the National Planning Policy Framework 2018.
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 the National Planning Policy Framework 2018.

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Agenda Item 8.

A2 WA/2015/2283
Lamron Developments Management Ltd
30/11/2015

Outline application with all matters reserved except for access for the erection of up to 105 dwellings including 32 affordable together with associated works (as amended by Design and Access Statement received 09/11/2016, amended drainage information and FRA received 28/04/2017 and amended plans and additional information received 07/07/2017 and amended location plan received 09/11/2017 and additional Certificate B received 24/11/2017) at Land On West Side Of Green Lane, Badshot Lea

Committee: Joint Planning Committee
Meeting Date: 19/09/2018

Public Notice: Was Public Notice required and posted: Yes
Grid Reference: E: 485710 N: 148770

Town: Farnham
Ward: Farnham Weybourne and Badshot Lea
Case Officer: Flo Taylor
Expiry Date: 28/02/2016
Time Extended Date: 31/07/2017
Neighbour Notification Expiry Date: 08/01/2016
Neighbour Notification
Amended/Additional Expiry Date: 22/12/2017

RECOMMENDATION A

That, subject to the applicant entering into appropriate legal agreement within 3 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; contributions towards SANG, education infrastructure, SuDS management/maintenance, play space provision and maintenance, open space management/maintenance, contributions towards off-site play pitch improvements, off-site highways and public footpath improvements and travel plan, and subject to conditions and informatives, permission be GRANTED

RECOMMENDATION B

That, in the event that a Section 106 Agreement is not completed within 3 months of the date of

the resolution to grant permission, permission be REFUSED.

Introduction

The application was originally brought before the Joint Planning Committee on 26/07/2017. The committee resolved to grant permission for the development subject to the completion of a Section 106 Agreement to secure the provision of: 30% on site affordable housing; contributions towards SANG, education infrastructure, SuDS management/maintenance, play space provision and maintenance, open space management/maintenance, contributions towards off-site play pitch improvements, off-site highways and public footpath improvements and travel plan within 6 months of the resolution, conditions and informatives, and additional informative in respect of engagement in respective of future reserved matters details. The timeframe for the completion of the Section 106 Agreement was 26/01/2018; however, the Section 106 Agreement was not completed within this time.

It is anticipated that the Section 106 Agreement will be in a position to be completed within the next 3 months. The application is therefore being brought back to the Joint Planning Committee to extend the original Committee resolution to enable the completion of the Section 106 Agreement.

There have been a number of other changes in circumstances since the time of the previous committee resolution. These are outlined in detail below.

A copy of the original Committee Agenda and update sheet are appended to this report.

Update to the original report

Since the original Committee resolution, there have been the following material changes in planning circumstances:

- Adoption of the revised National Planning Policy Framework (NPPF) in July 2018

Officers are satisfied that the content of the revised NPPF does not change the conclusions made within the original Committee Agenda item.

- Adoption of the Local Plan Part 1: Strategic Policies and Sites in February 2018

The original Committee Agenda item referred to a number of Draft Local Plan Part 1 Policies. However, following the adoption of the Local Plan 2018 (Part 1), the following policies would now be relevant to the proposal:

Policy RE1	Countryside beyond the Green Belt
Policy RE3	Landscape Character
Policy TD1	Townscape and Design
Policy NE1	Biodiversity and Geological Conservation
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 CC4	Flood Risk Management
Policy SS2	Land West of Green Lane, Farnham LAAID: 438

Officers are satisfied that the content of the abovementioned policies would not change the conclusions made within the original Committee Agenda item report.

- Deletion of policies of the Waverley Borough Local Plan 2002

The following policies of the Local Plan 2002, which were referred to within the original Committee Agenda, have now been deleted:

Policy C2	Development in the Countryside
Policy D5	Nature Conservation
Policy D13	Essential Infrastructure
Policy D14	Planning Benefits
Policy H4	Density and Size of Dwellings
Policy H6	Subsidised Affordable Housing in the Green Belt and Countryside Beyond the Green Belt
Policy H10	Amenity and Play Space
Policy M1	The Location of Development
Policy M2	The Movement Implications of Development
Policy M4	Provision for Pedestrians
Policy M14	Car Parking Standards

Officers are satisfied that the deletion of these policies would not alter the conclusions made within the original Committee Agenda item report.

The remaining policies which are referred to within the original Committee Agenda are attributed the following weight in accordance with their consistency to the NPPF:

Policy C4	Farnham/Aldershot Strategic Gap	Full weight
Policy D1	Environmental Implications of Development	Substantial weight
Policy D4	Design and Layout	Full weight
Policy D7	Trees, Hedges and Development	Significant weight
Policy D8	Crime Prevention	Full weight
Policy D9	Accessibility	Substantial weight
Policy HE15	Unidentified Archaeological Sites	Full weight
Policy M5	Provision for Cyclists	Substantial weight
Policy RD9	Agricultural Land	Significant weight
Policy LT11	Walking, Cycling and Horse-riding	Substantial weight

- European Court of Justice ruling (Case C 323/17 – People Over Wind and Sweetman 2018)

This judgement relates to the Habitats Directive and affects the way the Council approaches Habitats Regulations Assessments. In accordance with this, and since the original Committee resolution, 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 £300,173 (£231,069 towards a SANG and £69,104 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 23 x 1 bedroom dwellings, 31 x 2 bedroom dwellings, 36 x 3 bedroom dwellings and 15 x 4 bedroom dwellings.

Natural England has been consulted on the Appropriate Assessment in accordance with Paragraph 63 (3) of the Conservation of Habitats and Species Regulations 2017. Natural England has no comments to make on the application, providing that the relevant avoidance and mitigation measures specified in the Appropriate Assessment are secured.

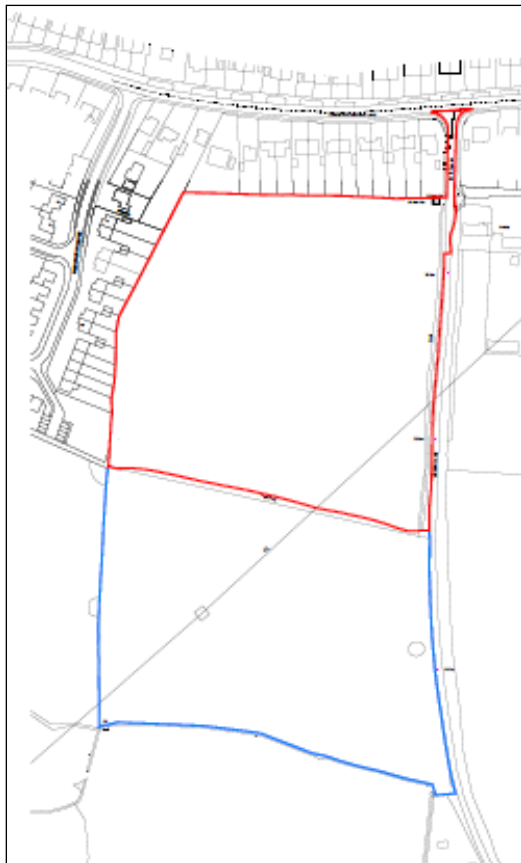
Additional issues

As part of the legal checks required for the Section 106 Agreement, additional interested parties were identified and it was noted that an area of land in the centre of the site had been originally omitted from the application due to the ownership not being known and therefore notice not being able to be served to these interested parties.

An amended location plan and Certificate B were submitted to clarify the land included within the application. All parties were re-notified.

This issue was not clear when the item was previously considered by Members as the illustrative plans covered the entire site. Members were provided with plans reflecting the correct situation within both the agenda report and JPC officer presentation.

Amended location plan:



Additional Consultations, and Town Council Comments and Representations

Following the receipt of an amended location plan and Certificate B, further consultation was carried out to ensure that no parties had been prejudiced by the errors. Notification letters were sent on 28/11/2017.

The following additional consultee comments have been received:

Farnham Town Council	This outline application is on an approved site in the Farnham Neighbourhood Plan, Policy FNP14b). Farnham Town Council seeks a high quality development on this sensitive site and welcomes further detail for comment at reserved matters.
Council's Environmental Health Service – Environmental Pollution	No further comment required.
Council's Waste and Recycling Co-ordinator	Amendment does not affect reply to original consultation.

5 additional letters, including one from the Farnham Society, have been received raising objection for the following reasons:

- Existing traffic congestion.
- Poor air quality.
- Ecological impacts.
- Lack of infrastructure.
- 2 1/2 and 3 storey Town Houses overlooking bungalows inappropriate.
- Density higher than in neighbouring area.
- Parking provision appears low relative to number of dwellings.

Officers are satisfied that no new material planning issues have been raised following the re-consultation which were not addressed in the Officer Report for the Joint Planning Committee meeting that took place on 26 July 2017.

Amendment to conditions/reasons

Condition 18 has been amended to reflect the amended location plan L01A.

Officers have amended the recommended conditions, reasons and informatives to refer to the updated Development Plan Policies and the NPPF 2018.

Additional Informative

At the July 2017 committee meeting, Members resolved to add one additional informative in relation to any forthcoming reserved matters application.

Officers recommend that the additional informative reads as follows:

31. In relation to the subsequent reserved matters pursuant to the outline permission hereby granted, the applicant (for reserved matters) is requested to:
 - 1) Engage in pre-application discussions with the Local Planning Authority prior to submission;
 - 2) Engage in community consultation in the development of the design and layout of the proposal;
 - 3) Ensure that the reserved matters details have particular regard to the policies in the Farnham Neighbourhood Plan 2017 and the guidance in the Farnham Design Statement.

Revised Recommendation

Recommendation A

That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; contributions towards SANG, education infrastructure, SuDS management/maintenance, play space provision and maintenance, open space management/maintenance, contributions towards off-site play pitch improvements, off-site highways and public footpath improvements and travel plan, and subject to conditions and informatives, permission be GRANTED:

Conditions

1. Condition
Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 1. layout
 2. scale
 3. appearance
 4. landscapingThe development shall be carried out in accordance with the approved 'Reserved Matters'. Approval of all 'Reserved Matters' shall be obtained

from the Local Planning Authority in writing before any development commences.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Condition

The development to which this permission relate must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. 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) An indicative programme for carrying out of the works
- b) The arrangements for public consultation and liaison during the construction works
- c) 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)
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e) the parking of vehicles of site operatives and visitors
- f) loading and unloading of plant and materials
- g) storage of plant and materials used in constructing the development
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i) wheel washing facilities
- j) measures to control the emission of dust and dirt during construction

- k) a scheme for recycling/disposing of waste resulting from demolition and construction works
- l) programme of works (including measures for traffic management)
- m) HGV deliveries and hours of operation
- n) vehicle routing
- o) measures to prevent the deposit of materials on the highway
- p) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (q) measures to prevent deliveries at the beginning and end of the school day
- (r) 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 the interest of the character and amenity of the area and in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy TD1 of the Local Plan Part 1 2018, Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2018. This is a pre-commencement condition as it goes to the heart of the matter.

4. Condition

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason

To ensure adequate sewerage capacity and to comply with Policy D1 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. The matter goes to the heart of the planning permission.

5. 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

The development proposed covers a large surface area and it is considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the development in accordance with Policy HA1 of the Local Plan Part 1 2018 and Policy HE15 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the matter.

6. Condition

No materials shall be burnt on site at any time during the construction process.

Reason

In regard to the environmental implications of the development and to protect the air quality for the existing receptors and the nearby 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 and the requirements of the NPPF 2018.

7. 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

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

The development hereby approved shall not be first occupied unless and until the proposed pedestrian links between the site and public footpath No. 103 on the southern boundary of the site and between the site and the play area on the western boundary of the site, have 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 in accordance with Policy ST1 of the Local Plan Part 1 2018.

9. Condition

The development hereby approved shall not be commenced unless and until the layout of internal roads, footpaths, footways and cycle routes have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Such details shall include the provision of visibility splays (including pedestrian inter-visibility splays) for all road users, pram crossing points and any required signage and road markings. The approved details shall be implemented prior to first occupation 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. This is a pre-commencement condition as it goes to the heart of the matter.

10. Condition

The development hereby approved shall not be commenced unless and until a scheme for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear is submitted to and approved in writing by the Local Planning Authority, in consultation with Highway Authority. The approved scheme shall then be provided prior to first occupation of the proposed 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. This is a pre-commencement condition as it goes to the heart of the matter.

11. 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 to so far as is reasonably practicable 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.

12. Condition

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

(a) Independently accessible secure parking of bicycles integral to each dwelling or building within the development site.

(b) Electric vehicle charging points for every dwelling and a communal charging points for blocks of flats.

and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

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.

13. Condition

Prior to the commencement of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the aims and objectives in Stuart Michael Associates' TA dated May 2016 and then the approved Travel Plan shall be implemented prior to first occupation of the development and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

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. This is a pre-commencement condition as it goes to the heart of the matter.

14. Condition

The development must be carried out in strict accordance with the recommended actions in Section 4.0 of the November 2015 Ecological Appraisal Report by Richard Tofts Ecology, Section 4.0 (4.4) of the Reptile Report by Richard Tofts Ecology July 2014 and Section 4.0

(4.7) of the Bat Activity Survey Report by Richard Tofts Ecology October 2014 including the biodiversity enhancements as detailed.

Reason

To safeguard the ecological interest of the site in accordance with Policy NE1 of the Local Plan Part 1 2018.

15. 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 and planning permission has been granted for the proposed works outside of the application site. Those details shall include:

- a) A design that satisfies the SuDS Hierarchy and includes the results from infiltration testing
- b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS
- c) A design that follows the principles of ""GREEN LANE, BADSHOT LEA, FARNHAM, SURREY FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY""
- d) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite,
- e) Details of how the Sustainable Drainage System will be protected and maintained during the construction of the development, to include details on how the existing soakaways will be protected
- f) Finalised drawings read for construction to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters and their respective levels and long and cross sections of each SuDS Element including soakaway volume details
- g) A management and maintenance plan that details maintenance regimes and responsibilities

The development shall be carried out and maintained in accordance with the approved details.

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 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 matter goes to the heart of the permission.

16. 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 Sustainable 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 Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

17. Condition

No development shall take place until a Landscape and Ecological Management Plan (LEMP) to ensure the appropriate management of existing and proposed habitats in the long term, has been submitted to and approved in writing by the local planning authority. The LEMP shall include methodologies of the sensitive management of both new and retained/enhanced habitat and a landscape, planting and seeding plan (with species list). The development shall be carried out in accordance with the approved details.

Reason

To safeguard the ecological interest of the site in accordance with Policy NE1 of the Local Plan Part 1 2018. This is a pre commencement condition because the matter goes to the heart of the permission.

18. Condition

The plan numbers to which this permission relates are L.01A and 13051. 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 Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 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. The Developer is reminded of the responsibility for delivering safe development as defined in paragraph 180 of the NPPF 2012.
4. The following tree matters should be dealt with as part of any reserved matters application:

Validation requirements must include a Tree survey and full Arboricultural Impact Assessment that complies with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations (undertaken by a competent arboriculturist and including compliant tree protection measures).

Location of dwellings, ancillary buildings and hard standing - the positions must accord with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations Levels and earthworks - the proposals must accord with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations Services - routes of all new/replacement utility or drainage runs and soakaways

Arboricultural Method Statement- This must include details of any proposed incursions within minimum recommended root protection

areas of trees and methods/specifications for construction that comply with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations. To include a scheme of arboricultural monitoring and supervision of protective measures and construction processes. Landscape scheme - full details of all hard and soft landscaping - planting to include species, no. and sizes on planting.

5. 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.
6. Surrey Police has advised that the proposed development should gain Secured by Design certification.
7. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
8. With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH,. Tel: 01444 448200.
9. Infrastructure capacity problems are known or suspected, the developer will be required to finance an impact study.
10. Consideration should be given to the DEFRA good practice guidance ""Low Emission Strategy: Using the Planning System to Reduce Transport Emissions"" with a view to mitigating the impact of the development.
11. Publicly accessible points can be registered with a national scheme to ensure availability of EVP's to a wider network of users.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.

18. 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).
19. 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.
20. 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.
21. 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.
22. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to 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.
23. 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.

24. The developer is advised that public footpath No. 103 runs adjacent to the southern boundary of the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.
25. 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>.
26. The applicant is advised that in providing each dwelling with integral cycle parking, the Highway Authority will expect dedicated integral facilities to be provided within each dwelling for easily accessible secure cycle storage/garaging.
27. The applicant should be aware of the potential mineral resource and that any preparation of the site for development may result in the extraction of valuable sharp sand and gravel resources that could be processed and used on site during the construction process.
28. This development may offer some opportunities to restore or enhance biodiversity. Surrey Wildlife Trust recommends the following: Using native species when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. The priority should be to source planting stock from the seed zone of the planting site, but with the inclusion of a proportion from other nearby seed zones, particularly from the south east. This will introduce some genetic variation which may allow woodland to adapt more easily to future climate change. Boundary planting is particularly important as native species hedgerows and tree lines can facilitate the movement of animals through a developed area.

Where cultivated species are selected, consider using those that provide nectar-rich flowers and/or berries as these can also be of considerable value to wildlife. Plantings of foreign species of invasive

habit should be avoided adjacent to natural habitat. The use of peat-based composts, mulches and soil conditioners should be avoided due to the loss of important natural habitat.

29. The applicant is advised that the SuDS scheme is outside the red line and therefore requires a separate planning permission.
30. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2018.
31. In relation to the subsequent reserved matters pursuant to the outline permission hereby granted, the applicant (for reserved matters) is requested to:
 - 1) Engage in pre-application discussions with the Local Planning Authority prior to submission;
 - 2) Engage in community consultation in the development of the design and layout of the proposal;
 - 3) Ensure that the reserved matters details have particular regard to the policies in the Farnham Neighbourhood Plan and the guidance in the Farnham Design Statement.

RECOMMENDATION B

That, if the requirements of Recommendation A are not met, permission be REFUSED for the following reasons:

1. Reason

The applicant has failed to enter into an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development. As such, the proposal would fail to limit the significant impacts of the development on the surrounding highway network. The application therefore fails to meet Paragraph 109 of the National Planning Policy Framework 2018, Policy ST1 of the Local Plan Part 1: Strategic Policies and Sites 2018 and Policy FNP30 of the Farnham Neighbourhood Plan (2017).

2. Reason

The applicant has failed to enter into an appropriate legal agreement to secure contributions towards education infrastructure; SuDS management/maintenance, play space provision and maintenance, and off-site play pitch improvements. The proposal therefore conflicts with Policy FNP32 of the Farnham Neighbourhood Plan (2017), Policy ICS1

of the Local Plan Part 1: Strategic Policies and Sites 2018 and paragraphs 8 and 91 of the NPPF 2018.

3. Reason

The applicant has failed to enter into an appropriate legal 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 therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of Paragraph 64 of the NPPF 2018 and Policy AHN1 of the Local Plan Part 1: Strategic Policies and Sites 2018.

4. The proposal (in combination with other projects) would have a likely adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) in that it is now widely recognised that increasing urbanisation of the area around the SPA has a continuing adverse effect on its interest features, namely Nightjar, Woodlark and Dartford Warbler, the three internationally rare bird species for which it is classified. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulations 2010 (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 NRM6 of the South East Plan, paragraphs 174 and 177 of the NPPF 2018, Policies NE1 and NE3 of the Local Plan Part 1: Strategic Policies and Sites 2018, Policies FNP12 and FNP13 of the Farnham Neighbourhood Plan 2017 and the Thames Basin Heaths SPA Avoidance Strategy Review (2016).

Appendices

Appendix A: Joint Planning Committee Update Sheet – 26 July 2017

Appendix B: Joint Planning Committee Agenda Report – 26 July 2017

Appendix A: Joint Planning Committee Update Sheet – 26 July 2017

JOINT PLANNING COMMITTEE
UPDATE SHEET – 26 July 2017

Correspondence received and matters arising following preparation of the agenda

Item: A1

WA/2015/2283

LAND ON WEST SIDE OF GREEN LANE, BADSHOT LEA

Additional representations

1 additional letter of representation raising objection has been received.

Officer Response

The points made have not raised any additional material matters not already covered in the agenda report

Recommendation

The recommends remains as set out in the agenda.

Appendix B: Joint Planning Committee Agenda Report – 26 July 2017

A1 WA/2015/2283
Lamron Developments Management Ltd
30/11/2015

Outline application with all matters reserved except for access for the erection of up to 105 dwellings including 32 affordable together with associated works at land on west side Of Green Lane, Badshot Lea (as amended by Design and Access Statement received 09/11/2016, amended drainage information and FRA received 28/04/2017 and amended plans and additional information received 07/07/2017)

Committee: Joint Planning Committee
Meeting Date: 26/07/2017

Public Notice: Was Public Notice required and posted: Yes
Grid Reference: E: 485710 N: 148770

Town: Farnham
Ward: Farnham Weybourne and Badshot Lea
Case Officer: Flo Taylor
Expiry Date: 29/02/2016
Time Extended Date: 03/07/2017
Neighbour Notification Expiry Date: 08/01/2016
Neighbour Notification
Amended/Additional Expiry Date: 02/06/2016

RECOMMENDATION A

That, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; contributions towards education infrastructure, SuDS management/maintenance, play space provision and maintenance, open space management/maintenance, contributions towards off-site play pitch improvements, off-site highways and public footpath improvements and travel plan, and subject to conditions and informatives, permission be GRANTED

RECOMMENDATION B

That, in the event that an appropriate legal agreement is not completed within 6 months of

the date of the resolution to grant planning permission, permission be REFUSED

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Introduction

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

The planning application seeks outline permission for the development proposal with all matters reserved except access.

Access	covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site.
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All other matters are to be reserved for future consideration. An application for outline planning permission is used to establish whether, in principle, the development would be acceptable. This type of planning application seeks a determination from the Council as to the acceptability of the principle of the proposed development. If outline planning permission is granted any details reserved for future consideration would be the subject of future reserved matters application(s).

Reserved matters include:

Appearance	aspects of a building or place which affect the way it looks, including the exterior of the development.
Layout	includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
Scale	includes information on the size of the development, including the height, width and length of each proposed building
Landscaping	the improvement or protection of the amenities of the site and the area and the surrounding area,

this could include planting trees or hedges as a screen.

If outline planning permission is granted, a reserved matters application must be made within three years of the grant of permission (or a lesser period, if specified by a condition on the original outline approval). The details of the reserved matters application must accord with the outline planning permission, including any planning conditions attached to the permission.

Location Plan



Aerial Plan



Site Description

The site measures 3.29 hectares and is located to the south of Lower Weybourne Lane and to the west of Green Lane. The site comprises an agricultural field which has a very gentle slope down from north to south with the highest point to the north-west of the site. There is a public footpath (Footpath 103 Farnham) that runs east-west beyond the southern boundary of the site that links Green Lane to Weybourne Road.

The site is bounded on its northern and western sides by existing residential development in Lower Weybourne Lane and Wentworth Close. Its eastern boundary is formed by vegetation along Green Lane, beyond which is an electricity depot and sub-station, which also takes its access from Green Lane.

The south of the site is bounded by an agricultural field and a recreation ground to the far south west. To the far south-east are various buildings comprising Green Lane Farm, while further south are the David Lloyd Sports Centre and Farnham Rugby Club, in Monkton Lane.

Proposal

Outline planning permission is sought for the erection of up to 105 dwellings, which would include 32 affordable units, together with associated highways works and access, children's play areas and SuDS attenuation measures.

A new vehicular access would be provided at the north east corner of the site from Green Lane. Green Lane is a narrow lane and the proposal would include the widening of the northern section of Green Lane and the creation of an access onto the site. The new access would be specifically designed to prevent vehicles exiting the site in a southerly direction along Green Lane or accessing the site from the south. The junction of Green Lane and Lower Weybourne Lane would be improved to accommodate the additional traffic generated by the residential development.

The application proposes the following mix of housing:

Bedroom Numbers	Market Housing	Affordable Housing
1 Bedroom	10	13
2 Bedroom	22	9
3 Bedroom	26	10
4 Bedroom	15	0
Total	73	32

The indicative plans shows that the proposed units may predominantly be two storeys in height with the exception of proposed blocks of flats in the south-eastern corner of the site and town houses to the north of the centre of the site which may be 2 ½ storey.

The proposal would include the provision of both a Local Area of Play (LAP) and a Locally Equipped Area of Play (LEAP). The indicative plan indicates that these could be in the south east corner of the site.

The proposal includes details of a Sustainable Drainage System (SuDS) that would enable surface water to be captured within a site drainage network and attenuation measures provided, which would include swales and an attenuation basin. It is noted that part of the SuDS is located outside of the application site in the area to the south of the site which is also in the applicants ownership. The final details will therefore require a separate planning permission.

The details submitted in support of the application indicate that 211 parking spaces could be proposed on this site through private garages, parking

spaces within proposed plots and shared car parks. The precise amount and mix of parking would be subject to outstanding reserved matters, should planning permission be granted.

Indicative Plan



Heads of Terms

Highways:

Section 278 Legal Agreement:

- Prior to first occupation of the development, the applicant shall construct the proposed modified vehicle and pedestrian access between the site and Lower Weybourne Lane, including works to prevent direct through vehicular access to/from the proposed development along Green Lane to Badshot Lea Road to the South, in general accordance with Drawing No. 4717.001, and subject to the Highway Authority's technical and safety requirements.
- Prior to first occupation of the development, the applicant shall construct a shared pedestrian/cycling facility on Green Lane, between its junctions with Lower Weybourne Lane and Crown Lane, in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.
- Prior to first occupation of the development, the applicant shall provide dropped kerbs with tactile paving at the junction of Lower Weybourne Lane with Wentworth Close in accordance with a scheme to be submitted to and approved in writing by the Highway Authority

Section 106 Legal Agreement:

- 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. The payment of such sum to be index linked from the payment date to the date of any resolution to grant planning consent.
- 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 £200) or a bus pass (up to a maximum value of £200) 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.
- Prior to the occupation of the 35th dwelling, the applicant shall pay an index linked sum of £100,000 to provide pedestrian crossing facilities, environmental enhancements and capacity improvements at the junction of St. Georges Road with Badshot Lea Road.
- Prior to the occupation of the 50th dwelling, the applicant shall pay an index linked sum of £30,000 for improvements to public footpath No. 103 between Weybourne Road and Green Lane.

- Prior to the occupation of the 50th dwelling, the applicant shall pay an index linked sum of £30,000 towards the Blackwater Valley cycle scheme between Aldershot and Farnham Town Centres and Rail Stations.
- Prior to the occupation of the 50th dwelling the applicant shall pay an index linked sum of £20,000 for provision of Real Time Passenger Information (RTPI) at the nearest bus stops to the site on Weybourne Road. The contribution will also be used towards equipping the buses on these routes with RTPI, and with marketing the bus network in the area.

Affordable Housing and Market Housing Mix:

- Provision of 30% affordable homes to be provided in the following mix:

1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
13	9	10	0

- Tenure mix: 70% rented and 30% intermediate housing

Education:

- £70,670 for early years provision to be applied to a project at Tootsies in Monkton Lane to replace existing demountable buildings with a permanent structure. This would allow the setting to provide an additional 20 pre-school places as well as safeguard its existing 100 places.
- £290,896 for primary provision for a project at William Cobbett Junior School to provide a staff room extension to enable the school to increase its capacity.
- £302, 828 for Secondary provision to be applied to a project at Farnham Heath End School to provide an additional classroom which will increase the capacity of the school and enable more children to attend.

Play Provision:

- Sport Pitches - £64,312.50 towards the support and improvement of playing pitch and changing facilities at Weyburn Recreation Ground

SuDS:

- Future ownership, management, maintenance and financial responsibility

SANG Contribution:

- £300,173 in line with the Waverley Borough Council Thames Basin Heaths Special Protection Area Avoidance Strategy (December 2016).

Open Space:

- Future ownership, management, maintenance and financial responsibility for on site open space, including the LAP and LEAP

Details of Community Involvement

The applicant has provided a Statement of Community Consultation which sets out details of the public and stakeholder consultation which took place prior to the submission of the application.

A public exhibition was held at The Church Rooms, St Georges Church, Badshot Lea Road, Badshot Lea on the afternoon/evening of Tuesday 18 March 2014. Notification of the arrangements for the exhibition was carried out by means of public notices and publicity was organised by Badshot Lea Parish Council via their website and by word-of-mouth. The exhibition was well attended throughout the afternoon/evening by around 100-120 people.

The applicant has indicated that all items of feedback received as a result of this public exhibition were recorded and considered prior to the submission of the application.

Relevant Planning History

WA/1975/1641	Residential development for 100 houses (Outline)	Unknown
WA/1975/0694	Proposed residential development approximately 10 dwellings, acre	Refused 16/07/1975
FAR52/56	Residential Development	Refused 14/04/1956
FAR420A/68	132kv overhead line	Full Permission 08/08/1969
FAR420/68	Overhead Line	Full Permission 05/12/1968
FAR271/59	HV O/H extension	28/10/1959

Planning Policy Constraints

Countryside beyond the Green Belt – outside of any settlement area
Farnham/Aldershot Strategic Gap (southern section only)
Thames Basin Heath 5km Buffer Zone
Minerals Safeguarding Area
Compensation Order
Electricity Supply Line
Gas Pipe Line

Development Plan Policies and Proposals

Saved Policies of the Waverley Borough Local Plan 2002:

Policy C2	Development in the Countryside
Policy C4	Farnham/Aldershot Strategic Gap
Policy D1	Environmental Implications of Development
Policy D4	Design and Layout
Policy D5	Nature Conservation
Policy D7	Trees, Hedgerows and Development
Policy D8	Crime Prevention
Policy D9	Accessibility
Policy D13	Essential Infrastructure
Policy D14	Planning Benefits
Policy H4	Density and Size of Dwellings
Policy H6	Subsidised Affordable Housing in the Green Belt and Countryside Beyond the Green Belt
Policy H10	Amenity and Play Space
Policy HE15	Unidentified Archaeological Sites
Policy M1	The Location of Development
Policy M2	The Movement Implications of Development
Policy M4	Provision for Pedestrians
Policy M5	Provision for Cyclists
Policy M14	Car Parking Standards
Policy RD9	Agricultural Land
Policy LT11	Walking, Cycling and Horseriding

Draft Local Plan Part 1 Policies:

Policy RE1	Countryside beyond the Green Belt
Policy RE3	Landscape Character
Policy TD1	Townscape and Design
Policy NE1	Biodiversity and Geological Conservation
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 CC4	Flood Risk Management
Policy SS2	Land West of Green Lane, Farnham LAAID: 438

Policies of the Surrey Waste Plan Policy 2008:

CW1	Waste minimisation
DC1	Safeguarding Sites

Saved Policy NRM6 of the South East Plan 2009.

The South East Plan 2009 was the Regional Spatial Strategy (RSS) for the South East region, the Plan was revoked on March 2013 except for Policy NRM6: Thames Basin Heaths Special Protection Area. This Policy remains in force.

Farnham Neighbourhood Plan (May 2017) Policies:

FNP1	Design of New Development and Conservation
FNP12	Thames Basin Heaths Special Protection Area (SPA)
FNP13	Protect and Enhance Biodiversity
FNP14b	Housing Site Allocations (Land west of Green Lane, Badshot Lea)
FNP27	Public Open Space
FNP30	Transport Impact of Development
FNP31	Water and Sewerage Infrastructure Capacity
FNP32	Securing Infrastructure

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The adopted Local Plan (2002) and the South East Plan 2009 (solely in relation to policy NRM6) therefore remain the starting point for the assessment of this proposal.

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this case. In line with paragraph 215 due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The report will identify the appropriate weight to be given to the Waverley Borough Local Plan 2002.

The Council is currently in the process of replacing the adopted 2002 Local Plan with a new two part document. On the 21st December 2016 the Council submitted the draft Local Plan Part 1: Strategic Policies and Sites, for Examination. The Examination Hearings took place between 27th June and 6th July 2017. The Inspector has indicated that modifications will need to be made to the Plan and invited the Council to submit a list of these proposed modifications. These modifications will be subject to public consultation. All representations on the proposed modifications will be taken into account by the Inspector before he issues his written report. It is considered that substantial weight can now be given to the policies where no modifications are proposed and significant weight can be given to those policies where modifications are proposed.

The Farnham Neighbourhood Plan 2013-2031 was submitted to Waverley in July 2016. A referendum was held in May 2017 and the majority who voted were in favour of the draft plan. As such, Waverley Borough Council must 'make' (adopt) the plan within 8 weeks of the referendum (29/06/2017) unless there are unresolved legal challenges. The Plan therefore represents a material consideration to which substantial weight can be given in considering the planning balance when determining applications or appeals.

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)
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Design Guide (2002)

Consultations and Town Council Comments

County Highway Authority	<p>Recommends an appropriate agreement should be secured before the grant of permission to provide:</p> <p><u>Financial Payments:</u></p> <p>A. 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> <p>B. 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 £200) or a bus pass (up to a maximum value of £200) 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>C. Prior to the occupation of the 35th dwelling the applicant shall pay an index linked sum of £100,000 to provide pedestrian crossing facilities, environmental enhancements and capacity improvements at the junction of St. Georges Road with Badshot Lea Road.</p> <p>D. Prior to the occupation of the 50th dwelling the applicant shall pay an index linked sum of £30,000 for improvements to public footpath No. 103 between Weybourne Road and Green Lane.</p> <p>E. Prior to the occupation of the 50th dwelling the applicant shall pay an index linked sum of £30,000 towards the Blackwater Valley cycle scheme between Aldershot and Farnham Town Centres and Rail Stations.</p> <p>F. Prior to the occupation of the 50th dwelling the applicant shall pay an index linked sum of £20,000 for provision of Real Time Passenger Information (RTPI) at the nearest bus stops to the site on Weybourne Road. The contribution will also be used towards equipping the buses on these routes with RTPI, and with marketing the bus network in the area.</p> <p><u>Section 278 Highway Works:</u></p> <p>A. Prior to first occupation of the development the applicant shall construct the proposed modified vehicle and pedestrian access between the site and Lower Weybourne Lane, including works to prevent direct</p>
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	<p>through vehicular access to/from the proposed development along Green Lane to Badshot Lea Road to the South, in general accordance with Drawing No. 4717.001, and subject to the Highway Authority's technical and safety requirements.</p> <p>B. Prior to first occupation of the development the applicant shall construct a shared pedestrian/cycling facility on Green Lane, between its junctions with Lower Weybourne Lane and Crown Lane, in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.</p> <p>C. Prior to first occupation of the development the applicant shall provide dropped kerbs with tactile paving at the junction of Lower Weybourne Lane with Wentworth Close in accordance with a scheme to be submitted to and approved in writing by the Highway Authority.</p> <p>Recommends conditions and informatives.</p>
Farnham Town Council	<p>Objects. Whilst the Farnham Neighbourhood Plan proposes the development of this site, the Town Council strongly objects to the density being proposed. The density is completely out of character in this area and would urge the application to review the Farnham Neighbourhood Plan in order to achieve a suitable and sustainable development on the site.</p>
Council's Environmental Health Service – Environmental Protection	<p>No concerns in principle. Recommends condition in respect of agreement of Construction Environmental Management Plan.</p>
Thames Water	<p>Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Recommends 'Grampian Style' condition imposed and informatives.</p> <p>Infrastructure capacity problems are known or suspected, the developer will be required to finance an impact study.</p>
Environment Agency	<p>Records show the site lies within Flood Zone 1, therefore have no objections to the proposed development. The LLFA should be consulted on surface water flooding and drainage ditches located on the proposed site.</p>
Council's Waste	<p>The entrance to, and roads within, the development will</p>

and Recycling Co-ordinator	<p>need to be capable of allowing access for 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>The specifications in respect of refuse storage cannot be commented on at this stage and further consultation should be made when the reserved matters are finalised.</p>
RSPB	<p>Applicant proposes to contribute to an off-site strategic SANG, and contribute to the Strategic Access Management and Monitoring (SAMM) project. RSPB considers that this is an acceptable approach provided that the Council's strategic SANGs have the necessary capacity.</p>
County Archaeologist	<p>Desk based archaeological assessment submitted suggests that further archaeological works are required in order to properly assess the nature and extent of any archaeology that may be present.</p> <p>Agree with this conclusion and recommend that in the first instance this should comprise an evaluation trial trenching exercise, which will aim to establish rapidly what Archaeological Assets are and may be present. The results of the evaluation will enable suitable mitigation measures to be developed. These mitigation measures may involve more detailed excavation of any archaeological Assets, but in the event of a find of exceptional significance then preservation <i>in situ</i> is the preferred option.</p> <p>To allow for the implementation of suitable mitigation measures appropriate to the archaeological significance of the Assets that may be present, recommend a condition on the outline application that any detailed planning application(s) to follow be accompanied by the results of the evaluation. This will provide the opportunity to influence the design and logistics of the development and accommodate any Archaeological Assets worthy of preservation <i>in situ</i> revealed and indicated to be present within the detailed development proposal.</p>
Council's Environmental Health Service –	<p>Proposal involves construction of properties on land not currently in residential use. This can affect the locality through fugitive dust emissions during construction.</p>

<p>Air Quality Officer</p>	<p>Having considered the semi-rural location, and given that there are no safe levels of exposure all measures should be taken to address the impacts of dust that may arise from this development.</p> <p>It should also be noted that the introduction of residential properties may expose future occupants to air pollution associated with road traffic and is likely to increase road usage in the area by the occupants who will commute to their work, educational and shopping destinations daily. The application site is not currently in residential occupation and therefore all additional vehicular traffic, along with the cumulative impact on other local developments, will have a significant additional effect on the air quality at this location and is likely to cause a further deterioration in air quality at the nearby AQMA. This is likely to further compromise the health of those residents living within the most populated area.</p> <p>Recommends conditions and informatives.</p>
<p>Natural England</p>	<p>There is an interim Avoidance Strategy for the Thames Basin Heaths SPA in place with WBC. Provided that the proposals are meeting the requirement of that plan (e.g. in terms of mitigation, such as contributions to SANG and Strategic Access Management and Monitoring (SAMM)) and legislation around protected species has also been addressed, has no objection to the proposal. Understand that the developer is likely to make appropriate contribution to Farnham Park SANG. This is provided that the development site is within the relevant catchment area and that there is currently sufficient capacity to facilitate the proposed 120 dwellings. This must be secured through a legal agreement prior to granting permission, along with the previous SAMM contributions, an also be in agreement with the land owner. If the applicant is not complying with the avoidance plan, then Natural England may review their position.</p>
<p>Surrey Wildlife Trust</p>	<p>The proposed development would result in new dwellings within 5km of part of the Thames Basin Heaths (TBH) Special Protection Area (SPA). The Local Authority may therefore wish to consider this application against their TBH SPA Avoidance Strategy.</p> <p>The Trust would advise that the Ecological Appraisal</p>

Reports (Jan 2014 and Nov 2015), Dormouse Survey Report (Oct 2014), Amphibian and Reptile Survey Report (July 2014) and Bat Activity Survey Report (Oct 2014), which the applicant has provided in support of the above planning application, provides much useful information for the Local Authority to be able to assess the potential status of protected and important species on the proposed development site and the likely effect of the development on them.

We would therefore further advise the Local Authority, that should they be minded to grant this planning application for this particular site, the applicant should be required to undertake all the recommended actions in section 4.0 of the Nov 2015 Appraisal Report, section 4.0 of the Reptile Report (4.4) and section 4.0 of the Bat Report (4.7) including the biodiversity enhancements as detailed. This will help prevent adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development.

On this proposed development site it would appear that the greatest biodiversity interest on the site is associated with the boundary habitat, which we understand is largely unaffected by development proposals.

We would advise that this important habitat is not included in back gardens as conservation of hedgerows, native trees and associated habitat would not be achievable, if this habitat was in private hands and conservation management unlikely to occur.

We would advise that to help maintain biodiversity value on site that boundary features with a buffer zone several meters wide is retained as public space and made the subject, with any other public spaces proposed for this development, of a Landscape and Ecological Management Plan (LEMP) which the Local Authority should have the opportunity to approve. This should detail planting and seeding plans with species lists, conservation maintenance regimes, ecological enhancements, (for example; bird and bat boxes, hibernacula, log piles, a

	<p>pond) and a monitoring regime.</p> <p>The Local Authority should also look to achieve biodiversity enhancement proposals from the applicant regarding the landscaping of the whole site should the development proceed beyond the current outline stage. We would advise;</p> <ul style="list-style-type: none"> Using native species when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. The priority should be to source planting stock from the seed zone of the planting site, but with the inclusion of a proportion from other nearby seed zones, particularly from the south east. This will introduce some genetic variation which may allow woodland to adapt more easily to future climate change. Boundary planting is particularly important as native species hedgerows and tree lines can facilitate the movement of animals through a developed area. Where cultivated species are selected, consider using those that provide nectar-rich flowers and/or berries as these can also be of considerable value to wildlife. Plantings of foreign species of invasive habit should be avoided adjacent to natural habitat. The use of peat-based composts, mulches and soil conditioners should be avoided due to the loss of important natural habitat.
Lead Local Flood Authority	Further to revised details, recommends conditions.
Surrey County Council Minerals and Waste Policy Team	<p>Site is within a mineral safeguarding area (MSA) containing defined resources of concreting aggregates. Policy MC6 of the Surrey Minerals Plan Core Strategy Development 2011 (SMP CS DPD) seeks to prevent the sterilisation of defined mineral resources by other development.</p> <p>Work undertaken in the preparation of the Surrey Minerals Plan 2011 concluded that two parcels of land, including the application site, located either side of Green Lane were considered suitable for mineral extraction. The application site was subsequently excluded from the</p>

proposed allocation for mineral extraction included in the SMP Preferred Option (April 2006), which was situated on land adjacent to the application site lying immediately to the south. Following the grant of planning permission in April 2009 for a multi-sports and leisure club facility and the relocation of Farnham RUFC on to land situated within the proposed allocation for mineral extraction, the mineral operator withdrew interest in working the site. This was because the remaining parcel of land was considered too small to be viable for mineral extraction. As a consequence, the mineral planning authority (MPA) considers it highly unlikely that there would be future interest from the minerals industry in working this land.

However, paragraph 4.4 of the SMP CS DPD states that the MPA will treat prior working as an important objective when consulted on development within a MSA which would otherwise result in sterilisation of the resource. This places an onus on applicants for development proposed within a defined MSA to assess the feasibility of prior working of the underlying mineral to the satisfaction of the MPA in order to comply with SMP CS DPD Policy MC6. No such assessment has been undertaken by the applicant. In this instance however, in view of the limited size of the application site and its context, including the proximity of existing housing along the entire length of its northern and western boundaries, the MPA considers that it is unlikely to be feasible for prior working of the underlying mineral to take place to any significant and comprehensive extent. For these reasons, no objection is raised under SMP CS DPD Policy MC6.

With regard to waste minimisation and the efficient use of mineral resources, the adopted development plan policies advocate that development proposals should demonstrate a commitment to minimise waste production, incorporate sustainable construction and demolition techniques that provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects and encourage the re-use of construction and demolition waste at source or its separation and collection for recycling. These policy objectives are important not only to improve the

	sustainability credentials of the development and implement the Waste Hierarchy, but also because Surrey is likely to be out of exploitable sharp sand and gravel resources used primarily for the manufacture of concrete by the end of the next decade. If the Council is minded to grant planning permission, consideration should be given to securing these objectives where deemed necessary to ensure effective policy implementation.
Countryside Access Officer	Following receipt of new plans has no objection. Remain keen to see improvements to the local footpath network through a condition/developer contribution.
Crime Prevention Design Advisor – Surrey Police	<p>The main issues with this plan concern the car parking and the permeability of the site. The design of the central area of parking appears to allow for accessibility through the centre of the site from the north to the south east, making this parking area vulnerable. Similarly the parking at the south east of the site can be accessed via the foot path to the new cycle path, also making this area vulnerable and increasing the permeability of the whole site. Finally the foot path to the south west also increases the permeability of the whole site. (Permeability means that areas are easily accessed by non-residents, allowing for potential entry/egress by person intent on crime.)</p> <p>Should this application gain consent, it is requested that a planning condition be applied to require the development to achieve the full Secured by Design (SbD) award.</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 18/12/2015, site notices were displayed around the site on 18/12/2015 and neighbour notification letters were sent on 07/12/2015. Following amendments to the scheme to reduce it to 105 dwellings, further neighbour notification was undertaken on 12/05/2016.

123 letters have been received raising objection or the following reasons:

Sustainability

- Little in the way of local shopping, post office or other facilities other than 2 pubs.
- No doctors or shops.
- There are brownfield sites in larger areas, wouldn't these be best?
- Villages of Badshot Lea and Weybourne have expanded more than they should have.
- 120 new homes on green field sites is not sustainable, viable or environmentally acceptable.
- Unsustainable location with no transport links.

Highways

- Traffic volume into Lower Weybourne Lane would be hazardous and would increase volume through the already congested traffic lights at Badshot Lea.
- Effect on traffic access and egress to surrounding areas.
- Road access onto Lower Weybourne Lane unsuitable.
- Access to the site is very narrow and proposed junction would have poor visibility.
- Impact on traffic in Upper and Lower Weybourne Lane and Weybourne Road, already difficult to cross at school at start and end of school day as 5 schools in 1 mile of site (2 have over 1500 pupils each).
- Knock on congestion at 6 Bells Roundabout particularly if the proposed building adjacent to Monkton Lane and St John's Church takes place.
- Highway hazard for bungalow on corner of Green Lane/Lower Weybourne Lane due to restricted vision/blind spot.
- Currently only minimal traffic using the entrance.
- Entrance too narrow to accommodate two way traffic with footpaths either side.
- Future use of Green Lane as a "rat run" from Badshot Lea.
- Sometimes can't get out of Orchard Road due to parked cars.
- Green Lane is insufficient for the increased volume of traffic.
- Vehicles of new inhabitants will cause further congestion in the area.
- Lack of 'off street' parking, therefore new development will increase the number of cars on already cluttered roads.
- Lower Weybourne Lane is main walking route to schools at either end.
- Lack of off-street parking on proposed site will lead to parking on existing roads or partially block the pedestrian pathway.
- Serious traffic congestion already at nearby Shepherd and Flock roundabout. Extra 250 cars would make this worse.

- Wentworth Close already used extensively for parking for parents of children at local schools for 2 hours per day and this would inevitably get worse.
- Unrealistic amount of car parking.
- Cycling in area is very low at 1%. Roads risky for cycling due to narrow lanes and number of car movements.
- Car parking guidelines not fit for purpose in semi-rural areas.
- Aldershot station is 2.7km from the end of Green Lane, not 2km.

Landscape Impacts

- One of the last public green spaces left.
- Would change look and feel of area from semi-rural to high density housing.
- Destruction of beautiful countryside.
- Would not be a short-term slightly adverse impact on view.
- Landscape and Visual Impact Assessment fails to note the site is visible to most of the hillside area between Weybourne Rd and A325 (Hale).
- One of the few areas of natural beauty in the immediate area.

Visual Impact/Design

- Size of the proposed development is overwhelming for the space available.
- Proposed flats would not be in keeping with the local area, which is mostly single storey, bungalows or chalet style properties.
- Developments should be considerate of the style of surrounding area (with comparable size back gardens)
- Grossly over-dense and does not reflect the density of surrounding houses.
- Out of character – too many dwellings.
- Housing does not match the local character.
- Overdeveloped at 36.6 dwellings per hectare. Nearby developments of Badshot Park and Glorney Mead are 20 and 26 per hectare. Wentworth Close and Lower Weybourne Lane form the northern and western boundaries of the site and have densities of 17 and 26 per hectare.
- Town houses and 3 storey apartment blocks incompatible with adjacent built environment.
- Unacceptable urbanisation.
- Fails to meet all the 'good design' guidelines outlined in Section 7 of the NPPF.

- No defined design or description for the proposed houses, only artist impressions. If they houses are tall town houses will be out of keeping with rest of local housing.
- Proposed plans footprint and height are excessive and not suitable for the area.
- Loss of village identity.

Flooding

- Land floods regularly.
- Concerns with the water table and potential flooding.
- More buildings will lead to surface runoff and contribute to even more flooding.
- Saturated in winter/waterlogged regularly.
- Lower Weybourne Lane regularly floods by bridge.
- Nowhere for drainage to go.
- Badshot Lea and Lower Weybourne suffer badly from surface water flooding which gets worse each year.
- The whole site is within the catchment of the River Wey, a water course runs from the west to the east of the site and also southwards and the northern boundary is shown to be in the groundwater Safeguard Zone.

Ecology

- Wildlife seen include Dormice, deer, badgers and bats, Canada geese and pheasants, little Egrets, Dartford Warbler, Kingfishers, Barn Owls, small mammals, buzzards, newts, frogs, grass snakes, moles, foxes, rabbits, general bird life. Field is a necessity for local wildlife.
- See deer and kites every day.
- Negative impact on rare plants and wildlife on the site and nearby.
- Need open green spaces for balance of nature, eco-systems and environmental issues.
- Site supports wildlife from recently developed sites around it.
- Within 1.6km of Thames Basin Heaths and can't realistically provide SANG.
- An assessment needs to be made of the effect on the local SSSIs.
- Site should be turned into a nature reserve.
- Lies within Thames Basin Heaths SPA Buffer Zone and a large increase in population is incompatible with the aims of the SPA designation in this area.

Amenity

- Area is a popular dog walking spot of which there are few. In summer months when Farnham Park has cattle grazing is only dog walking option.
- Used for children to walk safely from school.
- Loss of amenity space when more houses need more amenity space.
- Although very loosely privately owned, has been used for decades by the community
- Increase in traffic noise.
- Light pollution.
- Loss of privacy to existing residents as proposed houses would be looking directly into gardens, bedrooms and bathrooms and existing houses will be overlooked.
- Layout and density would lead to overshadowing, loss of privacy and disturbance as well as loss of visual amenity.
- Loss of views onto green space from all front aspect windows. Would have major impact on large number of adjacent properties.
- Taking away outside area used for a better life.
- Green Lane is probably the last unsurfaced country lane left in the local area and used by walkers and cyclists as a pleasant break of peace
- Direct overshadowing from new development, lack of privacy and a significant loss of light.
- Loss of footpaths on site.
- Health concerns from being near high voltage power lines and exhaust fumes from existing traffic.
- Concern that application will rely on Farnham Park SANG and what remains should be reserved for brownfield applications in Farnham.
- Little consideration given to lives of people already in residence.
- Loss of views and devaluation.
- Turning site into village green would be far more beneficial to the area.

Infrastructure

- 120 houses is too much and road infrastructure can't cope and schools already over subscribed.
- Would be detrimental to surrounding infrastructure including schools, health facilities and environment.
- Lack of sewerage capacity resulting in obnoxious smells from the Water Lane plant.
- Local sewerage depot in Monkton Lane is already overstretched with the current sewerage capacity.
- Doctors surgeries already overloaded.

- Schools, doctors, dentists and social services are already at full capacity. Can't cope with more housing without significant infrastructure development.
- Bus service is not regular and poor public transport.
- Pressure on local utilities infrastructure.
- Lack of local shops, post office, bank facilities, GP Services, lack of cycle paths and safe routes to schools/pre-schools from the site.
- Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of the application.
- Adjacent recreation ground would be insufficient for the increase in number of users.
- No plans to build new roads or improve the existing ones.

Other Matters

- Would be detrimental to the village.
- No remaining separation between communities of Badshot Lea and Weybourne and insufficient services in either community.
- Fields to west of Green Lane are the last remaining fields between Farnham and Aldershot.
- If Council Housing hadn't been sold off to people able to buy market housing there would be no shortage of Council accommodation.
- Would encourage other further development of surrounding fields that could all be linked together.
- Total 80% increase in village size planned (441 homes).
- Were under the impression that land formed part of the Strategic Gap between Farnham and Aldershot which needs to be maintained.
- Major disruption from vehicles required for building work.
- Green Lane will no longer be a country lane.
- Proposed site is close to (under?) major power cables. Will it be safe, secure and cost effective.
- Character of the village should be considered.
- Would be completely against policy to protect the Countryside beyond the Green Belt.
- WA/2014/0391 for 140 houses was rejected in July 2015 and this site is only 100m away and should be rejected on the same basis.
- Effect on house values as yet unknown.
- Adds to national argument of county boundary change by increasing population between Aldershot and Farnham.
- Lack of meaningful local consultation. Objections voiced were not reflected in the proposal.
- Failure to meet NPPF guidelines including Paragraph 64.

- Badshot Lea is not suburban, as described by applicant.
- No identifiable benefits as far as the local community are concerned.
- Many areas in south Farnham where there is space to build and less congestion.
- Council has yet to reveal its Local Plan
- Amendment from 120 to 105 units does not alleviate previous concerns and reduction is insignificant and overall problems remain.

Submissions in support

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

- Access into the site is proposed from Green Lane. The existing road is a narrow lane and a new widened access for the northern section of the road is proposed. Whilst Green Lane will remain as a link to the south, the junction with the new site access will be specifically designed to prevent vehicles exiting the site in a southerly direction.
- The density of 30.95 dwellings per hectare, which reflects the density of other development in the area.
- The layout of the housing development submitted is for illustrative purposes only. Internally the access road has been laid out to provide perimeter housing development to ensure new private gardens are back to back with the existing rear gardens adjoining the site. The central area of the site is laid out as a number of back to back houses, parking courtyards and a centrally located mews development. There are a number of flats proposed within the development which are located towards the south eastern corner of the site. The layout has been designed to connect through to the recreational space and public footpath to the south ensuring good connectivity of the site to the existing amenities in the area.
- The layout will incorporate design features to provide a sense of space, legibility and focal points to the main views into the sites.
- Generally the scale of the new housing will be 2 storeys in height, a row of 2.5 storey housing is indicated to provide a contrast and add visual interest to the principle access road. This will act as a focal point to the site entrance and further add to the type of housing proposed. These town house properties are located towards the centre of the site ensuring there will be no loss of amenity or overlooking of the existing properties adjoining the site.
- Proposed flats are included in the overall master plan to again add to the choice of housing types and tenure being made available and to ensure efficient use is being made of the available land. Designated parking courts are provided for each of the flatted units.

- The location of taller flats in the south east sector is considered to be an appropriate form of development as the high level cables already give a perceived scale to the area.
- The illustrative mix of unit types is intended to provide architectural interest across the site.
- Play areas are located in the south east corner with good landscaped screening and security through the views and perceived 'overlooking' from the adjacent flatted developments.
- Landscaping has been considered as an integral part of the layout, ample opportunities have been taken to ensure there will be ample space available for robust landscaping and tree planting.
- The final design of the dwellings and the materials specified will be the subject of a reserved matters application. The general design and choice of materials will however be considered to reflect the style of properties and palette of materials already found in the local area. It is envisaged that the designs will incorporate traditional pitched roofs with varied eaves, roof forms and ridge heights. The use of facing brick, render and feature vertical tile hanging will form the principle elevations. The use of brick detailing around openings, porches and dormer windows will all add to the domestic scale and legibility of the layout. The desire is to create a development which will provide a sense of place, with a variety of individually designed properties which create variety and interest.
- As demonstrated in this document and the accompanying illustrative drawings this site can be developed in an appropriate and sensitive way. The development, contained to the northern section of the site, forms a logical extension to the existing residential extents of the village. A range of dwelling types and tenure is provided to meet the needs of the local community. The village of Weybourne is in a sustainable location with good transport links, employment opportunities and local facilities. The proposal therefore warrants the support of officers and members.
- The proposed residential development will create a number of positive benefits to the local community, such as:
 - The construction of much-needed family houses and apartments;
 - Enhanced footpath and cycle links to Weybourne, Badshot Lea and Farnham;
 - Improvements to ecological habitat, including native species planting & hedges;

- A SUDS drainage system which will manage surface run-off and reduce the likelihood of localised flooding during storm events; and
- Job creation during the construction phase.
- The application site represents an edge-of-settlement location that is entirely suitable, in spatial planning terms, for residential development, which will help to meet the objectively assessed need for housing in Waverley District as a whole, and Farnham in particular.
- It is an eminently sustainable location that relates well to the existing pattern of residential development in Weybourne, with good access to local services and public transport links to Farnham, Aldershot and other major towns in the area. It is available for immediate development and is not subject to any significant environmental or physical constraints.
- The various technical reports that support the application demonstrate that the proposals will not give rise to any significant harm that would outweigh the benefits arising from the delivery of new housing (including affordable units) in the context of the current housing land supply shortfall in Waverley Borough which is exacerbated by the absence of an up-to-date local plan.
- There are no valid planning policy reasons why outline planning permission should not be granted, in accordance with the NPPF presumption in favour sustainable development.

Determining Issues

Principle of development

Prematurity

Lawful use of site

Location of development

Housing Land Supply

Housing Mix

Affordable Housing

Highways and Parking considerations

Public Rights of Way

Impact on Countryside beyond the Green Belt

Impact on Farnham/Aldershot Strategic Gap

Impact on visual amenity

Amenity and Play Space

Impact on residential amenity

Minerals and Waste

Air Quality

Noise Impacts

Archaeological Considerations
Flooding and Drainage
Infrastructure Contributions
Financial considerations
Effect on SPA
Biodiversity and compliance with Habitat Regulations 2010
Health and Wellbeing
Crime and Disorder
Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights
Implications
Environmental Impact Regulations 2011 (as amended)
Pre Commencement Conditions
Working in a positive/proactive manner
Response to Third Party Representations

Planning Considerations

Principle of development

The NPPF 2012 at paragraph 197 provides the framework within which the local planning authority should determine planning applications. It states that, in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 of the NPPF defines the presumption in favour of sustainable development as approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: *inter alia* any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this framework indicate development should be restricted.

The site is located in the Countryside Beyond the Green Belt. Policy C2 states that the Countryside should be protected for its own sake and new housing is unacceptable in principle. However, Policy C2 does not carry full weight as it is not considered to be entirely consistent with the NPPF as Policy C2 refers to protection for 'its own sake', whereas the NPPF places emphasis on protecting the intrinsic character and beauty of the Countryside. Accordingly, as the policy is considered to be out of date, the tilted balance in favour of sustainable development, as set out in paragraph 14 of the NPPF applies.

Policy SP1 of the Draft Local Plan Part 1 2016 states that the Council will apply a presumption in favour of sustainable development.

Policy SP2 of the Draft 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 SS2: 'Strategic Housing Site at Land West of Green Lane' of the Draft Local Plan Part 1 states that Land West of Green Lane is to be allocated for around 100 homes, subject to the following:

- a) The achievement of satisfactory access arrangements to the development from Green Lane and from the development to the adjoining footpath
- b) Associated highway improvements, for example, at the junction of Green Lane with Lower Weybourne Lane to mitigate the effects of the development and to promote the use of Green Lane for walking and cycling only

- c) The potential for the incidental reuse or working of any underlying mineral resource during the development of the site should be demonstrated to the satisfaction of the mineral planning authority.

Policy SS2 is proposed to be modified following the examination of the plan. The proposed modification is to allocate the site for up to 105 rather than around 100 homes.

The application site is an allocation within the Farnham Neighbourhood Plan 2017. Policy FNP14b states that Land West of Green Lane which has an area of 3.5 ha, would have an approximate capacity of 105 dwellings at a density of 35dph in accordance with planning application WA/2015/2283.

Prematurity

[Annex 1 of the National Planning Policy Framework](#) explains how weight may be given to policies in emerging plans. However, in the context of the Framework and in particular the [presumption in favour of sustainable development](#) – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging [Local Plan](#) or [Neighbourhood Planning](#); and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

Whilst the Local Plan has been through examination and the Farnham Neighbourhood Plan has not yet been made following the referendum, the

development proposed amounts to a minor percentage of the total housing needed across the plan period. It is not therefore considered to be so substantial, or its cumulative effect so significant, that granting permission would undermine the plan-making process.

Lawful use of the site

The application site currently comprises two fields. Officers consider the lawful use of the site to be agricultural. Having regard to the Council's records, the land is classified as urban, which indicates that it is unlikely to be of any agricultural value. As such, it is not necessary to consider the loss of the land for the purposes of agricultural as the proposed development will not involve the loss or alienation of the best and most versatile agricultural land.

Location of Development

Paragraph 55 of the NPPF 2012 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

Paragraph 70 of the NPPF 2012 states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should *iter alia* ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Policy C2 of the Waverley Borough Local Plan 2002 states that building in the Countryside beyond the Green Belt, away from existing settlements, will be strictly controlled.

The Key Note Policy of the Waverley Borough Local Plan aims, amongst other matters, to make provision for development, infrastructure and services which meet the needs of the local community in a way which minimises impacts on the environment. The text states that opportunities for development will be focused on the four main settlements (Farnham, Godalming, Haslemere and Cranleigh), mainly through the re-use or redevelopment of existing sites.

Policy SP2 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016 states that development will be focused on the four main settlements (Farnham, Godalming, Haslemere and Cranleigh).

The Waverley Settlement Hierarchy Factual Updated (2012) identifies Farnham as the most sustainable settlement in Waverley, having regard to factors such as access to employment, public transport, services and environmental constraints.

The application site falls outside of the settlement boundary (developed area) of Farnham, within the Countryside beyond the Green Belt. However, it is acknowledged that the site abuts the settlement boundary of Farnham to the north and west of the site.

Within 0.8 miles of the application site, there is a food superstore (Sainsburys) and the nearest Post Office is just a short walk away on Weybourne Road. Within a 400m radius are local schools Weybourn Infants School, William Cobbett Junior School and Farnham Heath End Academy, together with All Hallows Catholic School and 6th Form College. Southlea Surgery, located on Lower Farnham Road is the nearest doctors surgery, located approximately 0.9 miles to the north-east of the site. The Nuffield Health & Well Being Centre is located on the 400m radius off Weybourne Road south-west of the site.

The site lies within 400m of a bus stop which serves bus route 16 (Dockenfield to Farnham (Circular) via Farnham and Weybourne), route 17 (Aldershot Bus Station to Shorth Heath via Farnham and Wrecclesham), route 18 (Aldershot Bus Station to Haslemere via Farnham, Wrecclesham, Whitehill and Hindhead) and route 19 (Aldershot Bus Station to Haslemere via Farnham, Lower Bourne and Hindhead). Although at different frequencies, cumulatively, these routes provide public transport to Farnham Town Centre every 60 – 120 minutes, Monday to Sunday, providing a sustainable transport mode to a range of facilities and services.

In light of the proximity of the site to a range of facilities and services, as set out above, it is considered that the proposed dwellings would not be in an isolated location for the purposes of paragraph 55 of the NPPF, and would not comprise an unsustainable location in terms of access to essential services and facilities.

Housing Land Supply

Paragraph 159 of the NPPF states that Local Planning Authorities should have a clear understanding of housing needs in their area, they should, inter alia, prepare a Strategic Housing Market Assessment to assess their full housing needs; and prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability

and the likely economic viability of land to meet the identified need for housing over the plan period.

Paragraph 47 of the NPPF states that local planning authorities should use their evidence bases to ensure their Local Plan meets the full needs for market and affordable housing in the Borough, and should identify and update annually a five-year supply of specific and deliverable sites against their housing requirements. Furthermore, a supply of specific, developable sites or broad locations for growth should be identified for years 6-11 and, where possible, 11-15. LPAs should also set their own approach to housing density to reflect local circumstances and to boost significantly the supply of housing.

Paragraph 49 of the NPPF continues that housing applications should be considered in the context of the presumption in favour of sustainable development.

The Council has published and updated its Housing Land Supply position, with a base date of 1 April 2017. This position is set out in the published 'Waverley Responses to Inspector's Issues and Matters' document dated 12 May 2017. The document sets out the housing requirement for the next five years based on West Surrey SHMA figures and various components of housing supply that the Council expects to come forward in that period. As it stands, this document demonstrates that the Council is able to meet its identified housing need. Therefore, the Council can demonstrate in excess of the requirements of paragraph 47 of the NPPF.

Notwithstanding this point, the provision of up to 105 dwellings as proposed would make a significant contribution to housing supply for the plan period. Furthermore, 100 homes on this site is included within the current 5 year housing land supply calculation. If planning permission is refused, these would need to be removed from the calculation which would affect the Council's current 5 year housing land supply.

Housing Mix

The NPPF 2012 states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends; identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand; and where it is identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution can be robustly justified.

Policy H4 of the Waverley Borough Local Plan 2002, in respect of housing mix, is considered to be broadly consistent with the approach in the NPPF. It outlines the Council's requirements for mix as follows:

- a) at least 50% of all the dwelling units within the proposal shall be 2 bedroomed or less; and,
- b) not less than 80% of all the dwelling units within the proposal shall be 3 bedroomed or less; and,
- c) no more than 20% of all the dwelling units in any proposal shall exceed 165 square metres in total gross floor area measured externally, excluding garaging.

The Council will resist developments which make inefficient use of land. Densities below 30 dwellings per hectare (net) will therefore be avoided and encouragement will be given to proposals which provide for between 30 and 50 dwellings per hectare.

Policy AHN3 of the Draft 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).

The SHMA 2015 provides an updated likely profile of household types within Waverley. The evidence in the SHMA is more up to date than the Local Plan, as such, limited weight should be attached to Policy H4 of the Waverley Borough Local Plan 2002. However, the profile of households requiring market housing demonstrated in the SHMA at Borough level is broadly in line with the specific requirements of Policy H4 of the Waverley Borough Local Plan 2002.

The following table sets out the proposed housing:

Bedroom Numbers	Number of Units	%
1 Bedroom	23 (flats)	22%
2 Bedroom	31 (includes 13 flats)	30%
3 Bedroom	36	34%
4 Bedroom	15	14%
Total	105	100%

Notwithstanding the limited weight to be attached to Policy H4 of the Waverley Borough Local Plan 2002, an assessment has been made against the policy. As 52% of the proposed units would be 2 bedroom or less and 86% of the units would be 3 bedroom or less, the proposal would accord with criteria (a)

and (b) of Policy H4 of the Waverley Borough Local Plan 2002. Criterion (c) would be assessed at reserved matters stage. Rather than prescribing a minimum or maximum density, the NPPF sets out, at paragraph 47, that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances. Density is a rather crude numeric indicator. What is more important is the actual visual impact of the layout and extent of development upon the character and amenities of the area. The development proposes 105 dwellings within the 3.29 hectare site, giving a residential density of 31.9 units per hectare.

The following two tables provide 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 %
1 Bedroom	10	14%	10%
2 Bedroom	22	30%	30%
3 Bedroom	26	36%	40%
4 Bedroom	15	20%	20%
Total	73	100%	100%

Affordable Housing:

Bedroom Numbers	Number of Units	%	SHMA requirement %
1 Bedroom	13	41%	40%
2 Bedroom	9	28%	30%
3 Bedroom	10	31%	25%
4 Bedroom	0	0%	5%
Total	32	100%	100%

The indicative housing mix is broadly in line with the SHMA 2015 and as such, officers consider that the indicative mix of housing would provide a suitable mix of house types, sizes and tenures of market and affordable homes to comply with evidence contained within the SHMA 2015 and Policy ANH3 of the Draft Local Plan: Part 1.

Affordable Housing

Paragraph 50 of the NPPF 2012 states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, and should identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand.

The NPPF 2012 outlines that to deliver a wide choice of quality homes, local planning authorities should identify where affordable housing is needed and identify policies for meeting this on site, unless off-site provision or a financial contribution can be robustly justified.

The Waverley Borough Local Plan 2002 is silent with regard to the delivery of affordable dwellings in locations such as this. Specifically, there is no threshold or percentage requirement in the Waverley Borough Local Plan 2002 for affordable housing on sites outside of settlements. This is because, within an area of restraint, housing development under the current Local Plan is unacceptable in principle, including affordable housing. If, however, the Council were to accept the principle of housing development on this site, in the interest of creating a balanced and mixed community and meeting the identified need for affordable housing in the Borough, the provision of affordable housing would be required as part of the proposals. The provision of a significant level of affordable housing could be regarded as a benefit of considerable weight which would need to be evaluated when considering whether to make an exception to planning policy.

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

There is a considerable need for affordable housing across the Borough and securing more affordable homes is a key corporate priority within the Waverley Borough Corporate Plan 2016-2019. As a strategic housing authority, the Council has a role in promoting the development of additional affordable homes to meet local housing need, particularly as land supply for development is limited. Planning mechanisms are an essential part of the Council's strategy of meeting local housing needs.

The West Surrey SHMA 2015 indicates a high need for affordable housing in Waverley, with an additional 314 additional affordable homes required per annum. Farnham is the town with the highest level of estimated housing need in the Borough, with a need for an additional 111 affordable homes per annum. New affordable homes are needed for a broad spectrum of households in Waverley, including people struggling to get on the housing ladder and family homes, as proposed on this site.

As set out within the previous section of this report, the proposed development would provide the following affordable housing mix:

Bedroom Numbers	Number of Units	%	SHMA requirement %
1 Bedroom	13	41%	40%
2 Bedroom	9	28%	30%
3 Bedroom	10	31%	25%
4 Bedroom	0	0%	5%
Total	32	100%	100%

In accordance with the above figures, the provision of 32 affordable units would equate to the provision of 30% affordable housing. This would comply with the requirements set out draft Policy AHN1 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016.

The Council's Senior Housing Strategy Officer has advised that the proposed affordable housing bed mix would be considered acceptable and would adequately reflect the need identified in the SHMA and on the Council's Housing Register.

The proposal seeks to provide a tenure mix of 70% rented and 30% intermediate housing, which would meet the recommendations of the SHMA (2015).

The applicant has indicated a willingness to enter into a suitable legal agreement to secure the provision of affordable housing. A signed and completed legal agreement has not yet been received. However, it is anticipated that an agreement would be entered into. Subject to the receipt of a suitable, signed legal agreement to secure affordable housing and associated tenure and bed size mix, it is concluded that the proposal would adequately would meet the requirements of paragraph 50 of the NPPF 2012.

Highways and Parking Considerations

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”.

Policy M4 of the Waverley Borough Local Plan 2002 states that the Council will seek to improve conditions for pedestrians by providing or securing safe and attractive pedestrian routes and facilities in both urban and rural areas. Developments should include safe, convenient and attractively designed pedestrian routes linking to existing or proposed pedestrian networks, to public open space, to local facilities and amenities, or to public transport.

Policy ST1 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016 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 SS2 of the Draft Local Plan Part 1: Strategic Policies and Sited 2016 states that the application site is allocated for around 100 homes, subject to the achievement of satisfactory access arrangements to the site from Green Lane and from the development to the adjoining footpath, and associated highway improvements to mitigate the effect of the development and to promote the use of Green Lane for walking and cycling only.

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.

Policy FNP14b of the Farnham Neighbourhood Plan 2016 states that vehicular access and pedestrian access should be taken from the nearest point along Green Lane from Lower Borne Lane. The site should incorporate adequate parking provision in order to avoid traffic congestion on Weybourne Lane caused by road parking. Traffic impacts on the crossroads at Farnborough Road and Upper Weybourne Lane should be assessed. The footpath along the southern edge of the site should be retained to provide access to the children's play space to the west.

The application is supported by a Transport Assessment prepared by Stuart Michael Associates Limited, reference 4717/TA, dated October 2015 which assesses existing transport conditions in the area and assesses the impact of the proposed development.

The existing highway network surrounding the site comprises Lower Weybourne Lane, which comprises a classified un-numbered road which connects the B3007 Weybourne Road with the B3208 Badshot Lea Road at traffic signalled controlled junctions. These roads are subject to a 30mph maximum speed limit with Lower Weybourne Lane also subject to a traffic order prohibiting goods vehicles over a maximum gross weight of 7.5 tonnes from accessing, except for loading and unloading.

Green Lane is a highway maintainable at public expense, although it is currently in need of repair. It features a 4.1m wide carriageway with 1.8m and 2.1 wide grass verges on its eastern and western sides respectively. Green Lane also serves as a means of egress from the Scottish and Southern Energy Depot on the eastern side of Green Lane.

With regard to road safety, the Transport Assessment has analysed Personal Injury Accident (PIA) for the latest five year period, for the highway network in the vicinity of the site. The assessment identifies that there have been a total of sixteen accidents within the locality; one collision on Lower Weybourne Lane to the east of the railway bridge, two pedestrian accidents (one fatal) at the signalised junction of the B3007 / Lower Weybourne Lane and the remaining 13 accidents have all been in the vicinity of the B3208 Badshot Lea Road / Lower Weybourne Lane signal junction; seven of which were a result of collisions occurring when drivers failed to notice the traffic signal priority, four were a result of driver error and the remaining two were rear end collisions.

All accidents can be attributed to human behaviour and officers are satisfied that there are no significant existing problems with the layout of the highway itself that would be affected by traffic from the development proposals.

In terms of calculating existing traffic flows, the Transport Assessment advises that surveys were undertaken at the Green Lane Junction with Lower Weybourne Lane, covering the AM and PM peak commuter periods (07:30-09:30 and 16:00-18:00). Furthermore, for analytical purposes, the Transport Assessment advises that existing turning traffic data for the two traffic signal junctions at either end of Lower Weybourne Lane has been obtained from the Transport Assessment submitted in support of the application seeking permission for 140 dwellings at Lower Weybourne Lane (WA/2014/0391).

The existing traffic flows on Lower Weybourne Lane as surveyed, demonstrates 438 trips two way in the AM and 489 two way trips in the PM. The existing Green Lane (north) traffic flows, as surveyed, demonstrate 29 two way trips AM and 13 two way trips PM. The survey also identified that the majority of current traffic flow on Green Lane is associated with the Scottish and Southern Energy Depot on the eastern side of Green Lane.

In order to predict the traffic flows associated with the proposed development, the Transport Assessment advises that TRICS (Trip Rate Information Computer System) database has been used, using sites that are similar in characteristics with the proposed development. The TRICS database estimates a total of 59 two way vehicles movement in the AM and 62 two way vehicles movement in the PM associated with the proposed development. In terms of existing junction capacity, the Transport Assessment has used the industry standard software package PICADY (Priority Intersection Capacity and Delay) which predicts capacities, queues, delays and accidents at isolated priority junctions to determine if the junctions at Green Lane/Lower Weybourne Way, B3007 Weybourne Road / Lower Weybourne Lane and B3208 Badshot Lea Road/ Lower Weybourne Lane have any existing spare capacity. According to the results of the PICADY modelling, all three junctions have adequate spare capacity, with the results showing that there is currently minimal queuing at the Green Lane junction with Lower Weybourne Lane.

In respect of the impact of the predicted traffic flows associated with the proposed development upon the three junctions, the Transport Assessment has also taken account of proposed traffic flows with the proposed development currently under consideration for 140 dwellings at Lower Weybourne Lane (WA/2014/0391) and a further development for 30 dwellings at Land East of Low Lane (WA/2014/0125) (since dismissed at appeal in August 2016) and have produced predicated year 2020 PICADY peak period results for 'with development' and 'without development' scenarios.

In both scenarios, it is demonstrated that, during peak periods, the Green Lane junction with Lower Weybourne Lane is able to operate with additional spare capacity. During peak periods, the results of the 2020 'without

development' scenario demonstrates that the B3007 Weybourne Road / Lower Weybourne Lane junction would have spare capacity, whilst 'with development', the junction would continue to operate within capacity. Similarly, During peak periods, the results of the 2020 'without development' scenario demonstrates that the B3208 Badshot Lea Road/ Lower Weybourne Lane junction would have spare capacity, whilst 'with development', the junction would continue to operate within capacity.

The results of the junction capacity analysis demonstrate that all junctions would operate well within design capacity during peak periods with the additional traffic growth associated with the proposed development and cumulatively, and would not significantly alter the operation of the junctions.

The County Highway Authority is satisfied that the Traffic Impact Assessment undertaken and reported within the Transport Assessment provides a robust and realistic assessment of the likely impact of the proposed development on the highway network and that, subject to the delivery of a package of mitigation measures, the residual cumulative impacts of the development would not be severe.

The Transport Assessment outlines a number of highway safety improvements on the local highway network to mitigate the impact of the development generated traffic. These include:

- A 2.0 metre footpath linking the site to existing footways on Lower Weybourne Lane
- Residential Travel Pack to be provided to the first occupant of each household, to include information such as:
 - Walking and cycling route maps of the local area and where possible journey times and distances will be indicated;
 - Contact details for accessing cycle training;
 - Promotion of the benefits of active travel;
 - Bus and rail route maps and associated time tables;
 - Subsidised bus voucher;
 - Subsidised cycle voucher;
 - Promotion of the local car share databases and the associated benefits of participation in car sharing;
 - Information about local shops offering online shopping and home delivery services.

Notwithstanding that assessments have demonstrated that there will be minimal impact upon local junctions, it is known that following public

consultation, local residents were keen for formal pedestrian crossings to be implemented at the B3208 Badshot Lea Road/ Lower Weybourne Lane. The junction testing has taken on board the effect of this and it has been concluded that a pedestrian phase could be added to the junction without significant impact upon queuing.

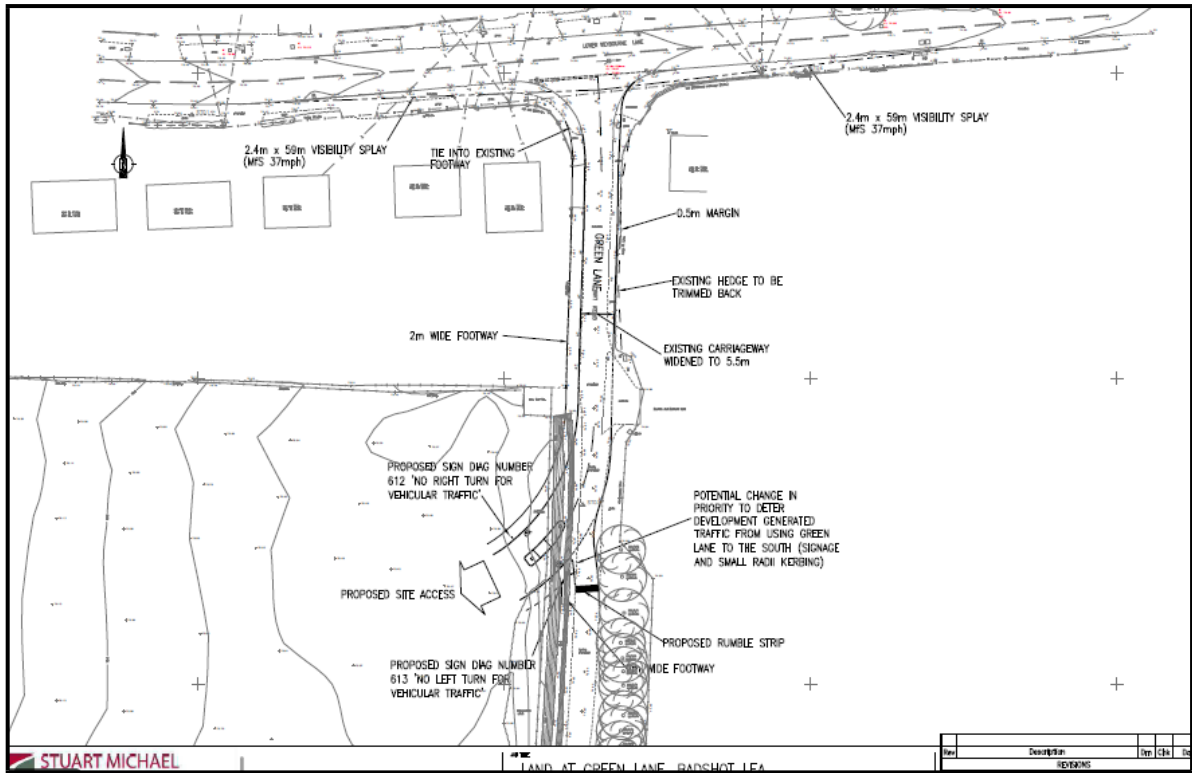
In addition to highway safety and capacity concerns, the scheme must also be acceptable in terms of sustainability. The County Highway Authority considers the proposed development is sustainable in transport terms, being within a reasonable walking and cycling distance to services and Farnham.

Furthermore, the package of mitigation measures to be provided by the applicant includes a new footway link with existing footways on Lower Weybourne Lane which would improve accessibility to the site by non-car modes of travel

Notwithstanding the above, the County Highway Authority have sought further mitigation methods which are set out above under Heads of Terms.

The County Highway Authority are satisfied that, subject to conditions and the proposed and requested highways improvements and contributions, safe and suitable access to the site can be achieved for all users.

Additionally, the applicant has responded following Member concerns in respect of traffic using Green Lane to access the rather than Lower Weybourne Lane. It is noted that as part of the highways mitigation measures, measures would be implemented to restrict turning movements to and from the southern section of Green Lane. As Green Lane is a public highway, it is not possible to preclude the use of the road by vehicular traffic as part of this planning application. Notwithstanding, the new junction with Green Lane, shown on 4717.001A (p.49 of the Transport Statement and below) would incorporate a central traffic island, signage and other engineering operations which change the priority in favour of traffic entering and leaving the new development, whilst making it extremely difficult to turn right on to Green Lane when leaving the site or left into the site if approaching from the south along Green Lane. This proposal has been agreed with the County Highway Authority and would be subject to an agreement under Section 278 of the Highways Act and is listed above with the mitigation measures.



Proposed Access Arrangements 4717.001

In light of the above, officers are satisfied that the proposal would have an acceptable impact on safety and efficacy of the surrounding highway network and that the residual and 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 M4 of the Waverley Borough Local Plan 2002, Policy ST1 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016, Policy FNP30 of the Farnham Neighbourhood Plan 2017 and paragraph 32 of the NPPF 2012.

The applicant has indicated a willingness to enter into a suitable legal agreement to secure the appropriate mitigation methods. A signed and completed legal agreement has not yet been received. However, it is anticipated that an agreement would be entered into. Subject to the receipt of a suitable, signed legal agreement to the appropriate mitigation methods, it is concluded that the proposal would adequately mitigate for its impact on local highway network and the proposal would comply with the requirements of the Local Plan and the NPPF in respect of the surrounding highway network and that the residual traffic generated by the development could be satisfactorily accommodated on the surrounding highway network.

The NPPF 2012 supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a

Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2013. Development proposals should comply with the appropriate guidance as set out within these documents.

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

Unit type (bedroom numbers)	Recommended WBC parking guidelines
1 bedroom	1 parking space
2 bedroom	2 parking spaces
3+ bedroom	2.5 parking spaces

The following table illustrates the parking requirement for the proposed development in accordance with the abovementioned requirements:

Bedroom numbers	Number of dwellings proposed	Minimum number of spaces required
1 bedroom	23	23
2 bedroom	31	62
3 bedroom	36	90
4 bedroom	15	37.5
Total	105	212.5

The indicative details submitted in support of the application indicate that 211 parking spaces could be proposed on this site, provided through private garages, parking spaces within proposed plots and shared car parks. Notwithstanding this, officers raise concerns in respect of the potential layout of parking and that the spaces shown on the indicative plan have been achieved using tandem parking in front of garages. This would not provide an acceptable parking solution and would need to be resolved prior to any Reserved Matters application, should planning permission be granted. Should the proposed layout not allow for a satisfactory parking solution, the number of dwellings may need to be reduced.

Whilst the number of vehicle parking spaces shown on the indicative site layout plan fall 1.5 spaces short of the Council's guidelines, Officers are confident that a reserved matters scheme could be developed on site that would accommodate for this shortfall. As such, the proposal would accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Public Rights of Way

Policy M4 of the Waverley Borough Local Plan 2012 requires developments to include safe, convenient and attractively designed pedestrian routes linking to existing or proposed pedestrian networks, public open space, local facilities and amenities or, public transport.

Policy LT11 of the Waverley Borough Local Plan 2012 states that the Council, in consultation with Surrey County Council, will seek to ensure that designated rights of way are safeguarded, protected and enhanced to encourage use by walkers, cyclists and horse riders.

As Public Footpath 103 (Farnham) runs to the south of the site, the County Rights of Way Officer has been formally consulted on the application.

The Countryside Access Officer has raised an objection to the proposal as the indicative site layout appeared to show planting within the Footpath 103. However, the submission of an amended indicative plan demonstrates that Footpath 103 would not be obstructed by proposed planting. Additionally, an index linked sum of £30,000 for improvements to public footpath No. 103 between Weybourne Road and Green Lane has been sought.

The applicant has indicated a willingness to enter into a suitable legal agreement to secure relevant contributions. A signed and completed legal agreement has not yet been received. However, it is anticipated that an agreement would be entered into. Subject to the receipt of a suitable, signed legal agreement to secure the appropriate contribution, it is concluded that the proposal would adequately mitigate for its impact on public footpath 103.

Impact on Countryside Beyond the Green Belt

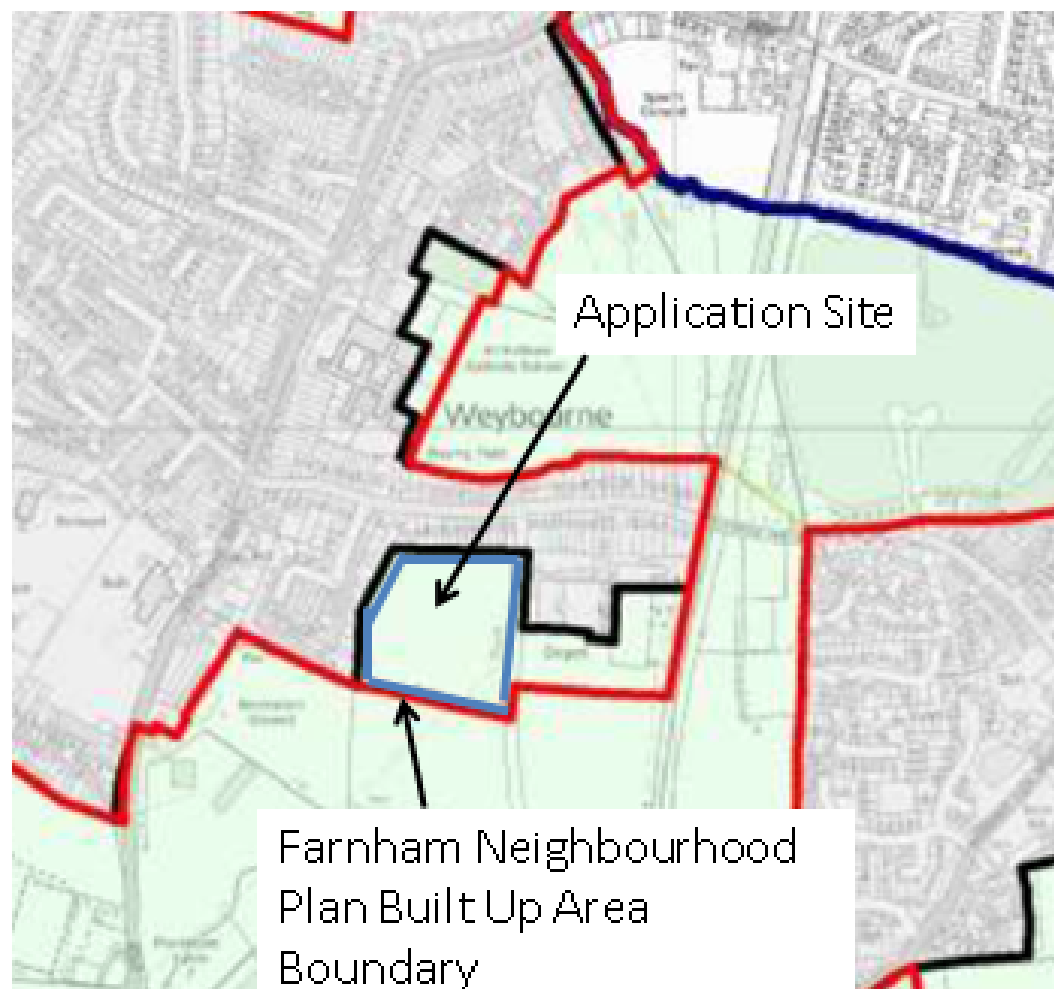
Paragraph 17 of the NPPF 2012 sets out that the intrinsic character and beauty of the countryside should be recognised and the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Policy C2 of the Waverley Borough Local Plan 2002 states that building in the countryside, away from existing settlements will be strictly controlled. Policy C2 does not carry full weight as it is not considered to be entirely consistent with the NPPF as Policy C2 refers to protection for 'its own sake', whereas the NPPF places emphasis on protecting the intrinsic character and beauty of the Countryside.

Policy RE1 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016 echoes the safeguarding of the intrinsic character and beauty of the countryside in accordance with the NPPF.

However, the application site falls within the Built Up Area Boundary within the Farnham Neighbourhood Plan and the Neighbourhood Plan introductory text focusses well designed development on brownfield sites within the built up area of Farnham. The Farnham Neighbourhood Plan Examiner's report concludes that the Built Up Area Boundary is appropriate and does not recommend any modifications to the proposed boundary. The inclusion of the site within the Farnham Neighbourhood Plan Built Up Area Boundary weighs in favour of the application.

Extract from map showing a comparison of Farnham Neighbourhood Built Up Area and Local Plan 2002 Settlement Boundaries with application site annotated:



Policy FNP14b of the Farnham Neighbourhood Plan 2017 states that the mature hedgerows to the east and west of the site should be retained and enhanced to provide a landscape framework for the site and wildlife corridors. A substantial landscape buffer should be provided at the southern edge of the development.

The site falls within the Waverley Borough Council Landscape Study – Part 1: Farnham and Cranleigh and is identified as area FN10c, which has the following characteristics:

- To the west of Green Lane, the area comprises fields in its northern part, and to the south is the relatively recently built private sports centre and Farnham Rugby Club;
- There is a footpath to the north of the new development, and further up the field running west/ east;
- There is a high voltage power line running across the northern part of the area;
- The field has some edge planting of trees and hedges, and is fairly flat. Housing and the roads to the east and west have some filtered visibility into the field, as does the sports development to the south
- The field area to the north may have potential capacity for development with regards to landscape and sensitivity, with its lack of features, and limited visibility.

The site comprises an open field, generally flat and bounded by trees and hedgerows. To the north and west of the site is residential development, with a large commercial electricity depot located to the east. To the south of the site lies open fields, beyond which is a large leisure centre and a farm complex.

The proposed development would replace this open field with substantial urban built form. The main wider public views of the proposed development would be from Green Lane to the east and from Public Footpath 103 (Farnham) running along the southern boundary of the site. Whilst it is fully accepted that the proposed development would be harmful to the character and appearance of the open field, it the officers' view that views of the proposed development would be more localised than far reaching and these localised views would frame the proposed development within the backdrop of existing residential development to the north and west of the site and would minimise the harm to the character and appearance of the open countryside beyond the site.

Furthermore, as advised within the Waverley Borough Council Landscape Study – Part 1: Farnham and Cranleigh which identifies the site as having potential capacity development as a result of the limited visibility of the site and the lack of any significant landscape features.

The indicative layout suggests the retention of the boundary treatments to the north and west of the site and the details of retention and enhancement of

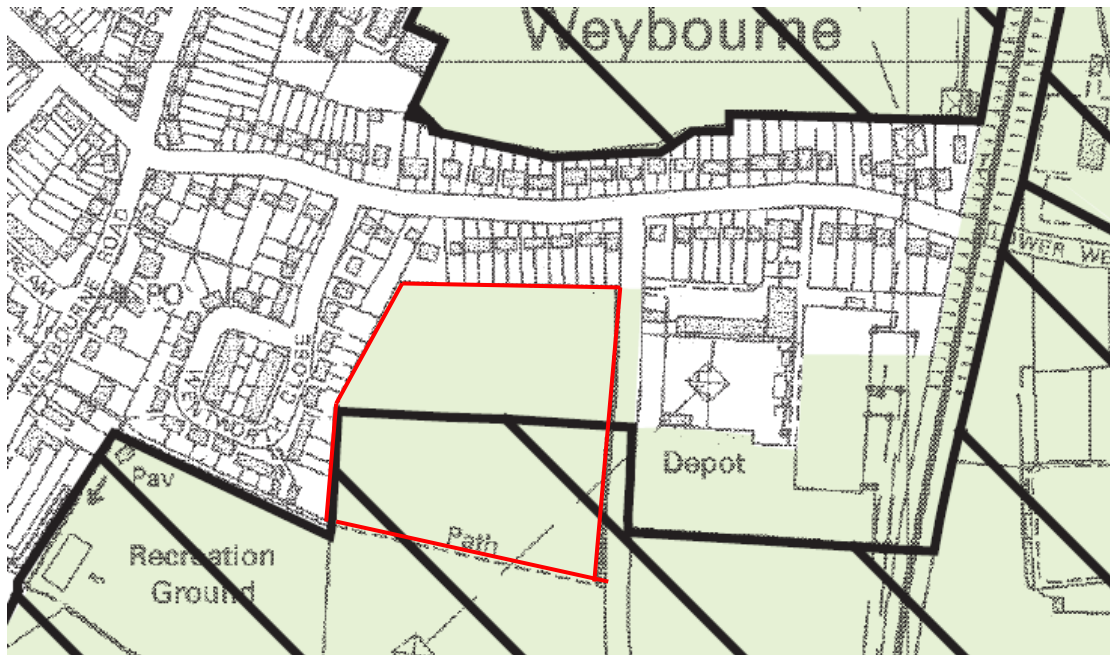
these natural treatments can be secured in any forthcoming reserved matters application. Whilst the indicative site layout does appear to indicate a diminishing of the boundary treatment to the east of the site, notwithstanding the loss of hedgerow to provide the proposed vehicular access, Officers are confident that a reserved matters scheme could be developed on site that would retain and enhance this existing natural feature.

Whilst the proposed indicative layout includes open space and landscaping to the south/south east of the site where it adjoins the open countryside, the indicative site layout demonstrates that the open countryside to the south west of the site would be bounded by residential curtilage, with the boundary treatment unknown. However, Officers are again confident that a reserved matters scheme could be developed on site that would provide a landscape buffer along the entire southern elevation that would help minimise the impact of the proposed development upon the wider area, without encroaching upon Public Footpath 103 (Farnham).

Officers recognise the site forms part of the wider countryside immediately outside of the Developed Area of Farnham (as defined in the current Local Plan). It is further recognised that the proposed development would have some impact to the countryside in comparison to the existing site situation due to the replacement of the open field with built form. However, it is also acknowledged that the Draft Farnham Neighbourhood Plan 2017 includes this site within the designated Built Up Area Boundary and does not seek to protect this site from development in order to prevent harm to the countryside. The impact on the designated countryside is, however, one of many material considerations in the assessment of this case. The impact upon the open character and beauty of the countryside should be weighed in the planning balance.

Impact on Farnham/Aldershot Strategic Gap

The southern section of the site lies within the Farnham/Aldershot Strategic Gap, as defined in the current Local Plan 2002 (black hatched area on plan below).



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 Policy C4 of the Local Plan and FNP 11 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 site is within the designated Built Up Area Boundary of Farnham, as defined in the Draft Farnham Neighbourhood Plan and is therefore not protected by Policy FNP11. As discussed above, the introductory text focusses well designed development to the built up area of Farnham. The inclusion of the site within the Farnham Neighbourhood Plan Built Up Area Boundary therefore weighs in favour of the application in relation to this issue.

Whilst the site currently plays a role in maintaining the separation between Farnham, Weybourne and Badshot Lea, due to its open characteristics, that role is significantly diluted as a result of the extent of the southern boundary of development to the east and west of the site. The proposed development would extend to lie flush with the neighbouring site to the west, and partially abut a neighbouring site to the east, and officers are therefore of the opinion that whilst the proposal would impinge upon the strategic gap, it would not

seriously weaken its ability to retain the separation between Farnham and Aldershot and Weybourne and Badshot Lea.

Officers recognise the southern section of the site forms part of the Farnham/Aldershot Strategic Gap. It is further recognised that, as a result of the provision of built form, the proposed development would have an impact in comparison to the existing site situation as the site would harm openness. However, it is also acknowledged that the Draft Farnham Neighbourhood Plan 2017 includes this site within the designated Built Up Area Boundary and does not seek to protect this site from development in order to prevent coalescence. The impact of the proposal on this local designation is, one of many material considerations in the assessment of this case. The impact upon the open character of the strategic gap should be weighed in the planning balance.

Impact on Visual Amenity

The NPPF 2012 attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Policies D1 and D4 of the Waverley Borough Local Plan 2002 accord with the NPPF 2012 in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

Policy FNP14b of the Farnham Neighbourhood Plan 2017 states that comprehensive development of this site should respond to the local characteristics of the Weybourne and Badshot Lea Character Areas as set out within the Farnham Design Statement 2012. The layout should allow a transition to the southern countryside edge.

The Farnham Design Statement 2010 provides design guidelines for Weybourne and Badshot Lea, advising that the essential rural character of Badshot Lea should be preserved by respecting the pattern of development in the village and any new development must reflect the style and scale of older properties within the village.

Whilst the application is an outline application, with all matters reserved except access, illustrative layout plans and a Design and Access Statement have been submitted which provide some details.

The indicative plan gives some basic information about the parameters for development including the quantity and scale of the proposed development.

Whilst this is an indicative plan, it does clearly explain how the development would fit on the site, whilst providing all the additional community benefits.

Whilst the proposed development would be served by a single vehicular access point, the loop spine road design would provide permeability for both pedestrians and vehicles around the whole of the site. Furthermore, pedestrian permeability is increased by the provision of internal footpaths linking from the central core development to the spine road and from the development to Public Footpath 103 (Farnham) and the adjacent Local Area of Play outside of the site to the south west and Wentworth Close.

The indicative layout would be regimental along the northern periphery of the site, responding to the residential development along Lower Weybourne Lane. Furthermore, the central core development layout would not be dissimilar to the design found at the south of Wentworth Close, where the residential development faces onto the loop spine road on both sides. The need for new development to have regard to the traditional character of the village is a key principle; whilst the application is in outline only, with all matters reserved, it is considered that the indicative plans exhibit an understanding of the village and transition to the countryside. More detailed analysis should be provided at the reserved matters stage.

In terms of the scale and height of the proposed development, officers note that the surrounding area is characterised primarily by two storey properties. The indicative plans and supporting information indicate that 2 ½ storey properties may be included through the provision of town houses and flats with accommodation within their roof spaces. These units may comprise a row of 2 ½ storey town houses within the inner loop of the site and an area of 2 ½ storey flats towards the south-eastern corner of the site. The remainder of the development is indicated to be two storey in height. In the event outline permission is granted, a detailed analysis of how the provision of two and a half storey development on the site would be appropriate, including how the proposal responds to an understanding of the village and aids transition to the countryside, should be provided at any future reserved matters stage. Two and a half storey development may not be acceptable on this site.

The affordable housing provision on site should be well integrated with the proposed market housing and have the same appearance in terms of details, build quality, materials etc. so that the tenures are indistinguishable. Affordable housing should be integrated among market housing to create a mixed and balanced community, consistent with paragraph 50 of the NPPF 2012. The indicative plan shows that the proposed affordable housing would be well integrated with the market housing, in accordance with paragraph 50 of the NPPF 2012.

In terms of vehicle parking, the hard standing to the south of the site is considered to dominate the proposal and must be reduced and reconsidered as part of any reserved matters scheme coming forward.

The indicative site layout plan indicates that a Local Area of Play (LAP) and a Local Equipped Area of Play (LEAP) are proposed in the south east corner of the site. Whilst Officers acknowledge that the indicative location of the proposed LAP and LEAP is being dictated by the presence of overhead electricity lines, (which prevents built form from being located beneath), Officers consider that this location would be of concern as there would be limited natural surveillance. In the event outline planning permission is granted, any reserved matters application would need to demonstrate that the play areas would be in an acceptable location, easily accessible by all proposed units.

Although in outline with all matters reserved except access, officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would function well, be of a high quality design and which would integrate well with the site and complement its surroundings so as to establish a strong sense of place.

Officers consider that the proposal would be in accordance with Policies D1 and D4 of the Waverley Local Plan 2002, the Farnham Design Statement 2010, Policy FNP14 b) of the Farnham Neighbourhood Plan 2017 and guidance contained within the NPPF 2012.

Impact on Trees

The NPPF states that planning permission should be refused for development resulting in the loss or deterioration of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development clearly outweigh the loss. Policies D6 and D7 broadly support the aims of the NPPF stating that the Council will protect significant trees and groups of trees and hedgerows through planning control.

The proposal would result in the loss of approximately 35 linear metres of historic boundary hedgerow along the east of the site in order to provide the necessary vehicular access into the site from Green Lane.

Although the site is bounded by trees, these are relatively few in number. The Arboricultural Impact Assessment, prepared by SJ Stephens Associates and dated October 2015, identifies seven trees and one tree groups to be removed as a result of the proposed development. The trees proposed for

removal are indicated on drawing 658-02 (Appendix C of the Arboricultural Impact Assessment) comprise three low quality Category C trees (T45, T9a and T9b), three between Category B/C trees (T46, T47 and T48) and one moderate quality Category B tree (T63), the loss of which would allow for a better quality adjacent ash tree (T62) to develop. The group of trees to be lost comprises five between Category B/C trees (G44). Whilst it is appreciated that the indicative layout of the scheme has been amended since the AIA was prepared, the majority of the amendments have been made to the internal layout of the site and not the periphery development where the majority of the trees to be affected are sited. Nonetheless, although Officers are satisfied that the details submitted in the Arboricultural Impact Assessment give a realistic assessment of the likely impact of the proposed development on the boundary trees, Officers consider it reasonable to secure an updated Arboricultural Method Statement at reserved matters stage, based on the proposed layout.

The Council's Tree and Landscape Officer has noted that there would be limited space for any realistic internal tree planting, due to the density of development proposed. However, Officers would encourage any reserved matters scheme to include internal areas for structural planting/landmark trees positions, outside of any private ownership, if outline permission were granted.

The Council's Tree and Landscape Officer is aware of the understandable desire to provide definition/screen planting to the southern boundary and has cautioned that from experience, providing site boundary tree screening within rear curtilage (such as the four detached plots proposed within the south west corner of the site) would, on establishment, create conflict with future occupiers for greater amenity, such as desire for light and views. Therefore, in the event outline permission is granted, any future reserved matters application should be designed to accommodate a landscape buffer to the south that would not be open to future pressures for removal in favour of future residential amenity.

Amenity and Place Space

On promoting healthy communities, the NPPF 2012 sets out that planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities.

Paragraph 17 of the NPPF 2012 states that planning should take account of and support local strategies to improve health, social and cultural wellbeing for

all, and deliver sufficient community and cultural facilities and services to meet local needs.

Paragraph 70 of the NPPF 2012 supports this by stating that planning policies and decisions should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Policy H10 of the Waverley Borough Local Plan 2012 addresses amenity and play space in housing developments. Although there are no set standards for garden sizes, the policy requires that a usable 'outdoor area' should be provided in association with residential development and that 'appropriate provision for children's play' is required. For developments of flats or maisonettes, Policy H10 sets out that outdoor space may be for communal use rather than as private gardens.

Policy TD1 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016 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 play space provision (for all ages).

Policy LRC1 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016 requires new residential development to make a provision for play-space in accordance with the Fields in Trust standards.

Policy FNP27 of the Farnham Neighbourhood Plan 2017 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 proposal would provide a LAP and LEAP within the site. Furthermore, the application has set out that contributions would be made towards playing pitch facilities. The contribution toward playing pitch facilities, rather than a MUGA has been requested by the Council's Greenspace Manager.

The indicative layout includes a LAP and a LEAP. Officers are satisfied that an appropriate layout could be achieved to meet the requirements as part of a reserved matters application.

The indicative site location plan indicates that each proposed unit could have private outdoor amenity space and space can be provided to accommodate areas of communal space to serve the proposed flats. This would be secured at reserved matters stage.

The applicant has indicated a willingness to enter into a suitable legal agreement to secure playing pitch contributions. As of yet, a signed and completed legal agreement has not been received. However, it is anticipated that an agreement would be entered into. Subject to the receipt of a suitable, signed legal agreement to secure the relevant contributions, it is concluded that the proposal would be acceptable in respect of amenity space provision.

Impact on Residential Amenity

The NPPF 2012 identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by Policies D1 and D4 of the Waverley Borough Local Plan 2012 and guidance contained within the Council's SPD for Residential Extensions.

Whilst the proposal is an outline planning application for access only, the indicative layout demonstrates that the quantum of development proposed could be achieved on site whilst maintaining a good level of amenity.

The indicative building to boundary separation distances between the western section of the proposed development and the properties at Wentworth Close would range between 9 metres – 16 metres and the building

to boundary separation distances between the northern section of the proposed development and the properties at Lower Weybourne Lane would range from 12 metres - 14 metres. Whilst these distances would not meet the Council's Residential Extensions SPD Guidelines, which recommends an 18 metre boundary to boundary separation distance to prevent overlooking to garden areas, this guidance is flexible and the proposed distances are considered to be typical in more built up developed areas. Furthermore, Officers have regard to the screening proposed to the shared boundaries and in combination with the proximities, the proposal is unlikely to result in material harm to the occupiers of the adjoining residential properties by reason of overlooking into private amenity areas. Officers are satisfied that appropriate separation distances could be achieved at reserved matters stage.

The indicative site layout plan demonstrates that the window to window distances between the proposed units and the residential properties at Wentworth Close and Lower Weybourne Lane could exceed the 21 metres recommended in the Council's Residential Extensions SPD, in relation to the avoidance of a loss of privacy. Furthermore, these separation distances could also ensure that there would be no loss of light, outlook or overbearing impacts on the occupiers of these existing residential dwellings.

External lighting would need to be assessed to ensure that this would not cause harm to surrounding residential properties. However, an appropriate solution could be secured at the reserved matters stage, if outline permission were granted.

The construction phase of the proposed development has the potential to cause disruption and inconvenience to nearby occupiers. However, construction issues are transient and could be minimised through planning conditions, if outline permission is granted.

Although outline with all matters (except access) reserved, officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future reserved matters stage, a scheme could be developed which would provide a good standard of amenity for existing surrounding residents and future occupiers of the proposed development, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2012 and guidance contained within the Council's SPD for Residential Extensions.

Standard of Accommodation

Paragraph 17 of the NPPF seeks a good standard of amenity for future occupants of land and buildings.

Internal to the site, the boundary to boundary separation distances, shown on the indicative plan, between the units within the central core range from 10 – 14 metres. Consideration needs to be given to these distances at reserved matters stage, particularly in relation to the corner plots, which have potential for direct overlooking into neighbouring residential curtilage.

Whilst details with regard to design and layout are reserved matters that do not form part of this outline application, officers are confident that, if outline permission is granted, a reserved matters scheme could be designed to provide a good standard of amenity for future occupiers.

Minerals and Waste

Policy MC6 of the Surrey Minerals Plan 2011 seeks to safeguard mineral resources and development. Minerals safeguarding areas have been defined for resources of concreting aggregate, soft sand, silica sand, brick clay and fuller's earth. The Mineral Planning Authority will seek to prevent sterilisation of these resources by other development.

The site is located within a Mineral Safeguarding Area containing resources of concrete aggregates and is considered suitable for mineral extraction.

However, following the granting of planning permission WA/2007/0430 for the erection of a multi-sports and leisure club facility to the south of the site, the mineral operator withdrew interest in working the site. This is because the remaining parcel of land was considered to be too small to be viable for mineral extraction. As a consequence the County Minerals Planning Authority considers it highly unlikely that there would be future interest from the minerals industry in working this land.

The County Minerals and Waste team were consulted on the application and have raised no objection to the proposal on the basis of the above.

Air Quality

Paragraph 120 of the NPPF 2012 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 of the NPPF 2012 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.

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. In the same vein Policy D2 states that the Council will seek to ensure that proposed and existing land uses are compatible. In particular, development which may have a materially detrimental impact on sensitive uses with regard to environmental disturbance or pollution will not be permitted.

The site is not located within an Air Quality Management Area (AQMA). However, there is an AQMA in the centre of Farnham and the impact on air quality remains an important material consideration. The introduction of up to 105 extra houses in this location may increase road usage within Farnham Town Centre as occupants are likely to commute to their work, education and shopping destinations. This could cause a further deterioration in air quality and consequently further compromise the health of residents living in the area as well as future occupants.

Notwithstanding that the application is not accompanied by any Air Quality Assessment, the Council's Air Quality Officer has been formally consulted on the application. In order to minimise increases in emissions from the proposed development and to not lead to any further deterioration of air quality, conditions have been recommended by the Council's Environmental Health Officer should outline permission be granted. These include requiring a site management plan for the suppression of mud, grit, dust and other emissions during the construction phases, to prohibit the burning of materials on site in order to restrict dust and emissions during construction work and a condition to secure a scheme detailing the provision of Electric Vehicle Charging Points within the development, in order to promote and support low emission vehicles.

Subject to suitable mitigation measures, particularly throughout the construction stage, it is considered that the impact on air quality resulting from the proposed would be acceptable.

Noise impacts

Paragraph 123 of the NPPF 2012 states that Planning policies and decisions should aim to:

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and
- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Policies D1 and D4 of the Waverley Borough Local Plan 2002 states that the Council will have regard to the environmental implications of development, including loss of general amenity resulting from the emission of noise.

The construction phase of the proposal has the potential to adversely impact the amenity neighbouring occupiers to the site by way of noise. Notwithstanding that the application is not accompanied by any Noise Assessment. In order to ensure that adjoining occupiers to the site are not unduly affected by construction activities, a Construction Environmental Management Plan condition has been recommended by the Council's Environmental Health Officer, should outline permission be granted. Officers also consider it reasonable to secure a condition to restrict construction hours.

The proposal is therefore considered to comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002 in this regard and paragraph 123 of the NPPF 2012.

Archaeological Considerations

Paragraph 128 of the NPPF 2012 sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets

assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The site is not located within an Area of High Archaeological Potential. However, due to the size of the site and pursuant to Policy HE15 of the Waverley Borough Local Plan 2012, it is necessary for the application to take account of the potential impact on archaeological interests.

The need to safeguard and manage Waverley's rich and diverse heritage, including all archaeological sites, is set out in Policy HA1 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016.

The application is supported by an Archaeological Desk Based Assessment, prepared by Thames Valley Archaeological Services, dated November 2015, which concludes that there is potential for archaeological remains to survive within the site and that further archaeological works are required in order to properly assess the nature and extent of any archaeology that may be present.

The County Archaeologist has considered the information and evidence put forward in the Archaeological Desk Based Assessment and recommends that, in the event permission is granted, the implementation of a programme of archaeological work in accordance with a written scheme of investigation, to be approved by writing by the local planning authority, be secured prior to development taking place. Subject to this condition, the County Archaeologist raises no objection to the proposal.

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 HE15 of the Waverly Borough Local Plan 2002, Policy HA1 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016 and the requirements of the NPPF 2012.

Flooding and Drainage

Paragraph 100 of the NPPF 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.

Paragraph 101 of the NPPF states that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant.

Policy CC4 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016 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.

In a Written Ministerial Statement on the 18th December 2014, the Secretary of State for Communities and Local Government set out the Government's expectation that SuDS will be provided in new developments, wherever this is appropriate. Decisions on planning applications relating to major developments should ensure that SuDS for the management of run-off are put in place, unless demonstrated to be inappropriate. Under these arrangements, Local Planning Authorities should consult the relevant Lead Local Flood Authority (LLFA) on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The SuDS should be designed to ensure that the maintenance and operation requirements are economically proportionate.

The NPPG 2014 states that whether SuDS should be considered will depend on the proposed development and its location, for example where there are concerns about flooding. SuDS may not be practicable for some forms of development. New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of SuDS. When considering major development, SuDS should be provided unless demonstrated to be inappropriate. Whether a SuDS system is appropriate to a particular development proposal is a matter of judgement for the Local Planning Authority and advice should be sought from relevant flood risk management bodies, principally the LLFA.

Policy FNP31 of the Farnham Neighbourhood Plan 2017 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 on the amenity of local residents.

The proposed development for residential purposes is classified as 'More Vulnerable' and as such, the use is consistent with the appropriate uses for Flood Zone 1, as outlined in Table 2 of the NPPF – Technical Guidance Document. 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 and has been submitted in support of this application.

The submitted FRA confirms that the scheme could be accommodated within the site without giving rise to any harmful impacts in terms of flooding and drainage. An attenuation basin to the south of the residential development would provide for on site storage and the proposed SuDS would attenuate flows up to and including the 1 in 100 year + 30% rainfall event. The SuDS strategy includes the use of swales and an attenuation pond to the south of the site.

It is proposed that the Green Lane ditch, which is currently substantially filled or blocked off, be reinstated with a flow restricted outlet to the watercourse. The ditch will run north to south along the eastern side of the site and into the field to the south of the site, will have a wide profile and will make use of check dams to maximise storage. Attenuation storage will be provided within the pond in the field to the south of the site. Storms up to the one hundred year plus climate change event will be accommodated by shallow flooding within the southeast area of the southern site on the recreation land. Footway

routes shall be clear of the flood levels. A piped drainage system will be provided within the roads with silt traps prior to discharge to the pond.

The LLFA has considered these proposals and, following amendments to the proposed details, has confirmed that the proposed surface water strategy would be acceptable, subject to recommended conditions.

It is acknowledged that part of the attenuation will be located outside of the application site, in the field to the south of the site, also within the applicants ownership. Relevant conditions have been recommended to secure the SuDS.

In terms of foul drainage, it is proposed that a connection is made to the existing foul water drainage network which is managed by Thames Water. A new foul sewer will need to be requisitioned from Thames Water under the provisions of the Water Industry Act.

Thames Water has been consulted on the application and has identified an inability of the existing waste water infrastructure to accommodate the needs of the application. Thames Water has therefore recommended a 'Grampian Style' condition, should planning permission be granted, requiring that development does not commence until a drainage strategy detailing any on/off site drainage works, has been submitted to, and approved by the Local Planning Authority in consultation with the sewerage undertaker and that there should be no discharge of foul or surface water from the site into the public system until the drainage works referred to in the strategy have been completed. Thames Water recommended that, should planning permission be granted, informatives in respect of surface water drainage and water supply should be added.

Infrastructure contributions

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.

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

Early years educational infrastructure	£70,670
Primary educational infrastructure	£290,896
Secondary educational infrastructure	£302,828
Future Auditing and Monitoring of the Travel Plan	£4,600
Combined Cycle/Public Transport voucher for each dwelling	£21,000
Pedestrian crossing facilities, environmental enhancements and capacity improvements at the junction of St. Georges Road with Badshot Lea Road.	£100,000
Improvements to public footpath No. 103 between Weybourne Road and Green Lane.	£30,000
Blackwater Valley cycle scheme between Aldershot and Farnham Town Centres and Rail Stations.	£30,000
Provision of Real Time Passenger Information (RTPI) at the nearest bus stops to the site on Weybourne Road.	£20,000
Playing pitch and changing facilities improvements at Weyburn Recreation Ground	£64,312.50
Total	£934,306.50

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. As of yet, a signed and completed legal agreement has not been received. However, it is anticipated that an agreement would be entered into. 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.

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.

The weight to be attached to these considerations is a matter for the committee.

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. In the current case, the approval of the application would mean that the NHB would be payable for the net increase in dwellings from this development, provided that the overall growth in housing numbers in Waverley exceeds 0.4%. The Head of Finance has calculated the indicative figure of £1,530 per net additional dwelling (total of £160,650) per annum for four years. A supplement of £350 over a 4 year period is payable for all affordable homes provided for in the proposal (total of £11,200 per annum).

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 order for the development to be acceptable in planning terms, to comply with the Conservation of Habitats and Species Regulations 2010 and to 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 £300,173 (£231,069 towards a SANG and £69,104

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 23 x 1 bedroom dwellings, 31 x 2 bedroom dwellings, 36 x 3 bedroom dwellings and 15 x 4 bedroom dwellings.

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.

Having regard to the completed unilateral undertaking, the effect upon the SPA would be mitigated in accordance with Policy D5 of the Local Plan 2002 and the adopted Avoidance Strategy.

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 Policy D5 of the Local Plan 2002 and the adopted Avoidance Strategy.

Biodiversity and Compliance with Habitat Regulations 2010

The NPPF 2012 states that the Planning System should contribute to and enhance the natural and local environment by minimising impacts upon biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

In addition, 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.'

Policy NE1 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016 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.

The need to protect and enhance biodiversity is also set out in Policy FNP13 of the Farnham Neighbourhood Plan 2017, which sets out that SPAs, SSSIs, Local Wildlife Sites, protected species, ancient woodland, veteran or aged trees and species-rich hedgerows should be protected. Ecological networks should also be protected and extended to assist migration and transit of flora and fauna.

The National Environment and Rural Communities Act 2006 states that the Council as local planning authority has a legal duty of care to protect biodiversity.

The application is accompanied by a Phase 1 Ecological Appraisal, prepared by Richard Tofts Ecology, dated January 2014 and an updated Phase 1 Ecological Appraisal, prepared by Richard Tofts Ecology, dated November 2015 which details the ecology of the site, identifies ecological constraints affecting the proposed development and makes recommendations for further investigation, mitigation or enhancement as appropriate.

The desk study section of the Phase 1 Ecological Appraisal identified two potentially suitable waterbodies for amphibians and reptiles comprising a ditch adjacent to the site on its western boundary and a pond some 250m off-site to the west. Furthermore, the presence of mature trees and boundary hedgerows provides potentially suitable habitat for dormice and bats. The Phase 1 Ecological Appraisal therefore recommended that further surveys be undertaken on the site for dormice, great crested newt and reptiles, in order to clarify the extent of any protected species constraint and inform mitigation measures as necessary. These surveys were also submitted in support of the proposed development.

The Dormice Survey has demonstrated that no evidence of dormice was identified within the Green Lane site and based on these survey findings, the Survey concludes that no specific dormouse mitigation is necessary as a result of the proposed development.

The Amphibian and Reptile Survey advises that a young grass snake was observed on the site, however, this is not considered by the Survey to be an

ecological constraint to the site. The Survey has advised that there was no evidence of great crested newts in the off-site water bodies and no amphibians of any species were recorded within the site. The Survey concludes that amphibians do not pose a constraint to the proposed development and as such, specific amphibian and reptile mitigation is necessary.

The Bat Activity Survey has revealed three bat species to be using the site, with two being briefly detected as a single pass over the site on one occasion. Overall, levels of bat activity were low and there was no evidence of bat roosts or bat roosting was observed. Furthermore, no bats were detected foraging within the interior of the site.

The Bat Activity Survey has advised that the woody boundary vegetation around the site would be used mainly for bat foraging and only to a minor extent by commuting bats. As the proposals would retain the bulk of the existing vegetation along the site boundaries, the Bat Activity Survey has concluded that the proposal is not likely to affect the use of the site as foraging habitat in any significant way and that no important flight lines would be severed.

In keeping with good practice recommendations and to provide enhancements, the following recommendations are made in the Bat Activity Survey:

- Any new planting should include locally native trees and shrubs, ideally planted in a way that creates 'bays' to provide sheltered foraging areas.
- Bat boxes should be attached to some of the larger trees around the site margin to provide roosting opportunities which currently appear to be limited.
- In the event of felling or surgery to and mature trees, the works should be preceded by a roost assessment.
- New external artificial lighting should be kept to the minimum consistent with safety requirements.

Surrey Wildlife Trust has assessed the report and has advised that in the event that planning permission is granted, the applicant should be required to undertake all the recommended actions in Section 4.0 of the Phase 1 Ecological Appraisal, Section 4.0 of the Amphibian and Reptile Survey (4.4) and Section 4.0 of the Bat Activity Survey (4.7) including all the biodiversity enhancements as detailed.

With regard to biodiversity enhancement in respect on landscaping, Surrey Wildlife Trust recommends the following additional measures be implemented should outline permission be granted:

- Using native species when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. The priority should be to source planting stock from the seed zone of the planting site, but with the inclusion of a proportion from other nearby seed zones, particularly from the south east. This will introduce some genetic variation which may allow woodland to adapt more easily to future climate change. Boundary planting is particularly important as native species hedgerows and tree lines can facilitate the movement of animals through a developed area.
- Where cultivated species are selected, consider using those that provide nectar-rich flowers and/or berries as these can also be of considerable value to wildlife. Plantings of foreign species of invasive habit should be avoided adjacent to natural habitat. The use of peat-based composts, mulches and soil conditioners should be avoided due to the loss of important natural habitat.

Furthermore, Surrey Wildlife Trust recommend that the boundary habitat is not included in residential curtilage as the conservation of hedgerows, native trees and associated habitat would not be achievable in private hands and conservation management would therefore be unlikely to occur.

However, Officers note that this would not be feasible along the northern and western boundary of the site where the existing boundary treatment is not as dense as a result of bounding residential properties. Given that the bat activity is low and that site boundaries are only used by bats for foraging to a minor extent, and in considering that the proposed development would introduce new planting to the site, Officers are satisfied that including the boundary treatment to the north and west of the site within the curtilage of proposed new units would not have an adverse impact on protected species.

In addition, Surrey Wildlife Trust recommend that a Landscape and Ecological Management Plan be secured by condition, to allow the Council to meet its need in conserving and enhancing the natural and local environment and meeting the above obligation as well as offsetting any localised harm to biodiversity caused by the development process.

In light of the above, it is therefore considered that subject to recommended conditions, the proposed scheme would not adversely affect biodiversity and could contribute to enhancing the natural and local environment, in accordance with Policy D5 of the Waverley Borough Local Plan 2002, Policy

NE1 of the Draft Local Plan Part 1: Strategic Policies and Sites 2016, Policy FNP13 of the Farnham Neighbourhood Plan 2017 and the requirements of the NPPF 2016.

Health and Wellbeing

Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities should use this guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure.

The NPPG 2014 sets out that the range of issues that could be considered through the plan-making and decision-making processes, in respect of health and healthcare infrastructure, include how:

- development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital;
- the local plan promotes health, social and cultural wellbeing and supports the reduction of health inequalities;
- the local plan considers the local health and wellbeing strategy and other relevant health improvement strategies in the area;
- the healthcare infrastructure implications of any relevant proposed local development have been considered;
- opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation);
- potential pollution and other environmental hazards, which might lead to an adverse impact on human health, are accounted for in the consideration of new development proposals; and
- access to the whole community by all sections of the community, whether able-bodied or disabled, has been promoted.

The need to maximise opportunities to improve the quality of life and health and well-being of current and future residents is echoed in Policy TD1 of the Draft Local Plan Part 1: Strategic Policies.

The provision of public open space, private amenity space, a LAP and LEAP are considered to be positive in terms of the health and well being of future residents and also existing residents near the site. Officers are satisfied that the scheme makes provision for access for the whole community and that any environmental hazards arising from the development will be minimised or sufficiently mitigated.

Officers conclude that the proposed development would ensure that health and wellbeing, and health infrastructure have been suitably addressed in the application.

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.

Should permission be granted, it would be reasonable to recommend an informative that the development may wish to achieve the full Secured by Design award.

Other Issues

In a response to Member concerns, the applicant has submitted supporting information in respect of the acceptability of the proposed development relative to the overhead electricity cables in the south-eastern corner of the site. Advice was sought from Scottish and Southern Electricity Networks in respect of required clearances. SSE have provided the applicant with detailed site specific calculations demonstrating the requirement for a 12.93 metre clearance distance from the tower centre line. Any structure must be outside the Safety Clearance Zone Corridor. In response to this additional information and whilst it is acknowledged the plan is indicative, the illustrative plans have been amended to show the line of the minimum safety clearance zone, and

the nearest buildings have been slightly adjusted to ensure that there would be no encroachment into the zone.

Accessibility and Equalities Act 2010 and Human Rights Implications

Level access to the dwellings could be achieved at reserved matters stage.

Environmental Impact Regulations 2011 (as amended)

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2011 (as amended) 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.

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 and Town Council representations

Representations which have been received in relation to the application are noted and have been carefully assessed by officers in the report above.

Conclusion

The starting point is the development plan and the policies set out above. In forming a conclusion, the NPPF 2012 is a significant material consideration. It requires that the benefits of the scheme must be balanced against any negative aspects of the scheme.

The site is located within the Countryside beyond the Green Belt outside any defined settlement area in the current Local Plan. The NPPF states that, as a core planning principle the intrinsic character and beauty of the countryside shall be recognised. Policy C2 of the Waverley Borough Local Plan 2002 states that building in the countryside, away from existing settlements, will be strictly controlled.

Notwithstanding the above, the Council's Draft Local Plan relies on around 100 homes being delivered at Land West of Green Lane in the next 5 years (likely to be modified to 105 homes), allocating this site for development under Policy SS2. The Farnham Neighbourhood Plan Policy FNP1b also allocated this site for development. Given the stage each of these plans have reached, it is considered that Policy SS2 and FNP1b hold greater weight than Policy C2 in this instance.

For the reasons concluded below, the benefits of the proposal in relation to the provision of up to 105 new homes have been found to outweigh the identified harm to the Countryside beyond the Green Belt.

The proposal would not result in the loss or alienation of the best and most versatile agricultural land.

The proposed development would result in an increase of traffic movement to and from the site. However, the County Highways Officer has considered the evidence put forward in the Transport Assessment and concludes that the access and highway improvements, along with the mitigation methods, would accommodate the increase in traffic.

The scheme would deliver a substantial level of both market and affordable housing, which would contribute significantly towards housing in the Borough. Furthermore, the proposal would provide 30% on site affordable housing.

The proposed development would not result in any material harm to neighbouring residential amenity or trees. Subject to the implementation of mitigation measures, officers are satisfied that the proposal would result in an acceptable impact on air quality and there would be no adverse impact on future occupants of the site by way of noise.

The provision of public open space, private amenity space and play space would be a positive feature of the proposed development.

The proposal has demonstrated, subject to control by way of planning conditions, that in terms of flood risk, the development would be safe for its

lifetime, taking into account the vulnerability of its users without increasing in flooding risk elsewhere.

Detailed heads of terms have been agreed to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development, off site contributions towards early years, primary education and secondary provision; an off-site contribution towards play pitch facilities; an off-site contribution towards the adjacent public footpath, on site management of play space and future ownership, management and maintenance of on-site SuDS and a SANG contribution in respect of the Thames Basin Heaths SPA. Subject to the completion of the S106 legal agreement, the proposal would, in the officers' view, effectively limit the impacts of the development.

Officers therefore consider that the adverse impacts identified would not significantly and demonstrably outweigh the benefits of the scheme. Nor do specific policies in the framework indicate that the development should be restricted.

Recommendation

RECOMMENDATION A:

That, permission be granted, subject to the applicant entering into appropriate legal agreement within 6 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; contributions towards education infrastructure, SuDS management/maintenance, play space provision and maintenance, open space management/maintenance, contributions towards off-site play pitch improvements, off-site highways and public footpath improvements and travel plan, and subject to conditions and informatives:

Conditions

1. Condition
Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 1. layout
 2. scale
 3. appearance
 4. landscapingThe development shall be carried out in accordance with the approved 'Reserved Matters'. Approval of all 'Reserved Matters' shall be obtained

from the Local Planning Authority in writing before any development commences.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

2. Condition

The development to which this permission relate must be begun not later than the expiration of two years from the final approval of reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason

To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. 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) An indicative programme for carrying out of the works
- b) The arrangements for public consultation and liaison during the construction works
- c) 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)
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e) the parking of vehicles of site operatives and visitors
- f) loading and unloading of plant and materials
- g) storage of plant and materials used in constructing the development
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i) wheel washing facilities
- j) measures to control the emission of dust and dirt during construction

- k) a scheme for recycling/disposing of waste resulting from demolition and construction works
- l) programme of works (including measures for traffic management)
- m) HGV deliveries and hours of operation
- n) vehicle routing
- o) measures to prevent the deposit of materials on the highway
- p) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (q) measures to prevent deliveries at the beginning and end of the school day
- (r) 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 the interest of the character and amenity of the area and in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies D1, D4, M2 and M4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the matter.

4. Condition

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason

To ensure adequate sewerage capacity and to comply with Policy D1 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. The matter goes to the heart of the planning permission.

5. 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

The development proposed covers a large surface area and it is considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the development in accordance with Policy HE15 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the matter.

6. Condition

No materials shall be burnt on site at any time during the construction process.

Reason

In regard to the environmental implications of the development and to protect the air quality for the existing receptors and the nearby Air Quality Management Area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the requirements of the NPPF 2012.

7. 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

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

8. Condition

The development hereby approved shall not be first occupied unless and until the proposed pedestrian links between the site and public footpath No. 103 on the southern boundary of the site and between the site and the play area on the western boundary of the site, have 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 in accordance with Policies M2 and M4 of the Waverley Borough Local Plan 2002.

9. Condition
The development hereby approved shall not be commenced unless and until the layout of internal roads, footpaths, footways and cycle routes have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Such details shall include the provision of visibility splays (including pedestrian inter-visibility splays) for all road users, pram crossing points and any required signage and road markings. The approved details shall be implemented prior to first occupation of the development.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M2 and M4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the matter.

10. Condition
The development hereby approved shall not be commenced unless and until a scheme for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear is submitted to and approved in writing by the Local Planning Authority, in consultation with Highway Authority. The approved scheme shall then be provided prior to first occupation of the proposed development.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M2 and M4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the matter.

11. 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 to so far as is reasonably practicable 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 Policies M2 and M4 of the Waverley Borough Local Plan 2002.

12. Condition

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

(a) Independently accessible secure parking of bicycles integral to each dwelling or building within the development site.

(b) Electric vehicle charging points for every dwelling and a communal charging points for blocks of flats.

and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M2 and M4 of the Waverley Borough Local Plan 2002.

13. Condition

Prior to the commencement of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the aims and objectives in Stuart Michael Associates' TA dated May 2016 and then the approved Travel Plan shall be implemented prior to first occupation of the development and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies M2 and M4 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the matter.

14. Condition

The development must be carried out in strict accordance with the recommended actions in Section 4.0 of the November 2015 Ecological Appraisal Report by Richard Tofts Ecology, Section 4.0 (4.4) of the Reptile Report by Richard Tofts Ecology July 2014 and Section 4.0 (4.7) of the Bat Activity Survey Report by Richard Tofts Ecology October 2014 including the biodiversity enhancements as detailed.

Reason

To safeguard the ecological interest of the site in accordance with Policy C11 and D5 of the Waverley Borough Local Plan 2002.

15. 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 and planning permission has been granted for the proposed works outside of the application site. Those details shall include:

- a) A design that satisfies the SuDS Hierarchy and includes the results from infiltration testing
- b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS
- c) A design that follows the principles of ""GREEN LANE, BADSHOT LEA, FARNHAM, SURREY FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY""
- d) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite,
- e) Details of how the Sustainable Drainage System will be protected and maintained during the construction of the development, to include details on how the existing soakaways will be protected
- f) Finalised drawings read for construction to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters and their respective levels and long and cross sections of each SuDS Element including soakaway volume details
- g) A management and maintenance plan that details maintenance regimes and responsibilities

The development shall be carried out and maintained in accordance with the approved details.

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 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.

16. 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 Sustainable 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 D1 and D4 of the Waverley Borough Local Plan 2002.

17. Condition

No development shall take place until a Landscape and Ecological Management Plan (LEMP) to ensure the appropriate management of existing and proposed habitats in the long term, has been submitted to and approved in writing by the local planning authority. The LEMP shall include methodologies of the sensitive management of both new and retained/enhanced habitat and a landscape, planting and seeding plan (with species list). The development shall be carried out in accordance with the approved details.

Reason

To safeguard the ecological interest of the site in accordance with Policies C11 and D5 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the matter goes to the heart of the permission.

18. Condition

The plan numbers to which this permission relates are L.01 and 13051. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

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

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on

site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.

2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 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. The Developer is reminded of the responsibility for delivering safe development as defined in paragraph 120 of the NPPF 2012.
4. The following tree matters should be dealt with as part of any reserved matters application:

Validation requirements must include a Tree survey and full Arboricultural Impact Assessment that complies with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations (undertaken by a competent arboriculturist and including compliant tree protection measures).

Location of dwellings, ancillary buildings and hard standing - the positions must accord with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations Levels and earthworks - the proposals must accord with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations Services - routes of all new/replacement utility or drainage runs and soakaways

Arboricultural Method Statement- This must include details of any proposed incursions within minimum recommended root protection areas of trees and methods/specifications for construction that comply with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations. To include a scheme of arboricultural monitoring and supervision of protective measures and construction processes. Landscape scheme - full details of all hard and soft landscaping - planting to include species, no. and sizes on planting.

5. 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.
6. Surrey Police has advised that the proposed development should gain Secured by Design certification.
7. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
8. With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH,. Tel: 01444 448200.
9. Infrastructure capacity problems are known or suspected, the developer will be required to finance an impact study.
10. Consideration should be given to the DEFRA good practice guidance ""Low Emission Strategy: Using the Planning System to Reduce Transport Emissions"" with a view to mitigating the impact of the development.
11. Publicly accessible points can be registered with a national scheme to ensure availability of EVP's to a wider network of users.
12. 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.
13. 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.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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).

19. 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.
20. 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.
21. 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.
22. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to 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.
23. 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.

24. The developer is advised that public footpath No. 103 runs adjacent to the southern boundary of the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.
25. 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>.
26. The applicant is advised that in providing each dwelling with integral cycle parking, the Highway Authority will expect dedicated integral facilities to be provided within each dwelling for easily accessible secure cycle storage/garaging.
27. The applicant should be aware of the potential mineral resource and that any preparation of the site for development may result in the extraction of valuable sharp sand and gravel resources that could be processed and used on site during the construction process.
28. This development may offer some opportunities to restore or enhance biodiversity. Surrey Wildlife Trust recommends the following: Using native species when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. The priority should be to source planting stock from the seed zone of the planting site, but with the inclusion of a proportion from other nearby seed zones, particularly from the south east. This will introduce some genetic variation which may allow woodland to adapt more easily to future climate change. Boundary planting is particularly important as native species hedgerows and tree lines can facilitate the movement of animals through a developed area.

Where cultivated species are selected, consider using those that provide nectar-rich flowers and/or berries as these can also be of considerable value to wildlife. Plantings of foreign species of invasive habit should be avoided adjacent to natural habitat. The use of peat-based composts, mulches and soil conditioners should be avoided due to the loss of important natural habitat.

29. The applicant is advised that the SuDS scheme is outside the red line and therefore requires a separate planning permission.
30. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

RECOMMENDATION B

That, if the requirements of Recommendation A are not met, permission be REFUSED for the following reasons:

1. Reason

The applicant has failed to enter into an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development. As such, the proposal would fail to limit the significant impacts of the development on the surrounding highway network. The application therefore fails to meet the transport requirements of the National Planning Policy Framework 2012, Policies M2 and M14 of the Waverley Borough Local Plan 2002, Policy ST1 of the Pre-Submission Local Plan Part 1: Strategic Policies and Sites 2016 and Policy FNP30 of the Draft Farnham Neighbourhood Plan 2017.

2. Reason

The applicant has failed to enter into an appropriate legal agreement to secure contributions towards education infrastructure; SuDS management/maintenance, play space provision and maintenance, and off-site play pitch improvements. The proposal therefore conflicts with Policies D13 and D14 of the Waverley Borough Local Plan 2002, Policy FNP32 of the Draft Farnham Neighbourhood Plan 2017, Policy ICS1 of the Pre-Submission Local Plan Part 1: Strategic Policies and Sites 2016 and paragraph 17 of the NPPF.

3. Reason

The applicant has failed to enter into an appropriate legal 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 therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of paragraph 50 of the NPPF and Policy AHN1 of the Pre-Submission Local Plan Part 1: Strategic Policies and Sites.

4. The proposal (in combination with other projects) would have a likely adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) in that it is now widely recognised that increasing urbanisation of the area around the SPA has a continuing adverse effect on its interest features, namely Nightjar, Woodlark and Dartford Warbler, the three internationally rare bird species for which it is classified. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulations 2010 (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 NRM6 of the South East Plan, paragraph 118 of the NPPF 2012, Policies NE1 and NE3 of the Pre-Submission Local Plan Part 1: Strategic Policies and Sites 2016, Policies FNP12 and FNP13 of the Draft Farnham Neighbourhood Plan 2016 and the Thames Basin Heaths SPA Avoidance Strategy Review (2016).

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Agenda Item 9.

B1 WA/2018/0830
R Whitaker
30/04/2018

Erection of 5 buildings to provide student accommodation comprising 2 three storey and 3 four storey buildings together with internal access, car parking, lighting, landscaping and associated works following the demolition of existing buildings (as amended and amplified by plans received 08/06/2018, 20/06/2018 and 22/08/2018 and additional information submitted 04/09/2018) at University For The Creative Arts, Falkner Road, Farnham GU9 7DS

Committee: Joint Planning Committee
Meeting Date: 19/09/2018

Public Notice: Was Public Notice required and posted: Yes
Grid Reference: E: 483493 N: 146953

Town: Farnham
Ward: Farnham Castle
Case Officer: Philippa Staddon
Expiry Date: 29/07/2018
Time Extended Date: 26/09/2018

Neighbour Notification Expiry Date: 22/06/2018

Neighbour Notification
Amended/Additional Expiry Date: 13/09/2018

RECOMMENDATION A

That, subject to the applicant entering into an appropriate legal agreement to secure the provision of: contributions towards environmental improvements, contributions to SANG at Farnham Park, recycling containers, travel plan and off-site highways improvements and subject to conditions and informatives, permission be GRANTED.

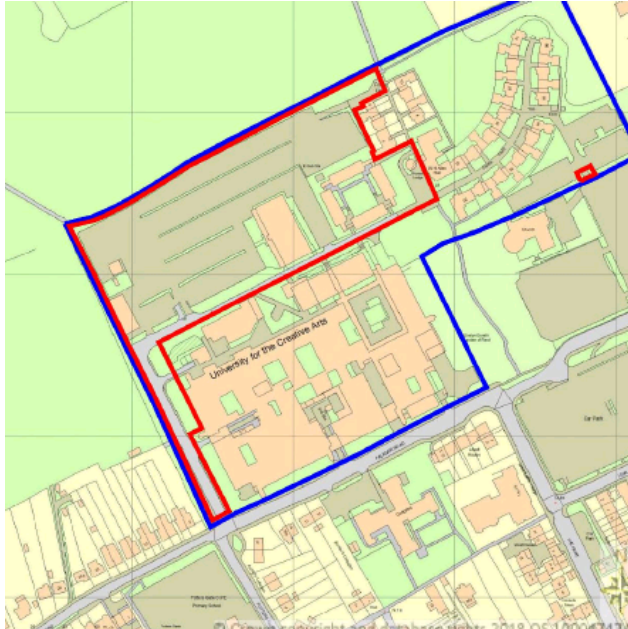
RECOMMENDATION B

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, 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 is located within the north west of the University for the Creative Arts campus and currently comprises a quadrant of two storey brick buildings known as 'Main Hall' which are used as student accommodation and staff offices and an area of hardstanding currently used for car parking.

Other development within the application site includes the 'Elaine Thomas Library', a two-storey office building and the Film and Media Centre which is currently under construction.

The University campus is located to the north west of Falkner Road and north of Farnham Town Centre. The campus is bounded to the north and west by open fields, residential properties to the south west, and a public car park to the south east. Permission has recently been granted for the erection of 120 dwellings (WA/2016/2455) on the field to the west.

The application site slopes (down) from north to south with a 6.5m variation in land levels. The north western boundary of the site comprises a grass bank with mature trees and hedging.

Proposal

Full planning permission is sought for the construction of five purpose-built student accommodation blocks with 252 new bedrooms comprising two 3-storey buildings and three 4-storey buildings, access road, surface car park, external lighting, hard and soft landscaping, infrastructure and related works following the demolition of existing buildings.

The proposed demolition relates to the existing 'Main Hall' student accommodation and office building on site.

The five purpose-built student accommodation blocks would be of a contemporary design, featuring flat roofs with photovoltaic panels located on the roofs of the 4 storey blocks. The blocks would feature inset windows and bay window and entrance projections. Each block would be characterised by a distinctive front entrance canopy and vertical building signage in a different colour.

The proposed blocks would be constructed in red brick at ground floor level and timber cladding on the upper floors. The proposed windows would be steel framed.

The proposed dimensions of the accommodation blocks are:

Block no.	No. storeys	Width	Depth	Height
1	4	36.5m	12.2m	12m
2	4	36.5m	12.2m	12m
3	4	26.7m	12.2m	12.2m
4	3	32.5m	12.2m	9m
5	3	35.5m	12.2m	9m

The proposed accommodation blocks would provide a total of 252 en-suite rooms as shown in the following table:

Block no.	No. storeys	Total no. bedrooms	No. mobility impaired bedrooms	No. visually impaired bedrooms	No. aurally impaired bedrooms
1	4	63	2	1	1
2	4	60	2	1	1
3	4	39	2	1	0
4	3	42	0	0	1
5	3	48	0	1	0

The demolition of the Main Hall would result in the loss of 35 existing student bedrooms, resulting in a net increase of 217 student rooms.

Each block would feature 2 cluster flats per floor of 4, 6 or 8 bedrooms, with each cluster flat having its own communal kitchen/living/dining area.

Each block would have a central stairwell and lobby area with the 4 storey blocks featuring wheel-chair accessible lifts providing access to all floors with 1.6m wide circulation spaces.

Two external single storey bin stores are proposed within the courtyard area surrounding the accommodation blocks which would provide secure refuse and recycling storage for each of the proposed blocks and would feature amenity space above. These bin stores would have separate laundry facilities. Each store would be built into the slope of the site.

The proposal would utilise the existing access from Faulkner Road which runs along the southern boundary of the campus.

62 new bicycle parking loops are proposed which would allow the secure storage of up to 124 bikes for the resident students.

The proposal would alter the existing car park layout (and reduce its overall size) to include the provision of formal spaces and hard standing in place of the existing unmarked gravel surface, such to provide 252 parking spaces for staff and student parking. This would be sited to the north and west of the proposed accommodation blocks in the existing car park and would feature external lighting and vehicle access barriers.

The proposal includes hard and soft landscaping, including a terraced lawn and seating area between blocks 2 and 5 and open roof terraces to provide recreational space on top of the proposed bin stores.

Site Layout Plan



Proposed Block Plan



Proposed streetscene (from south):



Proposed elevations (Block 1):

Front (south):



Side (west):



Side (east):



Rear (north):



Proposed floor plans (Block 1):

Ground floor:



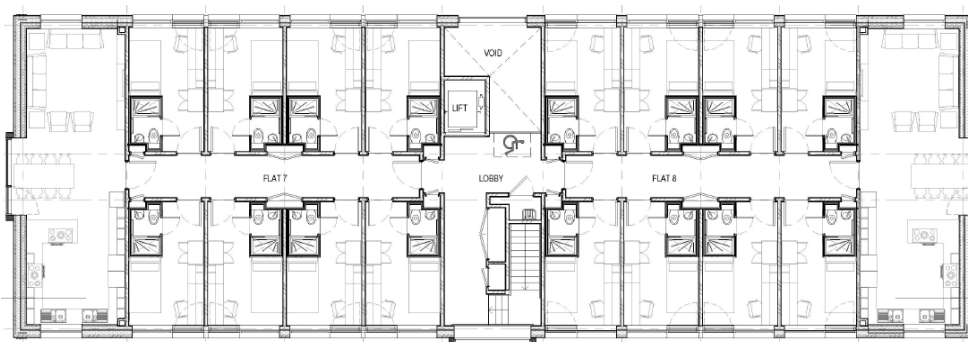
First floor:



Second floor:



Third floor:



Heads of Terms

Highways	Future auditing and monitoring of travel plan.	£6,150
	Improvements to the public footpaths (no's 164 and 135) between the university and the residential area to the south of the A31 Farnham Bypass.	£20,000
	Cycle route improvements on the Farnham Park Greenway, Hale Road, Farnborough Road and Weybourne Road, between the university and the residential area to the east of the town centre.	£35,000
Environmental Improvements	New iron stones on Castle Street.	£32,550
	Arts project, working with UCA, at the junction of the Maltings, Hawthorn Lodge and Long Bridge.	
	Town Centre yard signage.	
SANG Contribution in line with the Waverley Borough Council Thames Basin Heaths Special Protection Area Avoidance Strategy	<ul style="list-style-type: none"> • SANG payment of £85,860. • SAMM Payment of £25,677. 	£111,537
Recycling Containers	<ul style="list-style-type: none"> • £100 in respect of 5 x 140 litre communal food waste bins. • £325.50 in respect of 217 x 7 litre kitchen caddies. • £12 delivery charge. 	£437.50

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 Forty Shillings dated April 2018.

A dedicated preview session was held on 5th March 2018 where local stakeholders were invited. A public exhibition also took place at the University on the 16th and 17th March 2018 where local residents were able to view detailed plans and meet the project team. This exhibition was attended by

over 220 people over two days and the exhibition banners were displayed for two consecutive weeks after the event.

In addition, letters were sent out to approximately 5000 addresses in the vicinity of the University.

The events and the neighbour letters invited the chance to ask questions and provide feedback to the proposal.

The general response to the proposed plans was positive. However, a number of queries were raised regarding:

- the loss of car parking spaces
- the expansion of the University to the eastern edge of the campus
- the height of the proposed accommodation blocks
- student behaviour outside of the campus

Several pre-application meetings were also held with Waverley Borough Council Planning Officers.

Relevant Planning History

WA/2018/1152	Provision of an electrical substation, enclosure and associated works.	Full Permission 22/08/2018
WA/2018/0535	Erection of a building to provide ancillary office space and associated works (as amended by plans received 11/06/2018)	Full Permission 12/07/2018
DM/2018/0002	Application for prior notification of proposed demolition: G.P.D.O. Schedule 2 of Part 11. Demolition of the main hall on site.	Prior Approval Not Required 15/06/2018
SO/2018/0004	Request for Screening Opinion for site redevelopment including student housing, car parking and associated landscaping	EIA Not Required 24/04/2018
WA/2018/0533	Installation of a substation, enclosure and associated works	Full Permission 04/05/2018
WA/2017/0693	Erection of a film & Media centre and associated works (as amended by plans received 05/07/2017).	Full Permission 23/08/2017
WA/2016/2020	Application under section 73 to vary conditions 1 and 4 of WA/2016/0891 (plan numbers and site levels).	Full Permission 24/11/2016
WA/2016/0891	Erection of a two-storey ancillary office building; associated infrastructure and	Full Permission 23/06/2016

	other works (as amended by plans received 16/06/2016).	
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Planning Policy Constraints

Developed and Built Up Area of Farnham
 Adjacent to Farnham Town Centre Conservation Area
 Air Quality Management Area Buffer Zone (AQMA)
 Thames Basin Heaths Special Protection Area 5km Buffer Zone
 Public Footpath (No. 92)

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 the National Planning Policy Framework (NPPF) due weight has been given to relevant retained policies in the above documents.

Other guidance:

- National Planning Policy Framework (2018)
- National Planning Practice Guidance (2014)
- Infrastructure Delivery Plan (2012)
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Council's Parking Guidelines (2013)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Farnham Design Statement (2010)
- Council's Economic Strategy 2015-2020
- Thames Basin Heaths Avoidance Strategy (2016)

The relevant policies to this application are:

Waverley Borough Local Plan, Part 1, Strategic Policies and Sites (adopted February 2018):

SP1 Presumption in Favour of Sustainable Development

SP2	Spatial Strategy
ST1	Sustainable Transport
ICS1	Infrastructure and Community Facilities
HA1	Protection of Heritage Assets
TD1	Townscape and Design
AHN3	Housing Types and Size
ALH1	The Amount and Location of Housing
CC4	Flood Risk Management
EE1	New Economic Development
NE1	Biodiversity and Geological Conservation
NE3	Thames Basin Heaths Special Protection Area

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
FNP19	Enterprise and Incubation Hub at the University of the Creative Arts
FNP30	Transport Impact of Development
FNP31	Water and Sewerage Infrastructure Capacity
FNP32	Securing Infrastructure

Retained Policies of the Local Plan 2002:

HE8	Conservation Areas
HE14	Sites and Areas of High Archaeological Potential
HE15	Unidentified Archaeological Sites
H10	Heritage Features
D1	Environmental Implications of Development
D2	Compatibility of Uses
D4	Design and Layout
D7	Trees, Hedgerows and Development
D9	Accessibility
M5	Provision for Cyclists
M9	Provision for People with Disabilities and Mobility Problems
M17	Servicing
TC8	Urban Design in Town Centres
TC13	Farnham Town Centre Traffic Management
CF3	Educational Establishments

Saved Policy of the South East Plan 2009:

NRM6	Thames Basin Heaths Special Protection Area
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Consultations and Town/Parish Council Comments

County Highway Authority	<p>Comments received 09/08/2018: No objection subject to obligations and conditions (Conditions 4 to 11).</p> <p>Comments received 03/09/2018: Previous comments apply.</p>
Town Council	<p>No objection to the erection of 5 buildings to provide student accommodation. With the loss of car parking spaces, the provision and implementation of a travel plan to support the development is vital.</p>
Natural England	<p>Comments received 12/06/2018: 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>It is our understanding that the applicant is proposing a lower rate of SANG provision, given the reduced occupancy rate of student residences as compared to other kinds residential development, as well as a number of other considerations. The proposed contributions, as detailed in the 'Thames Basin Heaths SPA calculation' document (dated 30th May 2018), have been discussed and agreed with Natural England, and as such, we consider that this document is an appropriate basis for</p>

	<p>provision of SANG contributions in this case. If this is not being proposed then please re-consult Natural England, however it is likely that we will revise our position.</p> <p>Comments received 21/08/2018: No comments to make, as long as the relevant avoidance and mitigation measures specified in the Appropriate Assessment are secured.</p>
Surrey Wildlife Trust	No objection but highlights that the proposed development provides opportunities to restore or enhance biodiversity (Informatives 9 and 10).
County Archaeologist	<p>Initial response dated 27/06/2018: No objection owing to the identified archaeological potential of the site, an archaeological evaluation trial trenching exercise to establish if archaeological assets are present will be required in accordance with policy and the NPPF. The results of the evaluation will enable suitable mitigation measures to be developed. These mitigation measures may involve more detailed excavation of any Archaeological Assets, but in the event of a find of exceptional significance then preservation in situ is the preferred option. A condition securing this investigation should be attached to any approval of planning permission.</p> <p>Second response dated 05/09/2018: The Written Scheme of Investigation provides a proportionate and appropriate method to assess the below ground archaeology of the parts of the development site that will be subject to disturbance. Confirms that the document provides an acceptable initial programme of fieldwork. A relevant condition is recommended (Condition 12).</p>
County Rights of Way Officer	<p>No objection subject to the following comments:</p> <ul style="list-style-type: none"> • Safe public access must be maintained at all times. If this is not possible whilst work is in progress then an official temporary closure order will be necessary. Notice, of

	<p>not less than 6 weeks, must be given and the cost is to be borne by the applicant.</p> <ul style="list-style-type: none"> • There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals. • Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Rights of Way Group. Please give at least 3 weeks notice. • Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way. • There should be no encroachments by new fascias, soffits, gutters etc. over the boundary of the existing property onto the public right of way. • Access along a public right of way by contractors' vehicles, plant or deliveries can only be allowed if the applicant can prove that they have a vehicular right. Surrey County Councils' Countryside Access Group will look to the applicant to make good any damage caused to the surface of the rights of way connected with the development. • Applicants are reminded that the granting of planning permission does not authorise the obstruction or interference with a public right of way.
Lead Local Flood Authority	<p>Updated response 30/08/2018 following updated drainage details – no objection subject to conditions to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development (Condition 14).</p> <p>Original response 06/06/2018: Object - further information required</p>
Thames Water Utilities	No objection with regard to surface water network infrastructure capacity or to foul water

	sewage network capacity.
South East Water	No comments received
Southern Water	No objection
Council's Waste and Recycling Coordinator	No objection subject to the developer providing bins to be provided by the developer must be flat lidded and comply with EN840-4 for refuse and blue for recycling.
Council's Environmental Health Officer – Air Quality	No objection subject to conditions.
Council's Environmental Health Officer – Noise	No objection subject to conditions.
British Horse Society	No comments received
Byways & Bridleways Trust	No comments received
Ramblers Association – London	No comments received
Ramblers Association – Farnham Town Council	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 01/06/2018. Site notices were displayed around the site and neighbour notification letters were sent on 21/05/2018. Further notification letters were sent on 11/06/2018 and 23/08/2018.

3 letters have been received, including 1 from the Farnham Society, raising objection on the following grounds:

Design, scale and appearance

- Gross overdevelopment of the site which is not large enough to handle the buildings.
- The height of the 4 storey accommodation blocks is out of keeping with the town, in particular south of the castle.
- The blocks should be reduced to 3 storeys.
- Proposal conflicts with The Farnham Design Statement 2010.
- Does not meet the standard of design that other adjacent accommodation buildings on the campus have attained.
- Proposal conflicts with Development Plans policies.
- Does not integrate well within the site and does not complement its surroundings.
- Inappropriate in terms of scale, height, form, bulk or appearance.

- Improved building massing including pitched roofs could increase the acceptance of higher blocks.
- The blocks should be reconfigured to provide larger open public space and a less institutional form.
- Mundane cladding materials out of keeping with adjacent university buildings.
- Disappointing elevational appearance.
- Window casements should be introduced as well as increasing the size and variance of the windows.
- A Mediterranean hillside building type arrangement could provide a more interesting layout.

Highways and parking

- Traffic generation.
- Further loss of car parking as part of the proposal and during construction.
- Wider implications of reduced parking provision.

Wider impacts

- Farnham as a town is not big enough to support a university of this increased size.
- The site sits immediately outside but adjoining the Farnham Conservation Area boundary.

Submitted information

- There is an error in the plans submitted – the plot of land to the south east corner of the site adjacent to the Public Footpath and the car park yard area was sold and is now private garden.

Submissions in support

Letter from agent dated 16/08/2018:

- The buildings vary in height from four storeys (to the South) to three storeys (to the North) and have been sensitively designed to complement and work with the topography of the site. In summary, the buildings reduce in height as they step up the slope of the site towards the rear boundary and complement existing Campus buildings which are similar in height.
- The verified views submitted with the application (Section 5.13 of the DAS) confirm that the proposed development is unlikely to be seen from most viewpoints or, where it is seen, it is largely screened by existing features or there is structured planting proposed to mitigate impacts. The proposals address a shortage in student accommodation

on its Campus and in the local area. The proposal will be of a high quality design and would integrate into the Campus context, assimilating with its surrounding, including the existing student village, and the Film and Media Centre. The massing and form of the buildings are consistent with, and are considered to respect, the immediate Campus context and are not considered to present overdevelopment of the site.

- Students who live on the Campus are not permitted to have parking permits. The scheme will increase the number of bedrooms on the site and, as a greater number of students will live on the Campus, the Transport Statement confirms that the number of vehicles coming to and from site will decrease. Whilst there will be a reduction in car parking spaces on the Campus, the Travel Plan measures (as set out above) will mitigate for this loss and a range of measures have already been implemented towards reducing car parking demand at the site.
- One neighbour letter identified an error in the ownership boundary depicted on the Site Location Plan. UCA confirmed that this area of land was sold to an adjacent neighbour and an amended drawing was submitted to rectify this error on 20 June 2018.

Determining Issues

Principle of development

Background and planning history

Environmental Impact Assessment

Impact on Heritage Assets

Design and impact on visual amenity

Standard of accommodation

Provision of amenity space

Impact on residential amenity

Housing need and affordable housing

Impact on highways and parking

Impact on Public Right of Way

Refuse and recycling storage

Noise

Air quality and dust

Land contamination

Archaeology

Flooding and drainage

Infrastructure contributions

Effect on the Thames Basin Heaths SPA

Financial considerations

Biodiversity and compliance with Habitat Regulations 2017

Sustainability

Accessibility and Equalities Act 2010
Crime and Disorder and Human Rights Implications
Pre Commencement Conditions
Third party representations

Planning Considerations

Principle of development

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

The Council's Economic Strategy and Cultural Strategy considers the UCA to be one of Waverley Borough's economic strengths and an area of business opportunity. It is considered a significant cultural institution and key employer in the area.

Development of the site which can be demonstrated to be of benefit to the economy and is otherwise acceptable in planning terms will be encouraged. Furthermore, any clear economic benefits area a matter to be weighed in to the overall planning balance.

Background and planning history

On 15 June 2018, the Council, pursuant to Schedule 2, Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), confirmed that prior approval was not required for the demolition of the existing Main Hall. The demolition of the Main Hall also forms part of the current planning application. It is a material planning consideration that the demolition of the existing Main Hall can take place without planning permission.

On 23 August 2017, permission was granted for the erection of a film and media centre and associated works (application ref. WA/2017/0693) to the west of the campus. Construction is currently underway.

More recently on 12 July 2018, permission was granted for the erection of a single storey office building located to the south east of the wider campus site (application ref. WA/2018/0535). This building would accommodate the office space that would be lost through the demolition of the Main Hall.

Environmental Impact Assessment

On 24 April 2018, the Council, pursuant to Regulation 6 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 issued a screening opinion (Ref: SO/2018/0004) to the applicant confirming that the proposed development of student accommodation, car parking and associated landscaping at the University for the Creative Arts, Falkner Road would not constitute EIA development within the meaning of the Regulations.

Impact on Heritage Assets

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

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

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

The University Campus is adjacent to the Farnham Conservation Area which bounds the site to the north east. This is a designated heritage asset. Whilst the application site is not within the Conservation Area, regard should be given to the setting of the Conservation Area and the impact of the proposal upon it.

The significance of the Farnham Conservation Area lies in the existence of Farnham as a historic town displaying a layout surviving from the medieval period and individually significant buildings dating from the thirteenth to the twentieth centuries.

The application is supported by a detailed Heritage Statement by Wessex Archaeology dated April 2018. The statement notes that there are no designated heritage assets within the application site or within the wider UCA campus. It acknowledges, however, that the north east boundary of the wider campus forms the boundary with the Farnham Conservation Area.

The application site is an existing built up area. The closest part of the application site is 130m from the Conservation Area boundary to the north east of the campus.

The statement sets out that the University forms part of the modern, 19th and 20th century urban development surrounding the Conservation Area which is in contrast to the high density of historic buildings and features within the Conservation Area that contribute to its significance.

It is acknowledged that it may be possible to gain glimpses of the proposed accommodation blocks from vantage points within the Conservation Area. However, owing to the separation distance and the existing built form within and around the UCA campus, it is considered that the proposal would preserve the character of the Conservation Area.

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

Design and impact on visual amenity

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness. Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

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.

Officers note the comments received from the Farnham Society and from neighbouring occupiers regarding the appearance of the proposed accommodation blocks.

The application follows detailed pre-application discussions with regard to layout, scale, form and design. Amended plans were received as a result of the discussions.

It is acknowledged that the proposal would increase the scale of built form on site, particularly with regard to the proposed siting of blocks 4 and 5 to the northern boundary of the site which is currently absent of built form. This area of the site sits 6.5m higher than the southern edge of the site. In response to the change in land levels, the blocks to the north of the site would be 3 storey with 4 storey blocks proposed to the south. The impact of this, is that the proposed blocks would appear broadly the same height. It is noted that there are a number of other buildings of similar bulk and mass on site, such as the Elaine Thomas Library to the west, the existing accommodation blocks to the east and the Film and Media Centre to the west which is currently under construction. Site sections have been provided which support this. On this basis, the proposed blocks are considered to be an appropriate height in relation to surrounding buildings and would be in keeping with its surrounding context.

The application is supported by existing and proposed verified views of the site from a number of locations around Farnham, including from Farnham Castle to the north east of the application site, the end of Three Stiles Road to the north west and from Weydon Hill Road and Brambleton Avenue to the south. Closer to the site, verified views have been provided from Long Garden Walk to the south and from public footpath 7 on the western boundary of the campus. These verified views indicate that, from further afield, the proposed blocks would be seen within the context of existing built form on the campus and would be largely screened by trees and development in the vicinity of the university. From closer public vantage points, such as Long Garden Walk, the proposed blocks would be more visible but would be largely screened by existing university buildings. It is considered that the UCA campus is relatively self-contained and any visual harm would be limited to internal views.

Some concern is raised regarding the proposed massing of built form along the northern boundary which would result in restricted views of the open landscape to the north of the campus from existing open vistas within the site. However, it was noted on the Officer site visit, that the change in land level restricts views of this open space from the access road that runs from west to east through the campus. As a result of discussions throughout the application process, blocks 4 and 5 were swapped over and shifted further apart so that (the narrower) block 4 is now proposed to be sited further to the west. The effect of this is that views of the open space from the south, between blocks 4 and 5, have been improved, as well as those between block 5 and the existing student accommodation. This is a welcome amendment to the scheme.

The layout and siting of the 5 proposed blocks is linear with the blocks all sited parallel to the access road which runs through the campus, to the south of the application site. It is noted that this would follow the existing pattern of

development in the western side of the campus. This is in contrast to the eastern side of the campus which features the meandering Castle Field with closely packed accommodation blocks.

The design of the proposed blocks is considered to be homogenous and lacking variation. The detailing is not considered to be reflective of the character of Farnham, with flat roofs and repetitive window forms. However, the design has been amended during the course of the application to include bay window and entrance projections, additional glazing to the stair and central circulations spaces, coloured louvre panels and a bespoke colour scheme and signage for each block. These are welcome amendments to the design which provide some texture and variation to the elevations and provide some distinction between the individual blocks.

The proposed blocks would be constructed in red brick at ground floor level with vertical timber cladding in dark grey larch to the storeys above. The windows would be matte silver aluminium framed. The roofs would be composite single ply membrane.

The proposed bin and laundry stores would be single storey and would be built into the existing slope of the site, forming part of the proposed landscaping scheme. On this basis, the impact of this additional built form would be minimised.

The formalisation of the car parking and the provision of hard landscaping is considered to be acceptable in visual terms.

Officers note that the proposed signage for the accommodation blocks would require separate permission. Officers consider that an informative should be added to remind the applicants that advertisement consent may be required in the future (Informative 12).

Officers consider that the proposed scheme would be of an appropriate design and would be in keeping with the visual appearance of the campus. The design would accord with Policy 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 playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

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

It is noted that this guidance does not set out a recommended internal space standard for student accommodation with communal kitchen/living areas. Notwithstanding this, this guidance sets out that a double or twin bedroom should have a floor area of at least 11.5m². The submitted plans indicate that the proposed en-suite rooms would have a floor area of 13.25m². In the absence of technical guidance on this form of accommodation, Officers are satisfied that the rooms would provide adequate space for rooms which would be occupied by one person with separate communal space.

The application is supported by a Daylight, Sunlight and Overshadowing Assessment, by Hawkins Environmental (April 2018) which refers to BRE Guidance. This guidance provides a methodology for calculating the amount of daylight and sunlight falling on a window. This assessment looked to determine the levels of internal daylight that would be provided to the proposed accommodation blocks. The report found that 3 of the 36 proposed communal kitchen/living rooms would fall marginally short of the BRE criteria. On this basis, 3 of the proposed 252 rooms fall short of the best practice margins in terms of internal daylight provision. The report concludes that it is considered that for a development of this size, overall daylight availability is very good and it is considered that internal daylight should not be a constraint upon the development of the site.

The Council's Residential Extensions SPD recommends a minimum separation distance of 21m between facing windows to minimise the potential of overlooking and loss of privacy to future occupiers. With regard to the proposal, blocks 5 and 2 would be 14.6m apart and blocks 1 and 2 would be 15m apart. This would fall short of the recommended separation distance. In this regard, Officers raised some concern regarding the potential for a lack of privacy and overlooking between the proposed accommodation blocks, in particular between blocks 1 and 2 and 2 and 5. The applicant provided section drawings to demonstrate the position of windows on each block and where windows would align with the neighbouring block. These sections demonstrated that, when looking at the vertical plan and owing to the changes in land levels from north to south, the majority of windows on each floor do not

directly face corresponding windows on the adjacent block. This is most successful between blocks 1 and 2 and less successful between blocks 2 and 5.

Further, looking at the horizontal plane, the submitted plans indicate that owing to the alternation of the window placement for each room on each floor, only a small number of units would have direct intervisibility with an adjacent window in a neighbouring block. This is most successful for blocks 3 and 5 and least successful between blocks 1 and 2 and 2 and 4 which do have a number of windows which would directly face an adjacent window. On this basis, Officers raise concern regarding the possibility of a lack of privacy for future occupants. Notwithstanding this, and in light of the benefits that the proposed blocks would provide in terms of on-site accommodation for future students at UCA and that the wider standard of accommodation is considered to be sufficient, Officers consider the proposal acceptable on balance.

There are windows in the elevations of 3 and 7 Friars Field facing windows in the north elevation of Block 3 and east elevation of Block 5. These windows would serve the communal kitchen/living areas rather than the main habitable areas of the individual bedrooms. On this basis, whilst there may be some intervisibility between windows which could result in some loss of privacy, the relationship is considered preferable to if these windows served bedrooms where the window is the only one serving that room.

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 play space provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The application site comprises existing university buildings and hardstanding for car parking and is limited in the provision of amenity space with the exception of a small portion within the Main Hall quadrant. The wider university campus includes a number of pockets of amenity space as well as a wider open space to the north east of the campus around the existing student accommodation.

A Landscaping Plan has been submitted in support of the application which details the open spaces as well as proposed lighting, planting and hard landscaping.

The proposal includes the provision of small communal open spaces between and around the proposed accommodation blocks, including on top of the proposed single storey bin stores. Whilst the amenity space provision would be limited, this is in keeping with the existing campus provision and is not an unusual situation for other residential apartment blocks within town centre locations. It is also noted that the University is well positioned for access to existing public open space within Farnham, this includes Gostrey Meadows and Farnham Park.

The Daylight, Sunlight and Overshadowing Assessment, by Hawkins Environmental dated April 2018 which supports the application found that there would be some overshadowing to the communal outdoor amenity space that is proposed as part of the application. However, it is noted that resident students at the campus do have access to alternative shared outdoor amenity space that benefits from direct sunlight.

In light of the above, and given the campus' town centre location and proximity to alternative open space Officers consider that the provision of amenity space is considered acceptable.

Whilst the proposal is not likely to provide external clothes drying facilities, the proposal also includes a laundry adjoined to the 'lower' and 'upper' bin stores. This would provide adequate facilities for washing and drying and the proposal is considered acceptable on this basis.

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 2018.

The closest residential properties to the proposed accommodation blocks are the existing student accommodation blocks at Friars Field to the west of the application site. No. 7 Friars Field features a single storey projection on the western elevation. Proposed Block 5 would be 6.5m from this element of no. 7 and 12.4m from the main built form.

Similarly, proposed block 3 would be 6.8m from the southern side elevation of no. 3 Friars Field in which there are windows. It is acknowledged that this separation distance could result in an overbearing presence of built form and loss of outlook for the occupiers of no. 3 and 7. Furthermore, it is noted that the existing student accommodation also fails to meet this guideline in some

instances. This shortfall is only considered to be applicable in the above cases.

The remainder of the proposal would be orientated away from the existing accommodation. As such, no other properties would experience a loss of outlook or overbearing impact.

There are windows in the elevations of 3 and 7 Friars Field facing windows in the north elevation of Block 3 and the east elevation of Block 5. The existing student housing at 3 and 7 Friars Field already faces some communal areas and as such, there is already a degree of intervisibility at ground floor level. However, at upper floors it would not be an ideal relationship and some loss of privacy would result.

Furthermore, it is acknowledged that, whilst the western edge of the existing accommodation would be impacted by the proposal, the large majority would be sufficiently separated. On this basis, the proposal is considered, on balance, to be acceptable. It is noted however that intervisibility is a common relationship with the existing student housing and so this is characteristic of the area. No other residential accommodation would result in a loss of privacy as a result of the proposal.

The application is supported by a Daylight, Sunlight and Overshadowing Assessment, by Hawkins Environmental dated April 2018. This assessment considered the impacts of the proposal on the existing student flats in closest proximity to the proposal, at 2, 3, 5, 7, and 9 Friars Field to the east of the application site.

In terms of daylight, the report found that there would be 4 windows at 2 Friars Field, 6 windows at 3 Friars Field and a single window to the rear of 7 Friars Field where a reduction in daylight would be noticeable and not fully in compliance with the relevant BRE guidance. The report continues that, whilst 11 windows do not meet the guidance, 6 of them do not meet the guidance by a very small margin. The report notes that the noticeability of the loss of daylight would be based on perception and given that the occupants of the accommodation would likely change on an annual basis, the affected occupants may not perceive the reduction in daylight to the relevant rooms. The report concludes that the impact is likely, on this basis, to be considered negligible.

In terms of the impact of the development on the levels of sunlight provided to the existing student accommodation at Friars Field. The report found similarly, whilst there would be a measurable reduction in sunlight to some windows,

any impact on sunlight at any of the windows with the development in place would be considered negligible.

With regard to overshadowing, the report looked at the impacts of the proposal on gardens and outdoor amenity space. The report concluded that there are no gardens or outdoor amenity spaces that require assessment in this regard.

The application site is well separated from other residential properties, external to the university campus. Owing to the separation distance and the presence of other built form on site, Officers consider that the proposed accommodation blocks would not appear overbearing to neighbouring residential occupiers outside the university nor would it result in a loss of light, or outlook.

Whilst there would be some conflict with Policy TD1 of the Local Plan 2018 (Part1), Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the Council's Residential Extensions SPD the conflict would be minimal and in the context of the scheme overall, would not be so sufficient to warrant refusal of the application.

Housing need and affordable housing

Policy AHN3 of the Local Plan 2018 (Part 1) sets out that 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).

The university currently provides 380 on-site bedrooms for students, 16 of these bedrooms are en-suite. The Planning Statement submitted in support of the application sets out that the existing student accommodation within the Main Hall is no longer fit for purpose and that new accommodation is needed in order for UCA to cater for a wider range of accommodation requirements and for a growing student population.

The SHMA does not assess the need for student accommodation. However, it is acknowledged that the university generates a need for student accommodation that the proposal would seek to meet.

The Housing Strategy and Enabling team have been consulted on the application and consider that there would not be a requirement for the university to provide affordable housing in line with the SHMA because the proposal would help meet the specialist housing need identified.

It is recognised that the proposal and provision of additional student accommodation on site would make an indirect contribution to the local housing market by absorbing part of the need that would otherwise have been met in the private rented sector. On this basis, the proposal is considered acceptable.

Impact on highways and parking

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.

The proposed accommodation blocks would be accessed via the existing vehicular access from Faulkner Road, as well as existing pedestrian and cycle routes.

The campus currently has 2 car parks: one to the north west of the campus (car park B) and one to the north east (car park A), adjacent to the public car park at The Hart.

The location of the accommodation blocks 4 and 5 would result in the loss of the north eastern section of car park B and a reduction of 137 parking spaces, giving a total provision of 252 spaces across the campus.

To seek to justify the reduced level of car parking, a detailed Travel Assessment has been submitted which assesses the current travel and parking behaviours of existing staff, students and visitors and the campus' requirements going forward. A Travel Plan was submitted in support of the application which details proposed measures for managing the car parking provision in car parks A and B as well as the implementation of sustainable transport measures to reduce the overall parking demand and environmental impact on site.

These measures include:

- The reconfiguration of car park B to include the demarcation of parking spaces (currently the spaces in car park B are unmarked leading to cars taking up more space than required).

- Defined parking spaces or areas for disabled, electric charging, full time car sharing and standard permit holders.
- Automatic number plate recognition cameras on exit and entry barriers to car park B.
- The reallocation of Leadership Team parking spaces in car park A to visitor/parking permit spaces.
- The implementation of a comprehensive campus wide travel plan to promote sustainability and mitigate the risk of displacement into the local area.

The County Highway Authority has assessed the proposal and has raised no objection subject to conditions and the securing of financial contributions towards sustainable transport improvements.

The County Highway Authority recommends that an appropriate legal agreement should be secured to provide financial payments for:

- public footpaths (No's 164 & 135) between the university and the residential area to the south of the A31 Farnham Bypass
- cycle route improvements on the Farnham Park Greenway, Hale Road, Farnborough Road and Weybourne Road, between the university and the residential area to the east of the town centre
- the future auditing and monitoring of the Travel Plan

The County Highway Authority has recommended conditions to be imposed to ensure the development is acceptable in relation to highway safety and sustainable transport. Conditions are also recommended to ensure the funding and procurement of a Public Transport Information Screen on the university campus (Conditions 4 to 11).

A condition is recommended with regard to the provision and agreement of a Construction Transport and Environmental Management Plan. It is a material consideration that this part of the proposal has already received approval pursuant to application DM/2018/0002 and this demolition can therefore take place without a Construction Transport and Environmental Management Plan. As such, this condition would specifically exclude the demolition of the existing Main Hall.

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.

Impact on Public Right of Way

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 92 runs across the UCA campus in a north-west to south east direction and is sited to the east of the existing Main Hall. The County Rights of Way Officer has been consulted on the proposal and has raised no objection but has provided guidance in the event of any approval. This guidance would be added as an informative in the event of an approval (Informative 2).

The proposal is 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 applicant has detailed that refuse storage would be provided for each of the 5 blocks with containers and storage capacity based on past information gained from the University's management of similar residential facilities. The bins would be stored in two proposed single storey stores referred to as the 'Upper' and 'Lower' bin stores on the submitted plans. The Council's Waste and Recycling Officer has assessed the application and considers that this approach will be adequate.

It noted that the applicant specifies 1100 litre bins for refuse and recycling. These bins must be flat lidded and comply with EN840-4. They should be black/grey for refuse and blue for recycling. The Council would provide communal 140 litre food waste bins for each block and 7 litre kitchen caddies (one for each room) to facilitate transfer of food waste to the communal bin.

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.

Noise

Paragraph 180 of the NPPF (2018) states that development should be appropriate for its location and seek to mitigate and reduce any potential adverse impacts resulting from noise.

A Noise Impact and Plant Noise Rating Limits Assessment by Mach Residential (April 2018) accompanies the application. This considers the ambient and background noise levels and assess the potential for noise impacts on existing residential properties and future occupiers from the proposed development.

The Council's Environmental Health Officer has assessed the application and recommended a pre-commencement condition requiring the submission and agreement of a Construction Management Plan. Conditions have also been recommended in respect of the protection of residents from noise should occupation of the proposed units commence prior to the completion of the development (Condition 5).

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

Air Quality and dust

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 located within an Air Quality Management Area (AQMA). The Council's Environmental Health Officer has assessed the application in terms of the impact on air quality and the production of dust. As the proposal would involve demolition and construction work it is considered that there is potential for emissions which would have an impact on local air quality. In light of this, Officers consider that it would be reasonable to attach a condition to any approval that requires the submission and agreement of a Construction Management Plan as well as conditions to prohibit the burning of waste (Condition 5).

The Council's Environmental Health Officer has noted that the proposal provides an opportunity to contribute to transport infrastructure improvements and support users of low and ultra low emission vehicles. A condition has been recommended requiring a scheme of Electric Vehicle charging points (Condition 10).

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.

Retained 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 Site Investigation Report by JUBB dated April 2018 accompanies the application. The report sets out that all measures concentrations of contaminants found during the investigation were below the relevant guidelines with the exception of two samples. The contamination potential of

the site is considered to be low risk and protective measurements are not required. The application is considered to be acceptable in this regard.

Archaeology

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 site is close to Farnham Castle and an Area of High Archaeological Potential around the historic centre of Farnham.

The applicant has submitted a desk based Archaeological Assessment which concludes that the site has the potential to contain archaeological remains from the prehistoric Roman periods and that further work is required to clarify whether archaeology is present. The County Archaeologist has been consulted on the application. The initial consultation response recommended a condition be attached to any approval requiring that the archaeological investigations are carried out prior to development commencing on site. During the course of the application process, the application submitted a Written Scheme of Investigation. This report was considered acceptable by the County Archaeologist and a condition is recommended requiring the development to incorporate and proceed on the basis of the recommendations set out within the report (Condition 12).

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 lies within Flood Zone 1 and is therefore located within an area which is of the lowest flood risk. As the site is over 1.0 ha, a Flood Risk Assessment by Evans Rivers and Coastal dated April 2008 was submitted.

The FRA outlines that the site is not susceptible to either tidal or fluvial flooding and that there is a very low risk of surface water flooding and from artificial sources.

In respect of surface water, the Lead Local Flood Authority have confirmed that they are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents and can recommend planning permission is granted subject to a number of conditions to under the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development. The proposal is considered acceptable on this basis (Conditions 14 and 15).

In terms of foul drainage, Thames Water has raised no objection to the scheme as sufficient capacity exists within the foul water sewage network.

As such, it is considered that the proposal will not result in an off-site flood risk impact. The application is considered acceptable on this basis. and artificial sources

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:

Future auditing and monitoring of travel plan	£6,150
Improvements to the public footpaths (nos. 164 and 135) between the university and the residential area to the south of the A31 Farnham Bypass.	£20,000
Cycle route improvements on the Farnham Park Greenway, Hale Road, Farnborough Road and Weybourne Road, between the university and the residential area to the east of the town centre.	£35,000
New iron stones on Castle Street	£32,550
Arts project, working with UCA, at the junction of the Maltings, Hawthorn Lodge and Long Bridge	
Town Centre yard signage	
Total	£93,700

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.

A signed and completed legal agreement has not been received. However, 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.

Effect on the Thames Basin Heaths 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 order for the development to be acceptable in planning terms, to comply with the Conservation of Habitats and Species Regulations 2017 and to 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 £111,537 (£85,860 towards a SANG and £25,677 towards SAMM).

The applicant has proposed a lower rate of SANG provision in accordance with the expected reduced occupancy rate of student residences compared to other kinds of residential development. As such, the proposal is not in accordance with the figures in the Waverley Borough Council Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy (July 2016).

The proposed contributions, as detailed in the 'Thames Basin Heaths SPA calculation' document (dated 30th May 2018), have been considered and

agreed by Natural England, and as such, it is considered that this document is an appropriate basis for provision of SANG contributions in this case.

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.

Whilst a Section 106 agreement has not yet been received, 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.

On the basis of the proposed mitigation, an Appropriate Assessment has been completed for this application. This has been reviewed by Natural England who has raised no objection subject to the relevant avoidance and mitigation measures being secured.

Subject to the applicant entering into a unilateral undertaking to secure the SPA 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.

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.'

In support of the proposed development the applicant submitted a 'Preliminary Ecological Appraisal' (April 2018) and an 'Arboricultural Implications Assessment' (April 2018). The Ecological Appraisal found that the trees and hedgerows close to the application site would be suitable for nesting birds. The birds most likely to be affected would be locally common garden birds and therefore any impacts would be at site level. The report concludes that the proposed zone of construction represents a poor foraging environment for bats thus the proposal would not result in any long-term changes to the environment. The likely presence of great crested newts is considered negligible. There is potential for the site to host badgers and hedgehogs at night but the report concludes that there should be no adverse impacts on these species should the basic mitigation measures be implemented.

Surrey Wildlife Trust was consulted on the application and has raised no concerns. However, they have recommended that, in the event of any approval, the developer should take action to ensure that development activities such as tree felling, vegetation or site clearance are timed to avoid the bird nesting season of early March to August inclusive. Surrey Wildlife Trust also considers that the development provides opportunities to restore or enhance biodiversity. The development should progress in line with the 'Mitigation Recommendations' of the submitted Ecological Appraisal to incorporate providing bird and bat boxes on or integral within the new buildings and tree planting to compensate for the loss of three trees scheduled for felling (Condition 16).

Subject to the conditions to secure the above mitigation, officers are satisfied that the proposal would be acceptable in respect of biodiversity such to accord with Policy NE1 of the Local Plan (Part 1) 2018.

Sustainability

Policy CC2 of the Local Plan 2018 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 proposed accommodation blocks have been designed and completed to meet the requirement of 110 litres of water per person per day, prior to the occupation of the accommodation.

Accessibility and Equalities Act 2010,

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.

Notwithstanding this, the supporting information which accompanies the application sets out how consideration has been given to the accessibility of the campus. The proposed landscaping and circulation around the site has looked to address the extensive level difference by incorporating gradual gradient changes. 3 of the proposed blocks would provide lift access to all floors and 6 accessible bedrooms are being proposed with 8 bedrooms for visually or aurally impaired students. Walkways around the blocks would be paved and therefore accessible by wheelchair users, and pavements 1800mm wide to allow wheelchair users to pass each other easily.

Crime and Disorder and Human Rights Implications

There are no implications for this application.

Third Party Representations

The comments raised by third parties have been carefully considered and the majority have been addressed in the report above. However, in addition Officers advise the following:

Officers note that concern is raised in respect of the design of the proposed development, however, design is a matter of planning judgement and whilst officers note the design of the proposal does not reflect the character of the wider Farnham area, given the site context, Officers are satisfied that the proposed design would be appropriate to site, its surroundings and for the

proposed use and would not result in material harm to neighbouring residential amenity.

The applicant has confirmed that they do not own the parcel of land to the north of the northern elevation of the proposed building. This land was sold by the University some time ago. As such, the proposal is not associated with that parcel of land. This has been corrected with an amended plan.

It is acknowledged that the construction process can lead to disruption, in this case the key impact raised by third parties would be car parking provision however any impacts would be transient and could be managed through a Construction Management Plan. A condition securing this is recommended to be attached to any approval.

The applicant sets out that the proposed accommodation is to provide on-site lodgings for the existing number of students, and does not seek permission for any increase in teaching / academic space as part of this application.

The concerns raised by third parties are not considered to justify refusal of the application.

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 a net gain of 217 on-site bedrooms for UCA students which would meet a recognised housing need in the Borough.

The proposed design is considered acceptable and would provide an adequate standard of accommodation, amenity space and facilities for future residential occupants on the campus. There would be some loss of light and outlook to a small number of existing on site units, however this is not considered to result in material harm so significant to warrant refusal of the application.

There would be no material harm with regard to residential amenity to any external neighbouring occupiers.

The proposal would not result in harm to and would preserve the character of the Conservation Area. The proposal would not have an unacceptable effect on the SPA, subject to the required mitigation being secured via a legal agreement.

Whilst the proposal would result in a loss of on-site car parking, the Highway Authority is satisfied that the scheme would not have a severe impact on the surrounding highway network and has raised no objection, subject to financial payments for sustainable transport improvements in Farnham Town Centre and conditions.

On this basis, the proposal is considered to be in accordance with the Development Plan, 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 environmental improvements, contributions to SANG at Farnham Park, recycling containers, travel plan and off-site highways improvements and subject to conditions and informatives, permission be GRANTED.

Conditions

1. Condition:

The plan numbers to which this permission relates are:

FCSR PAW A XX XX DR SL 0501 REV 3
FCSR PAW A XX XX DR SL 0502 REV 5
FCSR PAW A XX XX DR SE 0501 REV 1
FCSR PAW A XX XX DR EL 0560 REV 1
FCSR PAW A XX XX DR SL 0560 REV 1
FCSR PAW A XX 10 DR GA 0560 REV 1
FCSR PAW A XX XX DR GA 0501 REV 2
FCSR PAW A XX XX DR EL 0501 REV 3
FCSR PAW A XX XX DR SE 0502 REV 3
FCSR PAW A XX XX DR GA 0502 REV 2
FCSR PAW A XX XX DR SL 0503 REV 5
FCSR PAW A XX XX DR SE 0504 REV 2
FCSR PAW A XX XX DR SL 0504 REV 8
FCSR PAW A V1 XX DR GA 0510 REV 2
FCSR PAW A V1 XX DR GA 0511 REV 2
FCSR PAW A V1 XX DR GA 0512 REV 2
FCSR PAW A V2 XX DR GA 0510 REV 2
FCSR PAW A V2 XX DR GA 0511 REV 2
FCSR PAW A V2 XX DR GA 0512 REV 2
FCSR PAW A V3 XX DR GA 0510 REV 2
FCSR PAW A V3 XX DR GA 0511 REV 2
FCSR PAW A V3 XX DR GA 0512 REV 2
FCSR PAW A V4 XX DR GA 0510 REV 2
FCSR PAW A V4 XX DR GA 0511 REV 2
FCSR PAW A V5 XX DR GA 0510 REV 2
FCSR PAW A V5 XX DR GA 0511 REV 2
FCSR PAW A V1 XX DR EL 0520 REV 3
FCSR PAW A V2 XX DR EL 0520 REV 3
FCSR PAW A V3 XX DR EL 0520 REV 3
FCSR PAW A V4 XX DR EL 0520 REV 3
FCSR PAW A V5 XX DR EL 0520 REV 3
FCSR PAW A XX XX DR VS 0542 REV 3
FCSR PAW A XX XX DR VS 0543 REV 3
FCSR PAW A XX XX DR VS 0547 REV 1
FCSR PAW A XX XX DR VS 0548 REV 1
FCSR PAW A V1 XX DR SE 0530 REV 2
FCSR PAW A V2 XX DR SE 0530 REV 2
FCSR PAW A V3 XX DR SE 0530 REV 2
FCSR PAW A V4 XX DR SE 0530 REV 2
FCSR PAW A V5 XX DR SE 0530 REV 2
FCSR PAW A XX XX DR VS 0544 REV 1
FCSR PAW A XX XX DR VS 0545 REV 1
FCSR PAW A XX XX DR VS 0546 REV 1

18401-TLP-101 dated 8 Aug 2018

18401-TLP-102 dated 8 Aug 2018

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

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018.

2. Condition:

No development (excluding works below ground level and demolition) 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 Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018. This is a pre commencement condition because the materials go to the heart of the permission.

3. Condition:

The landscaping scheme hereby approved shall be carried out strictly in accordance with the agreed details (plan no. 18401-TLP-101 and 18401-TLP-102) and shall be carried within 24 months of first occupation of the student residences hereby approved. 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 Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan,

Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018.

4. Condition:

The car park shall be laid out in accordance with the approved plans within 24 months of first occupation of the student residences hereby approved. 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 and in recognition of Section 9 "Sustainable Transport" in the NPPF 2018.

5. Condition:

No development (excluding demolition) shall commence until a Construction Transport and Environmental Management Plan, to include:

- a) Details of parking for UCA and construction vehicles of site personnel, operatives and visitors
- b) Details of loading and unloading of plant and materials
- c) Details of storage of plant and materials
- d) A programme of works (including measures for traffic management)
- e) Details of vehicle routing
- f) Details of measures to prevent the deposit of materials on the highway
- g) Measures that ensure that no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, on the highway network during these times.
- h) Details of on-site turning for construction vehicles
- i) Measures to minimise the noise and vibration (including for existing neighbouring and future occupiers) 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)
- j) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- k) Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate

- l) Details of wheel washing facilities
 - m) Measures to control the emission of dust and dirt during construction
 - n) Details a scheme for recycling/disposing of waste resulting from demolition and construction works
 - o) Measures to ensure that there will be no burning of any waste or other materials on the site
 - p) Measures to ensure that all vehicles, plant and machinery used on site and those under the applicant's control moving to and from the site emit reversing warning noise, using white noise alarms as opposed to single tone "bleeping" alarms throughout the operation of the development hereby permitted
- has been submitted to and approved in writing by the Local Planning Authority in consultation with the Council's Environmental Health Officer. 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 in the interest of the character and amenity of the area, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002, Policies TD1 and ST1 of the Local Plan Part 1 2018 and the NPPF 2018.

6. Condition:

All works associated with the demolition of Main Hall shall be conducted in accordance with the Method Statement & Risk Assessment (May 2018), Demolition Logistics Plan (May 2018) and Pre-Construction Site Waste Management Plan (May 2018), including compliance with site working hours.

Reason:

In the interest of the character and amenity of the area in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan Part 1 2018.

7. Condition:

Prior to first occupation of the proposed development a Car Park Management Plan (to include both the interim arrangements and the arrangements once the car park has been laid out in accordance with the details required by Condition 4) shall be submitted to and approved in writing by the Local Planning Authority, in general accordance with

Section 8 of Velocity Transport Planning's Transport Statement (dated April 2018).

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 in recognition of Section 9 "Sustainable Transport" in the NPPF 2018.

8. Condition:

Prior to first occupation of the proposed development a Travel Plan, in general accordance with the draft Travel Plan (dated April 2018) shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall then be fully implemented within 3 months of first occupation of the proposed development and thereafter the Travel Plan shall be monitored, reviewed and updated 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, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and in recognition of Section 9 "Sustainable Transport" in the NPPF 2018.

9. Condition:

The development hereby approved shall not be first occupied unless the 126 new secure cycle parking spaces have been provided 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 the interest of the character and amenity of the area and in order that the development should maximise opportunities for promoting sustainable transport, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policies TD1 and ST1 of the Local Plan Part 1 2018 and in recognition of Section 9 "Sustainable Transport" in the NPPF 2018.

10. Condition:

The upgraded car park shall not be brought into use until parking spaces have been provided with Electric Vehicle Fast Charge Sockets

in accordance with a scheme submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason:

In the interest of the character and amenity of the area and in order that the development should maximise opportunities for promoting sustainable transport, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policies TD1 and ST1 of the Local Plan Part 1 2018 and in recognition of Section 9 "Sustainable Transport" in the NPPF 2018.

11. Condition:

Prior to first occupation a Public Transport Information Screen shall be installed on the university campus, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter retained.

Reason:

In order that the development should maximise opportunities for promoting sustainable transport, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policies TD1 and ST1 of the Local Plan Part 1 2018 and in recognition of Section 9 "Sustainable Transport" in the NPPF 2018.

12. Condition:

Prior to the commencement of development (excluding demolition), the methodology and recommendations set out within the 'Written Scheme of Investigation for Archaeological Evaluation, dated 8 August 2018, prepared by Wessex Archaeology shall be implemented. A report will be prepared at the conclusion of the works and sent to SCC and deposited in the Historic Environment Record.

Reason:

In the interests of preserving the archaeology of the site in accordance with Policy HE14 of the Waverley Borough Local Plan 2002.

13. 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).

14. Condition:

The installation of each stage of the sustainable drainage system 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 for each stage of the design (car park catchment and student residential blocks catchment). 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) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+20% allowance for climate change) storm events, 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 2.3l/s for the car park catchment and 4l/s for the residential blocks catchment (as per the SuDS pro-forma or otherwise as agreed by the LPA).

b) 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.).

c) 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.

d) Details of drainage management responsibilities and maintenance regimes for the drainage system.

e) 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 national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site and in accordance with Policy CC4 of the Waverley Local Plan Part 1 (2018).

15. Condition:

Prior to the first occupation of the student residences or each phase of the upgraded car park being brought into use, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority for the relevant part of the development being brought into occupation or use. 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 and in accordance with Policy CC4 of the Waverley Local Plan Part 1 (2018).

16. Condition:

The development should progress in line with the 'Mitigation Recommendations' of the submitted Ecological Appraisal to incorporate providing bird and bat boxes on or integral within the new buildings and tree planting to compensate for the loss of three trees scheduled for felling.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan Part 1 2018.

Informatives

1. 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).
2. The developer is advised that (Public Footpath Numbers 7, 86, 87 & 92 cross the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation. Any proposed site works affecting a public right of way should follow the guidance provided by Surrey County Council's Rights of Way Officer in the letter dated 25 June 2018.

3. 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.
4. 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.
5. The 1100 litre bins to be provided for refuse and recycling must be flat lidded, comply with EN840-4 and be black/grey for refuse and blue for recycling.
6. Waverley Borough Council will supply 1 x 140 communal food waste bin for each store and 217 7 litre kitchen caddies (one for each room) to facilitate transfer of food waste to the communal bin.
7. 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.
8. 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.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

If there are any further queries please contact the Sustainable Drainage and Consenting team via SUDS@surreycc.gov.uk. Please use our reference number in any future correspondence.

9. 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.

10. This development offers opportunities to restore or enhance biodiversity and such measures will assist the Local Authority in meeting the above obligation and also help offset any localised harm to biodiversity caused by the development process.
11. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2018.
12. The applicant is reminded that the proposed signage to the accommodation blocks will require a separate planning permission.

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 for the following reasons:

1. In the absence of an appropriate legal agreement to secure a programme of public footpath 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 2018.
2. In the absence of an appropriate legal agreement to secure appropriate planning infrastructure contributions towards 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, Policy FNP32 of the Farnham Neighbourhood Plan (2017) and paragraph 8 of the NPPF 2018.
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 paragraph 175 of the National Planning Policy Framework 2018.