

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

E-mail: ema.dearsley@waverley.gov.uk

Direct line: 01483 523224

Date: 28 February 2020

Membership of the Joint Planning Committee

Cllr Richard Cole (Chairman)	Cllr John Gray
Cllr David Beaman (Vice Chairman)	Cllr Val Henry
Cllr Brian Adams	Cllr George Hesse
Cllr Peter Clark	Cllr Daniel Hunt
Cllr Carole Cockburn	Cllr Peter Isherwood
Cllr Steve Cosser	Cllr Anna James
Cllr Martin D'Arcy	Cllr Jacquie Keen
Cllr Kevin Deanus	Cllr John Neale
Cllr Sally Dickson	Cllr Peter Nicholson
Cllr Brian Edmonds	Cllr Liz Townsend
Cllr David Else	Cllr George Wilson
Cllr Paul Follows	

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 Wednesday, 4 March 2020 to enable a substitute to be arranged.

Dear Councillor

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

DATE: WEDNESDAY, 11 MARCH 2020

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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Please be advised that there is limited seating capacity in the Public Gallery; an overflow room will be available where possible. This meeting will be webcast and can be viewed by visiting www.waverley.gov.uk/webcast.

NOTES FOR MEMBERS

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

AGENDA

1. **MINUTES**

To confirm the Minutes of the Meeting held on 27 November and 17 December 2019 (to be laid on the table half an hour before the meeting).

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

To receive apologies for absence.

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

Members are advised that in order for a substitute to be arranged, a Member must give four clear working days notice of their apologies. For this meeting, the latest date apologies can be given for a substitute to be arranged is 4 March 2020.

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 is 4 March 2020 at 5pm.

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 is 4 March 2020 at 5pm.

6. PERFORMANCE AGAINST GOVERNMENT TARGETS

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. A1 - WA/2019/0370 - WOODSIDE PARK, CATTESHALL LANE, GODALMING
(Pages 5 - 22)

Application under section 73 to remove condition 22 of WA/2018/1336 (to allow for provision of a locally equipped area of play to be provided elsewhere).

Recommendation

That, subject to the prior completion of a legal agreement (to secure carryover of the obligations from the original consent and update the obligation to maintain the LEAP), conditions 1-22 and informativeS 1-22, permission be GRANTED

8. B1 - WA/2019/0316 - WOODSIDE PARK, CATTESHALL LANE, GODALMING
(Pages 23 - 36)

Development of a Locally Equipped Area for Play including associated hard and soft landscaping

Recommendation

That, subject to conditions 1-11 and informatives 1-2, permission be GRANTED

9. B2 - WA/2019/1171 - WEST SIDE OF GREEN LANE, BADSHOT LEA (Pages 37 - 98)

Approval of reserved matters: layout, scale, appearance and landscaping following outline permission granted under WA/2015/2283 for the erection of

up to 105 dwellings (including 32 affordable) together with associated works (as amplified by drainage information received 08/08/2019 and 12/08/2019; as amended by plans and information received 20/09/2019 and 07/11/2019 and plans and information received 27/01/2020) at Land Centred Coordinates 485710 148770

Recommendation

That, the Reserved Matters of Layout, Scale, Landscaping and Appearance be APPROVED, subject to conditions 1-9, informatives 1-6 and a S106 agreement to secure a deed of variation to the original legal agreement to amend and secure the provision of: 30% on site affordable housing; amendments to the open space obligations, amended contributions towards SANG, education infrastructure.

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**

Agenda Item 7.

A1 WA/2019/0370

Application under section 73 to remove condition 22 of WA/2018/1336 (to allow for provision of a locally equipped area of play to be provided elsewhere)

Committee:	Joint Planning Committee
Meeting date:	11/03/2020
Applicant:	Crest Nicholson Operations Limited
Ward:	Godalming Central and Ockford
Case Officer:	Kate Edwards

RECOMMENDATION

That, subject to the prior completion of a legal agreement (to secure carryover of the obligations from the original consent and update the obligation to maintain the LEAP), conditions and informative, permission be GRANTED

1. Summary

The application has been brought before the Joint Planning Committee as it is outside of the scheme of officer delegation.

The planning balance assessment concludes that the development is in accordance with the development plan and recommends that planning permission be granted.

2. Location Plan



4. Site description

- The application site is located to the south of Catteshall Lane and is indicated by the red line shown on the above site plan.
- It slopes up significantly from the north to the south.
- The site has recently been cleared of all buildings pending redevelopment (other than the ambulance station which is still in use).

5. Proposal

The application seeks to remove condition 22 of WA/2018/1336 to allow the Locally Equipped Area of Play (LEAP) associated with the development to be provided elsewhere.

The application is procedural. It does not propose to remove the LEAP altogether, and instead seeks an amendment to the detailed wording of the relevant condition to allow the provision to be off site rather than on site.

A Deed of Variation to the original legal agreement is required in association with this application to ensure, should consent be granted, that the original obligations are attached to the consent. The provision to secure the maintenance of the LEAP also need to be updated to reflect an off-site location.

6. Relevant Planning History

There is a significant amount of planning history in relation to the wider Woodside Park site (i.e. the red line and blue line land), the most relevant of which is:

WA/2019/0370	Concurrent application for a Locally Equipped Area of Play including associated hard and soft landscaping	For concurrent determination at Joint Planning Committee on 11/03/2020.
WA/2018/1675	Reserved matters application pursuant to outline consent granted under WA/2016/1418 for the blue line land for the erection of 100 dwellings (including 17 affordable units) together with the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above together with associated	Permission refused 02/10/2019

	works. In conjunction with application WA/2018/1336 to vary the conditions of the outline consent and application WA/2018/1614 for a new access to the site (as amended by plans received 09/01/2019)	
WA/2018/1336	Application under section 73 to change condition 3 of consent WA/2016/1418 to allow revised means of access to the site.	Outline consent 21 November 2018
WA/2016/1419	Change of use of land ancillary to existing commercial park to open space.	Full permission 26 May 2017
WA/2016/1418	Outline application for the blue line land for the erection of up to 100 dwellings, including 17 affordable, together with associated amenity/play space; the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above. The consent related to the means of access only and all other matters were reserved. An indicative scheme was, however, submitted.	Outline consent 26 May 2017

7. Planning Policy Constraints

Designated site for housing

Green Belt

Ancient Woodland 500m buffer

Godalming Hillside

Area of Great Landscape Value (AGLV)

Wealden Heaths I SPA 5km zone

Godalming and Farncombe Neighbourhood Plan Area

8. Development Plan Policies and Guidance

The relevant Development Plan policies comprise:

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1 – Presumption in Favour of Sustainable Development, TD1 – Townscape and Design, NE1 – Biodiversity and Geological Conservation

- Waverley Borough Local Plan 2002 (retained policies February 2018): D1 – Environmental Implications of Development, D4 – Design and Layout
- Godalming and Farncombe Neighbourhood Plan 2019 – GOD16 – outdoor sport and play, GOD5 – design

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

Other guidance:

The National Planning Policy Framework 2019 (NPPF)

The National Planning Practice Guidance 2014 (NPPG)

Residential Extensions Supplementary Planning Document 2010 (SPD)

9. Consultations and Town Council Comments

Town/Parish Council	No comments received.
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10. Representations

7 letters of objection have been received. The reasons for objection are:

- the removal of the LEAP would remove a benefit for the local community
- the housing site is too dense
- no justifiable reason to remove the LEAP

11. Planning Considerations

11.1 The planning history and background

The application proposes a variation to the original outline consent for the site and is procedural only. The sole material consideration is whether the principle of providing the LEAP off site rather than on site is acceptable.

This application is not for approval of Reserved Matters, and does not seek to address the refusal reasons of the reserved Matters application refused in 2019. A revised reserved matters application has been received by the Council, but it is currently invalid, pending the determination of this application. This will be subject to a separate determination process.

An offsite location has been identified for the LEAP and is scheduled for concurrent determination by committee on 11th March 2020. It is, however, noted that the merits

of that application are not material to the determination of this section 73 application. This application seeks provision “off-site” rather than specifically in the location detailed in the concurrent application.

The principle of development was established by the granting of planning permission WA/2016/1418 and subsequently previous section 73 application WA/2018/1336. Whilst the applicant is applying for a variation of Condition 22 of permission WA/2018/1336, under Section 73 of the Town and Country Planning Act 1990 (as amended), the proposal is, in effect, a fresh application for the entire development, albeit with a variation to that original condition.

In considering the current application officers have been mindful of any material changes in planning circumstances since the granting of that original permission, including the adoption of the revised National Planning Policy Framework in 2019, the adoption of Local Plan Part 1 in 2018 and the adoption of the Godalming and Farncombe Neighbourhood Plan in 2019. Officers also note that there has been a material change in site circumstances since that application, given that the majority of buildings have now been demolished.

However, it is a highly material planning consideration that there is an existing permission which could be implemented on site. Members are advised that it would be inappropriate and unreasonable to revisit the principle of the entire development. Section 73 of the Town and Country Planning Act 1990 (as amended) only allows consideration of the conditions which should be attached to a consent, rather than whether consent is granted.

Notwithstanding the changes in circumstances outlined above, Officers consider that the assessment made under WA/2016/1418 and WA/2018/1336 with regards to the following issues would not be affected by the variation of this condition, and the original assessments and conclusions on these issues remain:

- Impact on Green Belt
- Impact on visual amenity and AGLV
- Impact on residential amenity
- Impact on Trees
- Loss of Suitably Located Industrial and Commercial Land
- Housing Land Supply
- Housing Mix and Density
- Affordable Housing and Viability
- Impact on Godalming Hillsides
- Highways considerations
- Biodiversity
- Land Contamination

- Archaeological considerations
- Flooding and Drainage
- Infrastructure contributions
- Crime and Disorder
- Environmental Impact Regulations 2017

11.2 The acceptability of the proposal to provide the LEAP off site in principle

Policy GOD16 relates to the provision of play facilities for children and young people but refers specifically to these provisions in wards which are considered to notably deficient at present, which are Ockford Ridge, Farncombe and Charterhouse. As the proposal is not in any of these wards it cannot be directly applied to development on the Woodside Park site.

However, Policy Policy ICS1 of the Local Plan (Part 1) 2018 states that “Infrastructure necessary to support new development must be provided either on or off site as a requirement of planning conditions or by the payment of financial contributions...”. Policy LRC1 states that “Proposals for new residential development will be expected to make provision for playspace having regard to the Fields in trust standards as set out in Table 1.” Table 1 identifies that residential development of more than 10 but less than 201 dwellings should provide a Local Equipped Area of Play with a 20m buffer zone from habitable rooms and a 400m walking guideline from dwellings. The table does not specify that the provision must be on site.

The Fields in Trust document “Guidance for outdoor sport and play – Beyond the six acre standard” indicates that the walking guidelines are in place to ensure the provision of facilities in accessible locations, with 400m identified as akin to a 5 minute walk.

The Woodside Park housing site (i.e. the red line land) is 162m north to south by 129m east to west. On the basis, if the LEAP were to be provided off site it could still be considered accessible and in accordance with the guidance. For background information, the concurrent LEAP proposal to the south would be a maximum of 162m from dwellings at the lowest part of the site on Cattershall Lane. The provision of the LEAP in an off-site location would allow the provision of suitable buffer zones around the development, to protect the privacy of future occupiers and prevent nuisance noise pollution. This was not the case with the previous outline scheme where an indicative location for the LEAP was identified on site. As an allocated housing site in a central urban location there is a need to ensure efficient use of land and the provision of the LEAP and large buffers to it off site is appropriate.

On this basis, the principle of providing the LEAP off site is considered acceptable.

12. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, it is recommended that planning permission is granted.

Recommendation

That permission be GRANTED subject to the prior completion of a legal agreement and the following conditions and informatives:

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. landscaping; and
4. appearance.

The reserved matters shall be carried out as approved. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

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 relates 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

The plan numbers to which this permission relates are: P/26 (Ambulance Block), 2624-A-1001-B (Location Plan), 2624-A-1401-D (Existing Block Plan) and 2624-A-1402-D (Proposed Site Plan) in so far as it relates to site access points. 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 Waverley Borough Local Plan 2002.

4. Condition

The development hereby approved shall not be first occupied unless and until the existing access from the site to Catteshall Lane made redundant as a result of the development has been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

5. Condition

The development hereby approved shall not be first occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority 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

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

6. Condition

The construction activities and logistics shall take place entirely in accordance with the details previously approved pursuant to the discharge of condition 6 of consent WA/2018/1336 – namely the Construction Transport and Environmental Management Plan by SK Transport Planning Reference SK217106_CMP 04 dated 21 June 2019.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

7. Condition

No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have been provided in accordance with the Construction Transport and Environmental Management Plan by SK Transport Planning dated March 2019 (submitted

pursuant to discharge of condition 7 of WA/2018/1336) 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

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

8. 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 for:

- (i) The secure parking of bicycles within the development site.
- (ii) Providing safe routes for pedestrians / cyclists to travel within the development site.
- (iii) Electric Vehicle Charging Points in accordance with Surrey County Council's Car Parking Guidance.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

9. Condition

The development hereby approved shall not be first occupied unless and until a Travel Plan Welcome Pack (to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, amenities and community facilities) has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Thereafter the agreed Travel Plan Welcome Pack shall be issued to the first time occupier of each residential dwelling and staff/visitors associated with B1 and D1 uses.

Reason

To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2018.

10. 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. Those details shall include:

- a) A design that satisfies the SuDS Hierarchy and includes a design that either discharges to pond / watercourse or goes to sewer with reasons showing that discharge to watercourse is not feasible.
- 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) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40% 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
- d) Details how of how the orifice plate / discharge mechanism offsite will be protected from blockage
- e) Details of management and Maintenance regimes and responsibilities for all drainage elements
- f) Details of how exceedance events will be managed.

Reason

To ensure the design meets the technical standards for SuDS and the final drainage design does not increase flood risk on or off site, and to accord with Policy CC4 of the Local Plan 2018 (Part 1) and retained Policy D1 of the Local Plan 2002. This is a pre commencement condition as it goes to the heart of the matter.

11. 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 Urban Drainage System has been constructed as per the agreed scheme.

Reason

To ensure the Sustainable Drainage System is designed to the technical standards and to accord with Policy CC4 of the Local Plan 2018 (Part 1) and retained Policy D1 of the Local Plan 2002.

12. Condition

Prior to commencement of development, other than that required to be carried out as part of an approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a verification report demonstrating the effectiveness of the approved remediation works which have previously been completed in accordance with the remediation works details previously approved pursuant to the discharge of condition 12 of consent WA/2018/1336, which are the Cattershall Lane Remediation Strategy and Verification Plan by Hydrock (dated 12 July 2019); Updated Desk Study and Ground Investigation by Hydrock (dated November 2018) and the Post Demolition Investigation by Hydrock (dated 20th June 2019).

Reason

In the interests of the amenities of the area, in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002. This is a pre commencement condition as the matter goes to the heart of the permission.

13. 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 Condition 1, 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, undertaken in the manner set out in Condition 12 (a) of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 12 (b).
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 12 (c)

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 Local Plan 2002.

14. Condition

If the residential properties are to be completed and occupied prior to the development being finished as a whole, a scheme to protect those occupants from noise and vibration shall be submitted to and approved in writing by the Local Planning Authority

Reason

To protect residential amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002

15. Condition

Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment (including fans, ducting and external openings), compressors, generators or plant or equipment of a like kind, installed within the commercial buildings which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall

not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises.

Reason

To protect residential amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002

16. Condition

No machinery or plant shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 08:00 - 18:00 Monday - Friday, 08:00 - 13:00 on Saturdays, nor at any time on Sundays and Public Holidays.

Reason

To protect residential amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002

17. Condition

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

Reason

To protect residential amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002

18. Condition

The construction processes and external lighting of the site shall only take place entirely in accordance with the details approved pursuant to the discharge of condition 18 on consent WA/2018/1336, namely –

- The Kirium Pro range lighting brochure prepared by DW Windsor dated February 2017;
- The Outdoor Lighting Report prepared by DW Windsor dated 6 March 2019;
- The Construction Transport and Environmental Management Plan dated 21 June 2019 Rev 4 SK217106_CMP
- The Construction Transport and Environmental Management Plan dated 20 August 2019 Rev 5 SK217106_CMP.

The development should be carried out in strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation. No floodlights or other forms of external lighting shall be installed at the premises without the prior permission in writing of the local planning authority.

Reason

To protect residential amenity in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it involves the construction process.

19. Condition

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with "The Written Scheme of Investigation for Historic Building Recording and Health and Safety Risk Assessment Method Statement" by CgMs Heritage dated December 2018 and the "Building Historic Record" by CgMs Heritage dated February 2019 (details submitted pursuant to discharge of condition of consent WA/2018/1336).

Reason

In the interests of preserving the archaeology of the site in accordance with Policy HA1 of the Local Plan 2018 (Part 1) and retained Policy HE15 of the Waverley Borough Local Plan 2002. This is a pre commencement condition as it goes to the heart of the permission.

20. Condition

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels and finished floor levels of the development hereby permitted. The development shall be carried out in strict accordance with the approved details.

Reason

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

21. Condition

The development shall be undertaken in full accordance with Section 4 'Recommendations and Mitigation' of the Ecological Constraints and Opportunities Assessment carried out by enims dated June 2014 (submitted under WA/2016/1418).

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 2018 (Part 1).

22. Condition

The development hereby approved shall not be first occupied unless and until a detailed scheme for the specification, delivery and management of an off-

site Locally Equipped Area of Play (LEAP) has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the LEAP has been provided in accordance with the specified details. The development shall thereafter be carried out in accordance with the approved details.

Reason

In the interests of residential amenity and to provide for appropriate play space in accordance with Policies LRC1 and TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.
3. 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.
4. 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.
5. 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.
6. 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.

7. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
8. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>.
9. 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.
10. 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).
11. 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.
12. 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.
13. 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>

14. 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.
15. 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.
16. It is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of 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 08000093921.
17. Thames water expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expects the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 0203 577 9843.
18. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
19. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service on 01483 523393.
20. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or

construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley. The granting of this planning permission does not indemnify against statutory nuisance action being taken should substantiated noise or dust complaints be received. For further information please contact the Environmental Health Service on 01483 523393.

21. An application may be required under the building regulations to cover issues such as drainage, ventilation to kitchens and bathrooms, provision for means of escape in case of fire and sound insulation between lettings.
22. 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.

WA/2018/1336

No variation from the deposited plans and particulars will be permitted unless previously authorised by Waverley Borough Council. The permission hereby granted relates only to that which may be necessary under the Town and Country Planning Act 1990. Consent under the Building Regulations may also be necessary.

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Agenda Item 8.

B1 WA/2019/0316

Development of a Locally Equipped Area for Play including associated hard and soft landscaping at Woodside Park, Catteshall Lane, Godalming

Committee: Joint Planning Committee
Meeting date: 11/03/2020
Applicant: Crest Nicholson Operations Limited
Ward: Godalming Central and Ockford
Case Officer: Kate Edwards

RECOMMENDATION

That, subject to conditions and informative, permission be GRANTED

1. Summary

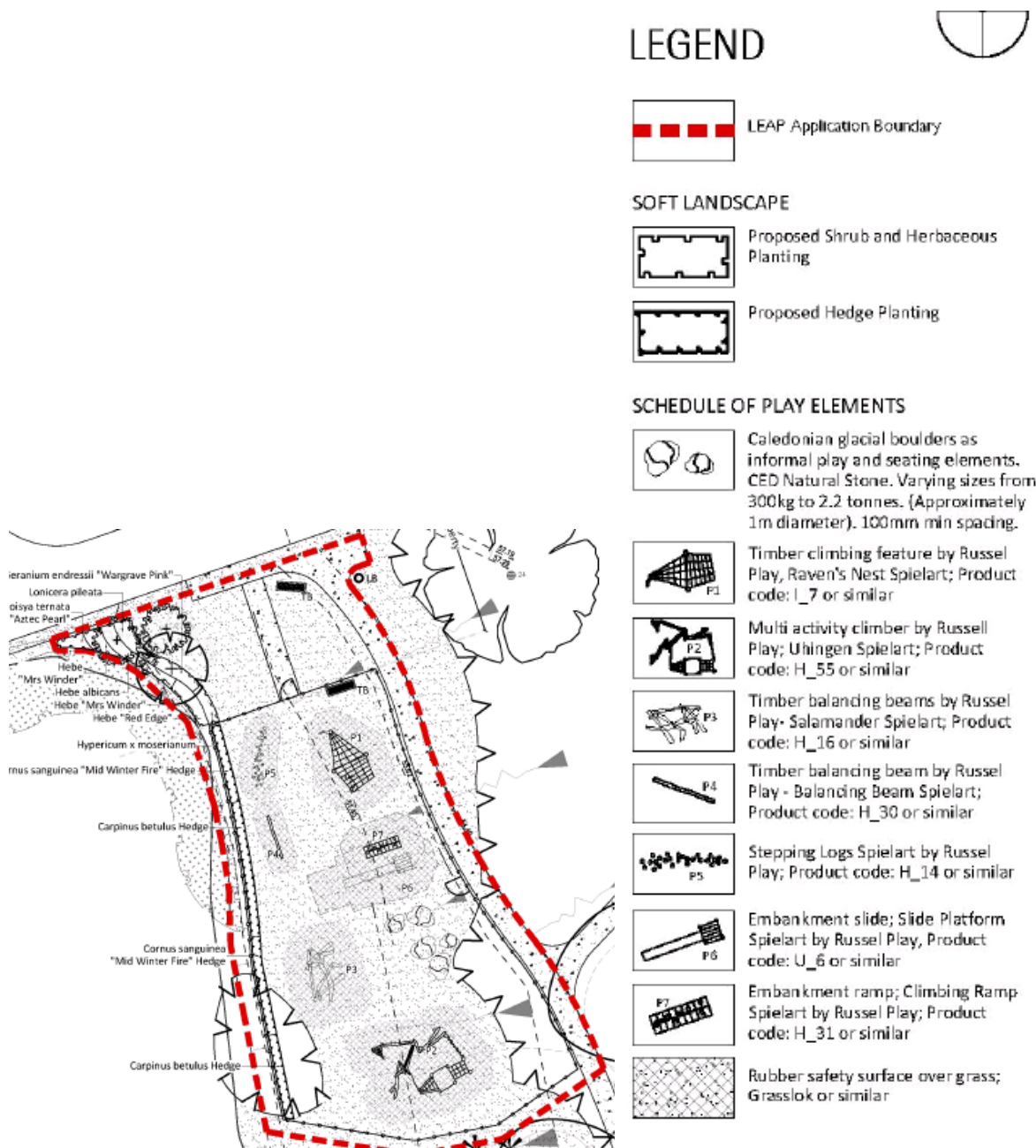
The application has been brought before the Joint Planning Committee as it was previously deferred at the meeting on 25/09/2019.

The planning balance assessment concludes that the development is in accordance with the development plan and recommends that planning permission be granted.

2. Location Plan



Block Plan



4. Site description

- The application site is located to the immediate south of the Woodside Park development site (to the south of Catteshall Lane). It is under the same ownership.
- It currently comprises undesignated woodland.
- The land has a significant incline to the east, whilst there is a lake located to the immediate west.

- The adjacent Woodside Park site has recently been cleared of all buildings pending redevelopment (other than the ambulance station which is still in use).
- There are no other immediate neighbours to the site.

5. Proposal

Full planning permission is sought for the provision of a Locally Equipped Area of Play (LEAP). The area would contain timber play equipment, including stepping logs, balancing beams and climbing features.

6. Relevant Planning History

There is a significant amount of planning history in relation to the wider Woodside Park site (i.e. the red line and blue line land), the most relevant of which is:

WA/2019/0370	Concurrent application under section 73 to remove condition 22 of WA/2018/1336 (the extant outline consent) to allow the provision of a LEAP elsewhere than within the red line of the application site.	For concurrent determination at Joint Planning Committee on 11/03/2020.
WA/2018/1675	Reserved matters application pursuant to outline consent granted under WA/2016/1418 for the blue line land for the erection of 100 dwellings (including 17 affordable units) together with the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above together with associated works. In conjunction with application	Permission refused 02/10/2019

	<p>WA/2018/1336 to vary the conditions of the outline consent and application</p> <p>WA/2018/1614 for a new access to the site (as amended by plans received 09/01/2019)</p>	
WA/2018/1336	<p>Application under section 73 to change condition 3 of consent WA/2016/1418 to allow revised means of access to the site.</p>	<p>Outline consent</p> <p>21 November 2018</p>
WA/2016/1419	<p>Change of use of land ancillary to existing commercial park to open space.</p>	<p>Full permission</p> <p>26 May 2017</p>
WA/2016/1418	<p>Outline application for the blue line land for the erection of up to 100 dwellings, including 17 affordable, together with associated amenity/play space; the erection of a building to provide a community use (Use Class D1) at ground floor level with office (Use Class B1) above. The consent related to the means of access only and all other matters were reserved. An indicative scheme was, however, submitted.</p>	<p>Outline consent</p> <p>26 May 2017</p>

7. Planning Policy Constraints

Green Belt

Ancient Woodland 500m buffer
 Godalming Hillsides
 Area of Great Landscape Value (AGLV)
 Wealden Heaths I SPA 5km zone
 Godalming and Farncombe Neighbourhood Plan Area

8. Development Plan Policies and Guidance

The relevant Development Plan policies comprise:

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): *SP1 – Presumption in Favour of Sustainable Development, TD1 – Townscape and Design, NE1 – Biodiversity and Geological Conservation*
- Waverley Borough Local Plan 2002 (retained policies February 2018): *D1 – Environmental Implications of Development, D4 – Design and Layout*
- *Godalming and Farncombe Neighbourhood Plan 2019 – GOD16 – outdoor sport and play, GOD5 – design*

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

Other guidance:

The National Planning Policy Framework 2019 (NPPF)
 The National Planning Practice Guidance 2014 (NPPG)
 Residential Extensions Supplementary Planning Document 2010 (SPD)

9. Consultations and Town Council Comments

Town/Parish Council	No comments received.
Natural England	Correspondence received stating that Natural England has no comments to make on the application and referring to standard advice.
Surrey Wildlife Trust	Recommendations made with regards to measures for the protection of breeding birds, badgers and bats. The arboricultural report indicates that 6 trees and a thicket of predominately Laurel shrub are proposed to be removed for the development of the LEAP area. These trees are part of a wildlife corridor identified by Natural

	<p>England as Habitat of Principal Importance (Deciduous Woodland). However, due to the limited extent of the habitat loss.....it could be adequately compensated through compensatory planting of native tree species (one oak and another 5 native tree species), a native species hedge and the appropriate management of the adjacent Deciduous Woodland.</p> <p>Recommends precautionary working to ensure no contaminated run off from the site into the lake.</p>
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10. Representations

Neighbour notification letters were sent on 07/03/2019.

1 letter in support has been received. It describes the following reasons for support and makes other comments/requests –

- The submitted documents demonstrate a considered play area as part of a nicely landscaped woodland path/area
- Detail should be provided with regards to maintenance
- No engaging elements for children under three – could swings be incorporated?

11. Planning Considerations

11.1 The planning history

The application is for consent for a Locally Equipped Area of Play and should be considered on a standalone basis. The acceptability of previous and future proposals for the allocated housing site is not, therefore, a material consideration in relation to this application.

The Reserved Matters application which was refused in 2019 relates to a different development on a different parcel of land and this application does not seek to address the refusal reasons of that application. A new reserved matters application for a reduced scheme has been submitted for that purpose, and is currently invalid.

11.1 Impact on the Green Belt and acceptability in principle

Policy RE2 of the Local Plan (Part 1) 2018 states that development proposals should continue to protect Green Belt in accordance with national policy. The National Planning Policy Framework (NPPF) states in paragraph 146 that only certain forms

of development (not comprising the provision of buildings) are not considered inappropriate within Green Belt if they preserve its openness and do not conflict with the purpose of including land within it. These include the change of use of land for outdoor sport or recreation.

The proposed development would provide facilities for outdoor sport and recreation. It is considered that it would preserve the openness of the Green Belt given that no substantial masses are proposed. It would not degrade the site designation as Green Belt and would have a naturalised appearance given the timber equipment proposed, preventing urban sprawl. On this basis, it is considered that the proposal would not be inappropriate development within the Green Belt. The principle of the development is therefore acceptable, subject to the detailed considerations outlined below.

11.2 Design and impact on visual amenity of the AGLV

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

Policy GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 states that developments should be sympathetic to the scale, mass, height and form of neighbouring properties.

Policy GOD16 of the Godalming and Farncombe Neighbourhood Plan 2019 states that childrens' play space and facilities for young people should be incorporated within new developments, and that the provision of Local Equipped Areas of Play (LEAPs) should be encouraged.

The product specifications for the proposed "Russell Play" equipment have been reviewed online. The equipment would not be overly large, with the proposed ravens nest and multi activity climber, as the largest items of equipment, appearing to be 2-3m in height. It is considered that the play equipment, whilst visually evident, would not be in any way incongruous or visually overpowering. Many of the features would be provided in timber.

It is therefore considered that special quality of the AGLV and the visual amenity would be unharmed. The proposal is acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, D1 and D4 of the Local Plan 2002 and GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019.

11.3 Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Retained policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2019.

Policy and GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019 states that no development should have a significant adverse impact on the amenity of neighbours.

The proposal is sited a significant distance from any residential dwelling. Whilst new dwellings are proposed to be provided closer to the LEAP, there would remain a sufficient separation distance. This would ensure no adverse impact from noise generated within the LEAP, outlook, light or privacy of new residential development which may come forward.

Therefore acceptable and in accordance with Policies TD1 of the Local Plan (Part 1) 2018, D1 and D4 of the Local Plan 2002 and GOD5 of the Godalming and Farncombe Neighbourhood Plan 2019.

11.4 Effect on the Wealden Heaths SPA

The proposed development is for the provision of play equipment. It is not likely to result in a significant increase in the number of people permanently residing on the site and therefore would not have a likely significant effect on the integrity of the SPAs in accordance with Policy NE1 of the Local Plan 2018 (Part 1). It is noted that the proposed residential development which the site would adjoin and facilitate has been considered by Natural England who have concluded that the development of 100 units would not have an adverse impact on the SPA. An appropriate assessment is not therefore required.

11.5 Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) 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 site is within a woodland area, which, as a deciduous woodland, is identified as a Habitat of Principle Importance for nature conservation. In light of this, the

application was accompanied by a detailed Ecological Assessment including an extended Phase 1 Habitat Survey. The surveys did not find any species of value within the site. It concludes that the site, which has a dense under canopy laurel layer, is of negligible ecological value.

The report has been reviewed by Surrey Wildlife Trust, which has not raised any objection with regards to either impact on the woodland or impact on wildlife. It has recommended conditions requiring replacement tree planting and precautionary working, both in relation to protected species and potential to contaminate the lake. These recommendations are carried forward into the condition schedule below. On this basis, it is considered that the biodiversity implications are acceptable and in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

11.6 Impact of the proposal upon Trees and Ancient Woodland

Policy NE1 of the Local Plan 2018 (Part 1) 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.

The application is accompanied by a detailed Tree Survey, Arboriculture Impact Assessment and Tree Protection Plan. The plan identifies 6 trees, 1 oak and 5 ash trees, which would be lost as a result of the proposal. The loss of these trees is considered acceptable given the public benefits of the proposed LEAP to be provided, the very large number of trees which would remain surrounding the LEAP, and the fact that compensatory tree planting is proposed.

11.7 Safety

Policy TD1 requires that proposals are designed to provide a safe and attractive environment.

The safety of the LEAP will ultimately be the responsibility of the developer as landowner. However, Policy TD1 does give the Local Planning Authority some control over the safety of development. Given that the LEAP would attract children to the area and would directly adjoin the lake, it is considered that some sort of barrier between the lake and the LEAP would be necessary. It is, therefore, recommended that a condition is attached, should consent be granted, in order to ensure that a safety assessment is carried out by a suitably qualified person. The condition would also ensure that this assessment takes into account the relationship between the lake and the play area.

11.8 Land contamination consideration

It is noted that there is a potential for contamination from the adjacent industrial site and on this basis, given the sensitivity of the proposed use, it is recommended that a site investigation condition is attached, should consent be granted.

11.9 The quality of the play provision

The proposed play equipment would be appropriate within the woodland setting, and encourage a range of physical activities. It is acknowledged that the general approach to the playground is one of adventure play rather than traditional playground offerings. Whilst it is noted that no swing is provided as requested in a representation, it is considered that the play facilities would provide opportunities for children of a range of ages, including under 3 year olds, given the provision of stepping stones and slides. The proposal is therefore considered acceptable in this regard.

12. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, it is recommended that planning permission is granted.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are 2787-LA-09-P1; 2624-C-1710-A and 2624-A-1104-A. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan 2018 (Part 1) and retained Policies D1 and D4 of the Local Plan 2002.

2. Condition

The LEAP hereby approved shall not be brought into use until a post installation inspection has been carried out by a Competent Person for Health and Safety and the findings of the inspection have been submitted to the

Local Planning Authority. The Inspection shall also consider whether an appropriate barriers has been placed between the lake and the play area.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part 1) and paragraph 96 of the NPPF 2019.

3. Condition

The LEAP shall not be used until a scheme has been submitted to and approved in writing by the Local Planning Authority providing details of future inspections to be carried out by a Competent Person for Health and Safety and arrangements for future maintenance of the equipment provided. The LEAP shall thereafter be inspected and maintained in strict accordance with the approved scheme for the lifetime of the development.

Reason

To ensure that appropriate, safe and high quality play space is provided within the site, to accord with Policy LRC1 of the Local Plan 2018 (Part 1) and paragraph 96 of the NPPF 2019.

4. Condition

Prior to commencement of development, other than that required to be carried out as part of demolition or approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:

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

The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The Local

Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason

To prevent harm to future users of the LEAP through exposure to contaminated land in accordance with Paragraphs 178 and 179 of the National Planning Policy Framework.

5. Condition

Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with condition ? and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason

To prevent harm to future users of the LEAP through exposure to contaminated land in accordance with Paragraphs 178 and 179 of the National Planning Policy Framework.

6. 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 Condition 4, 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, undertaken in the manner set out in Condition 4 of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 4.
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 5.

Reason

To prevent harm to future users of the LEAP through exposure to contaminated land in accordance with Paragraphs 178 and 179 of the National Planning Policy Framework.

7. Condition

The LEAP hereby approved shall not be first used until 6 suitable replacement trees have been provided within the blue line land shown on plan 2624-A-1104-A in accordance with specifications which have previously been submitted to and approved in writing by the Local Planning Authority.

Reason

To provide suitable compensation for the loss of trees to offset adverse impact on biodiversity in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

8. Condition

The following pre-cautionary methods of working principles shall be adhered to in order to avoid adverse impacts on wildlife –

i) vegetation removal and site clearance should be timed in order to avoid the bird nest season of March to August inclusive. If this is not possible, a site inspection by a qualified Ecologist should be carried out prior to vegetation clearance and tree felling. If any breeding birds are identified in the area, works should stop and not proceed until suitable clearance is obtained from Natural England.

ii) all trenches left open overnight should include a means of escape such as a ramp for any animals which become trapped in them.

iii) the development shall comply with “Bats and Lighting in the UK – Bats and The Built Environment Series.”

iv) pre-cautionary measures shall be put in place to ensure that no contaminated run off from the site is allowed to enter the lake.

Reason

To prevent adverse impact on biodiversity in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

9. Condition

Prior to the commencement of the development, including the bringing of any materials or machinery onto the site, the measures identified in the Tree Protection Plan “Tree survey, Arboricultural Impact Assessment and Tree Protection Plan revision 7” dated 24th January 2019 shall be provided on site in full accordance with that document. The protection measures shall then remain in place in accordance with the details until the development is complete.

Reason

To provide suitable protection to existing trees in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

10. Condition

Prior to the commencement of the development hereby approved a detailed Arboriculture Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the Approved Details.

Reason

To provide suitable protection to existing trees in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

11. Condition

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

Reason

Having regard to the amenities of neighbouring occupiers and to accord with Policy TD1 of the Waverley Local Plan (Part 1) 2018.

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. 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 2019.

Agenda Item 9.

B2 WA/2019/1171 - Approval of reserved matters: layout, scale, appearance and landscaping following outline permission granted under WA/2015/2283 for the erection of up to 105 dwellings (including 32 affordable) together with associated works (as amplified by drainage information received 08/08/2019 and 12/08/2019; as amended by plans and information received 20/09/2019 and 07/11/2019 and plans and information received 27/01/2020) at Land Centred Coordinates 485710 148770 On West Side Of Green Lane, Badshot Lea

Applicant: Taylor Wimpey West London
Ward: Farnham Weybourne and Badshot Lea
Case Officer: Philippa Staddon

Committee: Joint Planning Committee
Meeting Date: 11/03/2020
Extended Neighbour Notification
Expiry Date: 12/02/2020
Extended expiry date: To be agreed

RECOMMENDATION

That, permission be GRANTED, subject to the applicant entering into a Deed of Variation to the existing 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; amendments to the open space obligations, amended contributions towards SANG, education infrastructure, and subject to conditions 1-9 and informatives 1-5.

1. 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 application was previously considered at the Joint Planning Committee meeting on 17/12/2019. At this meeting, Members resolved to defer the decision in order to allow Officers and the applicant to discuss improvements to the design and layout of the scheme and address the Committee's concerns including ecological issues, SuDS, sewage disposal infrastructure, and electric vehicle charging specifications.

Since the meeting, the applicant has submitted amended plans and additional information to address the above concerns. Taking each one in turn:

- Design and layout

In order to improve the design, quality and visual interest of the scheme, the applicant has submitted amended plans which alter the materials by increasing the variety across the site, alter roof forms and design details through the development. A number of chimneys have been added, some tile hanging detailing and fenestration alterations are proposed. The changes, taken as a whole, result in an improved design and more varied appearance.

With regard to affordable housing, a number of housing tenure types have been relocated to ensure a greater spread of tenure throughout the development.

Owing to the constraints of the site – the overhead powerlines, existing residential development, existing vegetation and the public footpath that bounds the site - it is not possible to significantly amend the proposed layout of the scheme therefore, the proposal follows a loop road formation which is reflective of Wentworth Close to the west of the site.

Additional plans, imagery and visualisations have been provided in order to better present the proposed design and layout, and show how the proposal would fit into the wider context.

- Ecological Issues

Ecological issues were assessed and considered under the original outline application and an appropriate condition was attached requiring the development to be carried out in strict accordance with the Ecological Appraisal Report.

Since the meeting, the same ecologist has revisited the site and has undertaken further surveys on the trees to the south western corner, concluding that the trees present limited bat roosting potential.

Surrey Wildlife Trust have been consulted on the additional information and updated survey and have raised no concerns. A number of recommendations have been made regarding the timing of development activities. As a result, Officers are satisfied that the ecological conclusions are up to date.

- SuDS

A separate SUDs application (WA/2019/1514) was approved on 7 November 2019 which will handle all the surface water drainage from the scheme. The

associated swale, attenuation pond and landscaping works are to be sited to the south east of the application site.

- Sewage disposal infrastructure

Thames Water confirmed on 20 November 2019 that they are satisfied that there is sufficient capacity for all foul water drainage from the scheme and therefore have no objection to the proposed development. These comments supersede the previous comments which raised concerns regarding capacity. This is because further modelling has been undertaken and has been reviewed and approved by Thames Water.

- Electric vehicle charging specifications

Condition 12 of the outline permission (WA/2015/2283) requires electric vehicle charging points to provide a minimum of 7kw power for every dwelling and similar communal charging points for blocks of flats.

This report should be read in conjunction with the Officer Report and Decision Notice for the outline permission, WA/2015/2283. The Decision Notice has been attached as Appendix A to this report.

1. Summary of application

This Reserved Matters application should be considered and read in conjunction with the Officer Report and Decision Notice for the associated Outline application (WA/2015/2283).

The proposed layout provides 105 dwellings in a loop road formation. This is in keeping with Wentworth Close to the west which is also formed of a loop road. The proposed buildings are primarily two storey in height with a number of units having accommodation in the roof space. There are two flatted buildings within the development, with the remainder of the units being detached, semi-detached or terraced dwellings.

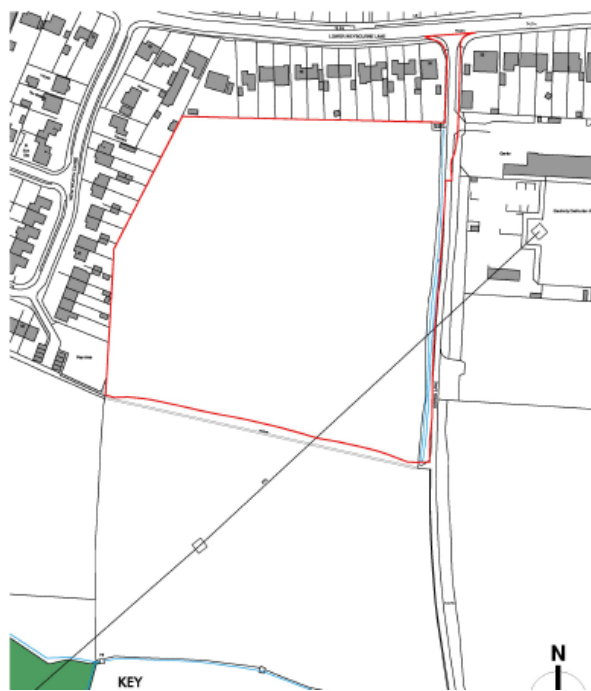
Parking provision meets the Council's parking guidelines, and the applicant has submitted vehicular tracking for the layout, with no objections being raised by the County Highway Authority. The amenity space and quality of accommodation for future occupants is considered to be acceptable. Taking into consideration the depths of the proposed rear gardens and the distance from neighbouring dwellings the proposal would also not result in material harm to adjoining neighbouring properties.

The proposed amendments are considered to have improved the design by adding greater variety and interest across the scheme. Additional information has been provided which better represents the character of the surrounding area.

Members' outstanding concerns from the previous meeting have been addressed through clarifications and additional information.

The layout, scale, appearance and landscaping is considered to be acceptable and would be in keeping with the character of the area. The application is therefore recommended for approval subject to completion of a deed of variation.

2. Location Plan



3. Site Description

The site is located to the south of Lower Weybourne Lane and to the west of Green Lane. The site comprises an agricultural field which slopes gently down from north to south with the highest point to the north-west of the site. Public Footpath 103 runs east-west beyond the southern boundary of the site that links Green Lane to Weybourne Road.

The site is bounded to the north and west 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.

To the south of the site is 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.

A 132kV overhead power line runs across the south-eastern corner of the site.

4. Background

The outline permission (WA/2015/2283) was subject to a Section 106 Agreement securing infrastructure contributions and affordable housing. This reserved matters application seeks a number of amendments to the Section 106 Agreement due to a change in the proposed mix of bedrooms.

The below table sets out what was agreed at Outline stage and what is sought as part of this Reserved Matters application:

Contribution	Agreed at Outline	at To be agreed at Reserve Matters	Difference
Sport Pitches	£64,312.50	£64,312.50	No change
Education – early years	£70,670	£70,670	No change
Education – primary years	£290,896	£336,336	£45,440
Education – secondary years	£302, 828	£355,575	£52,747
SANG contribution	£231,069	£246,492	£15,423
SAMM contribution	£69,104	£73,723	£4,619
Transport	£180,000	£180,000	No change
Travel Plan Audit	£4,600	£4,600	No change
Transport voucher	£21,000	£21,000	No change
TOTAL	£1,234,479.50	£1,352,708.50	£118,230

- 32 affordable homes (30%) in the following mix:

Reserved matters			
1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
10	12	10	0
Outline			
13	9	10	0

- Tenure mix: 65.6% rented and 34.4% intermediate housing (Outline tenure mix was 70% rented and 30% intermediate).

Other clauses include the management and maintenance of the SuDS and open space.

5. Proposal

The principle of development for 105 dwellings has been established through the grant of outline planning permission (WA2015/2283) in November 2018. The current application comprises the matters which were reserved for further consideration. These matters include:

- 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.
- Appearance – aspects of a building of place which affect the way it looks, including the exterior of the development.
- 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.

The development would comprise of the following mix:

- Market homes:

Bedrooms	Number of units proposed	% Mix	SHMAA recommended mix
1	3	4.1%	10%
2	17	23.3%	30%
3	35	47.9%	40%
4+	18	24.7%	20%
Total	73	100%	100%

- Affordable homes:

Bedrooms	Number of units proposed	% Mix	SHMAA recommended mix
1	10	31.25%	40%
2	12	37.5%	30%
3	10	31.25%	25%
4+	0	0%	5%
Total	32	100%	100%

- Total mix:

Unit Type	1 bed	2 bed	3 bed	4+bed	Total
Total number of units currently proposed	13 (12.4%)	29 (27.8%)	45 (42.9%)	18 (17.1%)	105 (100%)
Mix out forward under outline	23 (21.9%)	31 (29.5%)	36 (34.3%)	15 (14.3%)	105 (100%)

The level of affordable housing (30%), together with the total number of dwellings remain the same as the outline permission. The mix of affordable housing and the mix of market housing has been altered slightly from the outline submission, with less 1-bedroom units and more 3-bedroom units proposed.

- Layout:

The application proposes 105 dwellings spread across the site with an area of open space in the centre of the site plus a larger area to include a LEAP and LAP in the south-eastern corner of the site. The density would be 31.9 dwellings per hectare. There would be two flatted blocks and areas of affordable housing, one to the north-east of the site and one to the south-east of the site. Other units would comprise a mix of terraced, semi-detached and detached dwellings.

Dwellings would generally be sited in a loop-road formation, with the front elevations facing onto the street. Vehicular access would be via a single access point onto Green Lane in the north-east corner of the site. There would be a pedestrian link with the LAP and Wentworth Close in the south-western corner of the site and a footpath link with the public footpath that runs east-west to the south of the site.

Parking would be provided in a mixture of bay parking, parking courtyards and on-site with driveways and garages.

- Scale:

The proposed dwellings would be primarily 2 storey with limited (6 no.) 2.5 storey dwellings with accommodation provided within the roof space located to the very centre of the site, facing an area of open space. Many of the

dwellings would be provided with either detached or semi-detached, single storey garages set back from the front build line of the dwellings.

The proposed flatted buildings would be part 2 storey and part 2.5 storey in height with the central element of the buildings at 2.5 storeys in height.

Small cycle stores would be provided, in the rear gardens, for those dwellings without garages.

- Appearance:

The proposal would be of a traditional design with different roof forms, footprints and materials, as shown on the street scene extracts below.

Materials would include a mixture of red brick, multi red brick, tile hanging at upper level, render above brick plinth and brown and grey roof tiles.

The proposed development would include architectural features such as pitched roofs, gables, chimneys, porch canopies, bay windows, quoins and detailing around fenestration.

- Landscaping:

The hard surfaces within the site would consist of a mixture of tarmac roads and paths, charcoal and brindle keyblock paving, rumble strips formed of concrete setts, Hoggin path with timber edging and concrete paving slabs.

Soft landscaping would include trees, hedges, shrubs, grass and areas of meadow mix.

There would be a 2m deep landscape buffer between the rear of the dwellings to the south of the site and the site boundary and open field to the south.

Detail of boundary treatments between plots have not been provided but could be secured by condition.

Indicative layout plan
(Outline application)

Proposed Site Layout Plan
(Current application)



Street scenes

- Section A – A



- Section B – B



- Section C - C



- Section D - D



- Section E - E



6. Relevant Planning History

WA/2019/1514	Construction of a swale and pond for drainage attenuation.	Full Permission 07/11/2019
S52/2019/0006	Request to modify a Section 106 legal agreement (WA/2015/2283 outline application) relating to the SANG contribution.	Decision Pending
WA/2015/2283	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)	Outline Permission Granted 27/11/2018

7. Relevant Planning Constraints

Developed Area of Farnham / Built Up Area Boundary
 Farnham/Aldershot Strategic Gap (southern section only)
 Thames Basin Heath 5km Buffer Zone
 Minerals Safeguarding Area
 Compensation Order
 Electricity Supply Line

Gas Pipe Line
 Ancient Woodland 500m Buffer Zone
 Built Up Area Boundary (FNP)
 Housing Allocations: Land west of Green Lane (FNP)
 Article 4 Direction
 Compensation Order Far11 52/56
 Compensation order - Far28 203
 Strategic Site – Land West of Green Lane, Farnham
 Minerals Safeguarding Area, Surrey Minerals Plan (July 2011)
 Section 106 Agreement (relating to Outline permission WA/2015/2283)

8. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018):
 - Policy RE1 Countryside beyond the Green Belt
 - Policy RE3 Landscape Character
 - Policy TD1 Townscape and Design
 - Policy NE1 Biodiversity and Geological Conservation
 - Policy 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
- 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
 - 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

- Waverley Borough Local Plan 2002 (retained policies February 2018):
 - Policy C4 Farnham/Aldershot Strategic Gap
 - Policy D1 Environmental Implications of Development
 - Policy D4 Design and Layout
 - Policy D7 Trees, Hedgerows and Development
 - Policy D8 Crime Prevention
 - Policy D9 Accessibility
 - Policy HE15 Unidentified Archaeological Sites
 - Policy M5 Provision for Cyclists
 - Policy RD9 Agricultural Land
 - Policy LT11 Walking, Cycling and Horseriding
- South East Plan (saved policy NRM6): NRM6

An early review of the 2017 Farnham Neighbourhood Plan has commenced. The modifications proposal was submitted to Waverley Borough Council on the 25/01/2019. Following an Independent Examination of the Farnham Neighbourhood Plan Review (Modification Proposal) Draft (January 2019), the examiner's report recommends that with modifications, the plan can proceed to referendum. Given the advanced stage, significant weight is attached to the modified plan. As none of the policies within the Farnham Neighbourhood Plan relevant to this application are subject to modification, the Review does not affect the considerations pertinent to this application.

Other guidance:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Settlement Hierarchy (Update 2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2019 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Farnham Design Statement (2010)
- National Design Statement (2019)

9. Consultations and Town/Parish Council Comments

Farnham Council	Town	<p>16/08/2019: This is an approved development site in the Adopted Farnham Neighbourhood Plan Policy FNP14b). Farnham Town Council supports the application for the erection of 105 dwellings, being compliant with the Farnham Neighbourhood Plan. Consideration should be given to the way services are installed and accessed to allow for future upgrades without impacting on the local amenity. FTC looks forward to reviewing the subsequent application for additional drainage on the site.</p> <p>12/02/2020: This is an approved site in the Farnham Neighbourhood Plan with guidelines of an approximate capacity of 100 dwellings. Given the number of amendments to this application, a new application may be more appropriate. Farnham Town Council has serious concerns about the location of the play area under the overhead powerlines. Confirmation is requested for the inclusion of larger parking bays for disable persons measuring 3x4.8m.</p> <p>21/02/2020: Farnham Town Council has received additional information regarding the availability of larger parking bays with 10 layby bays being provided on site suitable for disabled persons. Plans showing the route of the power lines clarify they do not run directly over the play area equipment. Warning signs must be erected in the play area to highlight the dangers of the overhead power lines including signage with words and pictures for no kite flying/drones, etc. This is an approved site for housing in the Farnham Neighbourhood Plan. Farnham Town Council welcomes the links to pedestrian routes beyond the development and contributions to cycle routes to improve the sustainability of the location.</p>
County Authority	Highway	<p>23/09/2019: The Highway Authority is satisfied that the current reserved matters application is compatible with the access arrangements agreed by the Highway Authority at the outline planning application, subject to conditions attached at outline stage.</p> <p>Officer comment: Conditions 8, 9 and 10 of</p>

	<p>WA/2015/2283 address these points. Conditions 9 and 10 have already been discharged.</p>
Lead Local Flood Authority	<p>31/07/2019: Not satisfied that the proposed drainage scheme meets the requirements because insufficient information has been provided.</p> <p>22/08/2019: Proposed drainage scheme meets the relevant requirements. Look forward to receiving an application to discharge Conditions 4 and 15 of WA/2015/2283 in due course.</p> <p>24/09/2019: No change to drainage strategy or surface water drainage system therefore no further comments. Refer back to comments dated 22/08/2019.</p> <p>05/02/2020: The surface water drainage for this site will be dealt with under a separate discharge of planning conditions application, therefore we have no further comments.</p> <p>Officer comment: Conditions 4, 15 and 16 of WA/2015/2283 address these points.</p>
Surrey Wildlife Trust	<p>04/09/2019: Would be pleased to comment on any detailed landscaping scheme for the site. Landscaping Plan should seek to retain the biodiversity rich boundary vegetation (trees and hedgerows) on the site and manage them a conservation regime as advised by the applicant's ecologist in their Ecological Appraisal Report (Nov 2015) paragraph 4.7 and SWT comments 24/03/2016. Advise a Landscape and Ecological Management Plan (LEMP) may be appropriate for the site to help it address its biodiversity responsibility.</p> <p>26/02/2019: The ecologist for the site has made an assessment of the trees adjacent to the site. Five trees are identified as having low Bat roost suitability (or the potential to gain suitability over time). Two trees with low suitability were identified for felling. It is noted that the felling of these trees (T18 and T19) has now taken place and the developer confirms this was undertaken in accordance with the recommendations of the</p>

	<p>ecologist.</p> <p>The ecology letter also makes recommendations for works to take place, which should have regard to breeding Birds. Therefore, the applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the Bird nest season of early March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist immediately prior to clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.</p> <p>Officer comment: Conditions 14 and 17 of WA/2015/2283 address these points. The applicant has submitted information to discharge Condition 17, which is currently with Surrey Wildlife Trust for their consideration.</p>
<p>Council's Waste and Recycling Co-Ordinator</p>	<p>30/07/2019, 08/10/2019, 12/11/2019, 29/01/2020: Applicant should refer to the Guide for Developers for bin provision and vehicle access.</p> <p>Flats are 1 bed and 2 bed and therefore capacities of 100 litres for 1 bed units and 170 litres for 2 bed units should be used to calculate bin provision.</p> <p>Collectors should walk no more than 15m to empty 2 wheeled bins or 10m for 4 wheeled bins. Bins must be ordered at least 6 weeks prior to occupation.</p>
<p>Council's Environmental Health Officer - powerlines</p>	<p>With regard to the 132kV powerlines that run across the south east corner of the application site, Given the location of the power lines and distances from proposed residential dwellings it is unlikely that there will be any health implications arising from the electric field (EMF) generated by the overhead power lines. According to the Code of Practice (Power Lines; Demonstrating compliance with EMF public exposure guidelines. Department of Energy & Climate Change) 132kV power lines are not capable of exceeding the ICNIRP exposure guidelines so the potential risk to health (disease) should be low.</p>

	<p>The power lines do however pass over land that could be used for ball games and other outdoor activities. There is also a play area for children close by. The main risk to health would be from activities such as kite flying (and perhaps the flying of drones) where contact could possibly be made with the power lines. A management plan should be submitted by the applicant.</p> <p>Officer note: The S106 requires the submission of an Open Space Specification and Open Space Management Plan.</p>
County Archaeologist	<p>14/08/2019: in response to outline application advised that should consent be granted, the detailed planning application to follow should be accompanied by the results of an archaeological trial trench evaluation. No evidence that this has been carried out and no mention of any archaeological requirement in current application submission.</p> <p>Advise that required archaeological evaluation should be carried out at the earliest opportunity as, should significant archaeological remains be discovered, they could impact both on the development programme and possibly the design layout of the development should nationally significant remains be encountered worthy of preservation in situ.</p> <p>29/01/2020: the required archaeological evaluation has been carried out satisfactorily and as the work has not revealed evidence of significant archaeological deposits then there is no requirement for further archaeological investigations on the site and so no requirement for an archaeological condition to be placed on the current application should consent be granted.</p> <p>Officer comment: Condition 5 of WA/2015/2283 has been discharged.</p>
Thames Water	<p>04/10/2019: Thames Water has identified an inability of the existing foul water infrastructure to accommodate the needs of this development proposal. Thames Water request that a condition be added to any planning permission requiring a solution to be found. The application indicates that surface water will not be discharged to the public network and</p>

	<p>as such raises no objection. However, approval should be sought from the Lead Local Flood Authority.</p> <p>20/11/2019: Thames Water has been working with the developer on the foul water infrastructure needs for the development. Following a modelling assessment of the site we can confirm that capacity exists off site to serve the development and as such we are writing to confirm that with regard to foul water sewerage network infrastructure capacity, we would no longer have any objection.</p>
Southern Water	20/08/2019 and 01/10/2019: No objection
Natural England	08/08/2019, 04/10/2019 and 17/02/2020: The advice provided in our previous responses apply equally to these Reserved Matters although we made no objection to the original proposal (subject to mitigation).
Council's Greenspaces Manager	<p>Properties and gardens would be situated close to the existing hedgerow/trees along the western boundary, likely to cause conflicts over trees shading out gardens/properties.</p> <p>Potential to damage the root protection zones through the construction process - should be avoided.</p> <p>Pity that open spaces/play ground provision would be sited in south-eastern corner of the site, a more central location would be preferred.</p>
Scottish and Southern Energy PLC - powerlines	<p>27/11/2019: SSE can confirm that we are satisfied that the proposed structures within the development do not violate the required safety clearances to the 132kV Overhead power lines. However, there are concerns regarding the play area, in particular the open space under the power lines. This area cannot be used for sports or games and some sort of physical restriction in this area to prevent ball games, kite flying and alike is needed. This could be controlled via condition.</p> <p>Officer note: The S106 requires the submission of an Open Space Specification and Open Space Management Plan.</p>
Surrey Police Designing Out Crime	No comments received.
RSPB	No comments received.
Ramblers Association –	No comments received.

Farnham	
Ramblers Association – London	No comments received.
British Horse Society	No comments received.
Byways and Bridleways Trust	No comments received.
Open Spaces Society	No comments received.
Auto-Cycle Union Ltd	No comments received.
British Driving Society	No comments received.
Cyclists Touring Club	No comments received.
Scottish and Southern Energy PLC	No comments received.
Southern Gas Network	No comments received.
Environment Agency	No comments received.
NHS	No comments received.
Health Watch Surrey	No comments received.
Guildford and Waverley Clinical Commissioning Group	No comments received.

10. Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019” the application was advertised in the newspaper on 02/08/2019 site notices were displayed around the site 02/08/2019 and neighbour notification letters were sent on 26/07/2019, 23/09/2019 and 29/01/2020 following the receipt of amended plans.

4 letters, including 1 from the ‘Open Spaces Society’ and 1 from ‘Badshot Lea Community Association’ (received 27/08/2019) have been received raising objection on the following:

- Access from Lower Weybourne Lane onto Green Lane and implications for highway safety and traffic volume.
- Green Lane not wide enough for 2 way traffic and would be out of keeping.
- Presence of bats.

- Overdevelopment
- 2.5 storey town houses and apartment blocks
- No relationship with surrounding built environment
- Does not conform with Farnham Design Statement
- Minimum parking provision does not take account of location of site
- Comments from Community Consultation ignored
- Planning Statement Para 3.8/9 – there is no ‘by right’ designation of land described as public open space.
- No dedicated management plan for public open space.
- No reference to SANG provision.
- No Appropriate Assessment for any public – by right- open space in terms of Thames Basin Heaths SPA
- Unclear what statutory dedication will be to enable the lawful access from the private roads within the development
- Concerns re. trees on western boundary
- Damage to root protection zones during construction process

2 letters of support have been received:

- 14/08/2019 from Vivid Housing Ltd stating that they are happy with the layout, mix, tenure and floor layouts of the 32 affordable homes.
- 31/01/2020 from Aster Communities stating:
 - They have recently entered into contract with Taylor Wimpey to deliver the 32 affordable homes proposed as part of this development.
 - They have reviewed the revised plans and the schedule of accommodation and are supportive of the proposals with regards to the affordable unit mix, the tenure split and location of the homes proposed.
 - Revised plans provide an appropriate balance between the need to ‘pepper pot’ the affordable homes within the development and providing sensible areas for us as a Registered Provider to manage effectively once the homes are occupied.

11. Community Involvement

A public exhibition was held on the 4th June 2019 at St George’s Church Hall, Badshot Lea. Leaflet invitations were delivered by hand to surrounding neighbours. Large exhibition boards were displayed, detailing the progress of the proposals and reasoning behind them.

There were approximately 46 visitors to the exhibition and feedback forms were distributed. 11 were returned.

The main concern raised was impact on neighbours' amenities and that there would be sufficient parking provision. Specific concerns were raised about the height of some of the buildings and since then the number of these has been reduced and the apartment blocks reduced from 3 to 2.5 storeys. Additional tree planting on the boundaries has been included to help address neighbouring amenity concerns.

12. Determining Issues

- Principle of development
- Housing mix and affordable housing
- Appearance and landscaping
- Design and impact on visual amenity
- Impact on residential amenity
- Layout
 - Design and impact on visual amenity
 - Impact on residential amenity
 - Parking provision
- Scale
- Standard of accommodation and amenity space
- Provision of amenity space
- Infrastructure
- Waste, recycling and cycle stores
- Highways
- Flood risk and drainage
- Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications
- Environmental Impact Regulations 2017
- Working in a positive/proactive manner
- Town Council and Third Party comments

13. Planning Considerations

14.1 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 application seeks approval of reserved matters following grant of outline planning permission under WA/2015/2283. Therefore, the principle of development has already been established and only the reserved matters are to be considered in the assessment of this application. The matters which

have been reserved for consideration are the appearance, landscaping, layout and scale of development. The report will consider the reserved matters, in addition to any other relevant considerations.

14.2 Housing Mix and Affordable Housing

Policy AHN3 of the Local Plan 2018 (Part 1) requires new housing to make provision for an appropriate range of housing types and sizes, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

The outline permission allowed for up to 105 dwellings across the site. The indicative mix for the development at outline stage was:

Number of bedrooms	Number of units	% mix
1-bedroom	23	21.9%
2-bedroom	31	29.5%
3-bedroom	36	34.3%
4+-bedroom	15	14.3%
Total	105	100%

Scale is a reserved matter for consideration as part of this application and it is accepted that the mix can be altered under this reserved matters. The overall housing mix proposed under the current Reserved Matters application is as follows:

Number of bedrooms	Number of units	% mix
1-bedroom	13	12.4%
2-bedroom	29	27.6%
3-bedroom	45	42.9%
4+-bedroom	18	17.1%
Total	105	100%

Whilst, as agreed at outline stage the proposal retains 70% market housing and 30% affordable housing, the current reserved matters proposal seeks amendments to the housing mix provided for both of these housing types.

- Market Housing

Number of bedrooms	Market Housing Reserved Matters	%	SHMA requirement %	Outline application number	%
1-bedroom	3	4.1%	10%	10	14%

2-bedroom	17	23.3%	30%	22	30%
3-bedroom	35	47.9%	40%	26	36%
4+- bedroom	18	24.7%	20%	15	20%
Total	73	100%	100%	73	100%

The table above shows that the current reserved matters scheme seeks to change the housing mix, with a shift to the provision of more larger units and fewer smaller units. This would result in an under provision of 1 and 2 bedroom units, contrary to the indicative requirements of the SHMA 2015. However, the mix would be broadly in line with the SHMA requirements, with a maximum 7.9% deviation from the requirement, that being for 3 beds for which the requirement and need is greatest anyway.

The applicant has put forward in a supporting letter dated 20/09/2019 that the West Surrey SHMA (SHMA) is a wide-ranging document which covers the whole of the West Surrey Housing Market Area. They have noted that the conclusion of the SHMA recommends that strategic policy retains a reasonable degree of flexibility to ensure that, in applying mix to individual development sites, appropriate regard can be given to the nature of the development site, the character and existing housing stock of the area as well as the most up-to-date evidence of need/demand. In light of this the applicant has put forward that whilst the SHMA mix should be used as a starting point, other factors should allow for a case to be made for variation to the SHMA mix and noted that Policy AHN3 of the Local Plan (Part 1) 2018 includes some degree of flexibility.

The applicant also refers to the Folly Hill appeal decision (APP/R3650/W/17/3171409) wherein an Inspector allowed a scheme with a considerably lower number of smaller units than those in the SHMA (including 0% 1 beds), agreeing that the site's edge of settlement location meant that a greater number of larger and lesser smaller units would be acceptable.

The applicant has put forward that the current application site is also located in an edge of settlement location typified by larger family housing (3 and 4 bed homes) and that this is supported by the number of local schools in the area, indicating that the area is well served for families, and therefore the proposed mix reflects this.

The applicant also contends that smaller units (1 and 2 bedroom homes) are far more appropriate in town centre locations where land is scarce and development tends to proposed more apartments.

The applicants have sought a professional opinion from local estate agents, Bridges and Bourne, who both confirmed there is very little demand for smaller 1 bedroom units within the area. The applicants also note that whilst a 1 bedroom home may be attractive to a first-time buyer, the Government's Help to Buy scheme is enabling people to buy 2 and 3 bedroom units as their first property.

During the course of the application the mix has been amended to attempt to address officer concerns, with the addition of 3 one bedroom market homes.

Having regard to the justification provided by the applicant, the improvements to the mix during the lifetime of its application and the broad compliance with the SHMA, the proposed market housing mix is considered to be acceptable.

- Affordable Housing

Outline application WA/2015/2283 proposed 32 affordable units, representing 30% of the overall development. The tenure split set out in the attached Section 106 Agreement was 65.6% affordable rented units and 34.4% shared ownership units.

Number of bedrooms	Affordable Housing Reserved Matters scheme	%	SHMA requirement %	Outline application Affordable Rented	Outline application Shared ownership
1-bedroom	10	31.25%	40%	9	4
2-bedroom	12	37.5%	30%	2	7
3-bedroom	10	31.25%	25%	10	0
4+bedroom	0	0%	5%	0	0
Total	32	100%	100%	21	11

Since the issue of permission for WA/2015/2283, the applicant has sought approval from the Council's Housing Strategy and Enabling Team to amend the mix provided to the following mix:

	Affordable Rent	Shared Ownership	Total
1 Bed	9	1	9 (28%)
2 Bed	5	7	13 (41%)
3 Bed	7	3	10 (31%)
Total	21 (66%)	11 (34%)	32

The Council's Housing Strategy and Enabling Manager has commented that the provision of 32 affordable homes would meet the requirement of Policy AHN1 of the Local Plan (Part 1) 2018 and that proposed mix of affordable housing bed sizes and tenure split would be acceptable, largely in line with that recommended in the SHMA. The Council's Housing Strategy and Enabling Manager is also considers the locations of the affordable units to be acceptable.

The Housing Strategy and Enabling Manager has noted that the affordable housing should be owned and managed by a Registered Provider (housing association) and notes the letters of support from affordable housing providers, however, encourages the inclusion of social rented as well as affordable rented homes, to improve the affordability for households in need.

The Council's Housing Strategy and Enabling Manager has recommended that the ground floor affordable flatted units have their own private amenity areas, wherever possible, to provide self contained areas for residents and limit service charges for maintenance of communal areas. The proposed flatted units to the south east would be provided with a small area of amenity space, with a low level hedge to enclose it. The flatted units to the north east would also be provided with a small area to the rear. Officers consider that whilst these areas are modest, the site layout in general offers other areas of open space throughout the site which would provide amenity space for future occupiers. Further, the site is well connected to other areas of open space.

The proposed parking provision would meet the required standard for both market and affordable units. Officers consider this to be a positive aspect of the scheme.

Subject to an appropriate mechanism in a Section 106 Agreement to secure the provision of the affordable housing proposed, Officers consider that the proposal would satisfactorily contribute to meeting local needs in line with the Development Plan.

14.3 Appearance and landscaping

- Design

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

With regard to the proposed dwellings, the Farnham Design Statement notes that there is a large mix of housing styles in the area. The Design Statement has limited relevant guidelines specific to the area but sets out that in Weybourne and Badshot Lea, the rural character of Badshot Lea should be preserved by respecting the pattern of development in the village.

A variety of dwelling types are proposed, with varied architectural detailing. A varied appearance of dwellings is considered to add interest to the scheme as a whole and is reflective of the surrounding area, in particular Lower Weybourne Lane to the north of the site. Amended plans have been received which further vary the appearance of the dwellings by adding hipped roofs, pitched roof dormers and chimneys to several dwellings.

An indicative materials plan has been submitted which includes the use of yellow multi brick, red multi brick, render, tile hanging and black boarding. Brown roof tiles would be used for the majority of the dwellings, with a number of dwellings featuring grey roof tiles which would add interest to the design. Amended plans have been received which provide a greater variety of materials used across the site as well as more detailing, such as red brick quoining on several dwellings. These amendments are considered to have enhanced the quality of the design and appearance of the scheme.

The flatted units would be 2 storey with central 2.5 storey elements which would break up the roof forms of the larger buildings. Officers consider this to add interest to the buildings without them appearing unduly prominent when read against the 2 storey dwellings and garages.

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

An indicative lighting scheme has been provided. Full details of all external lighting would be secured by condition, in the event of an approval.

- *Impact on existing trees and vegetation*

Policy FNP14B of the Farnham Neighbourhood Plan states that the redevelopment of this site should respond to the local characteristics of the Weybourne and Badshot Lea Character Area as set out in the Farnham Design Statement 2010. The layout should allow transition to the southern, countryside edge. The mature hedgerows and trees 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. Amenity greenspace should be provided within the site together with a children's play area.

Features within areas of informal/natural green space such as mounding or natural elements such as trees and open space will provide opportunities for local play. The site should incorporate adequate parking provision to avoid parking on Weybourne Lane. Traffic calming measures within the site should be introduced to make streets safer.

The applicant has submitted a Tree Report and Arboricultural Impact Assessment to support the application. These documents have been updated throughout the course of the application and assessment.

The applicant has also submitted soft and hard landscaping proposals. The soft landscaping proposals take account of the existing site boundaries and the proposed landscaping within the site.

The Council's Landscape and Tree Officer has been consulted on the proposals and notes the importance of the existing historic landscape features in the area.

The applicant has clarified through amended plans that the existing hedge to the east of the site, which bounds Green Lane and provides some softening of the site from the lane, is to be retained.

The applicant has confirmed that, since the previous meeting of the Joint Planning Committee, several trees have been felled and vegetation cleared from the site. The trees include 3 ash trees (T18, T19 and T36) to the south western corner of the site close to the Wentworth Close play area and the vegetation (G32) adjacent to where the proposed access into the site is located. The removed trees were on the boundary with proposed Plot 24.

The trees were not protected and, according to the Tree Report, were Category U trees of poor health and in decay. Therefore, whilst the loss of the trees is regrettable it would appear the trees were of poor health and quality and were unlikely to survive indefinitely.

Plots 16 and 20 would have trees along their rear boundaries. It is acknowledged that there could be pressure on these trees in the future and some need to reduce the branching of the trees in order to accommodate the build of the gardens. The pressure on two Category B trees, when taken in the context of the wider development is not so significant as to warrant refusal.

The potential impact on the trees on the western boundary is, however an aspect of the proposal that would need to be weighed in the planning balance.

- Proposed landscaping

A 2m tree planting and landscape buffer is proposed to the south of the site featuring trees and under planting. The proposed planting would reduce the impact of the boundary fencing proposed to the rear of plots 24-34 and would provide a soft boundary to the site, adjacent to the public footpath. This achieves the requirement of Policy FNP14b which seeks to ensure a landscape buffer along the southern boundary of the site.

The proposed planting around the site and the street frontages would provide a visual break in the built form and is considered to be acceptable.

With regard to hard landscaping features, such as fences, walls and paving, the proposal would consist of a mixture of tarmac roads and paths, charcoal and brindle keyblock paving, rumble strips formed of concrete setts, Hoggin path with timber edging and concrete paving slabs. These materials are considered to be suitable and to provide variety and interest to the overall design.

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

14.4 Layout

The proposed development comprises a loop road with two spurs to the south-east and one to the south-west. It is noted that this layout is similar to that of Wentworth Close, an existing residential area of a similar size to the west of the site. Wentworth Close is a loop road with a number of spurs, accessed via Lower Weybourne Lane.

Much like Wentworth Close, the layout would feature back to back gardens around the perimeter and a line of back to back dwellings through the centre of the site. Almost all the dwellings would front the main highway, apart from Plots 96 to 99 on the eastern side which would front a parking area. The flatted block in the south-eastern corner would also front a parking area rather than a main road. However, there would be good active frontages to the proposed dwellings.

There would be a range of housing types and sizes spread across the site, reasonably mixed to add interest. The dwellings would all have acceptable garden space. The flatted block to the north-east would have a small area of private amenity space to the rear and the south-eastern flatted block would have a separated private amenity area to its rear. The layout includes 6 2.5 storey dwellings to the centre of the site, and 2.5 storey elements of both of

the apartment blocks. This additional height would add interest to the layout and roofscape without resulting in the properties being overbearing or out of keeping with existing development around the site due to the separation distances involved.

A LEAP and LAP would be provided in the south-eastern corner of the site, surrounded by an area of open space. The LEAP and LAP would be overlooked by the apartment block in the south-eastern corner and there would be a network of footpaths linking the area with the rest of the site. Whilst there would not be doors from the apartment block fronting the LEAP/LAP there would be a large number of windows (24 double windows all serving habitable rooms) fronting the area and an area of amenity space for the flatted block with a low enclosure to ensure views would be retained. It is considered that there would be adequate natural surveillance for the LEAP/LAP area.

The proposal includes small areas of open space on site, including a central square which would soften the areas of built form and hard standing, providing a visual relief between proposed dwellings.

The affordable units would be contained within 2 flatted blocks and 2 areas of dwellings, in 2 clusters - one towards the north-east of the centre of the site, and one area to the south-east of the site. Whilst ideally, the affordable units would be distributed in more than 2 areas, the use of apartment blocks for these has led to there only being 2 clusters. The Housing Strategy and Enabling Manager and Officers consider this approach acceptable for this site and the letter of support from Aster Communities, the chosen affordable housing provider, supports this.

The affordable dwellings would be tenure neutral with the market dwellings. Whilst the apartment blocks are larger than the dwellings, they would not appear out of character with the wider site or be identifiable as affordable units due to their design, which would reflect wider character of the site and area. The amended plans submitted have sought to alter the siting of several affordable rent and shared ownership units so that there is a greater mix provided across the site.

The distribution of parking would include allocated off-street parking to the front of dwellings, garage spaces for dwellings, and unallocated visitor spaces in both bays and parking courts. There would be a small parking area for 10 vehicles to the rear of the northern apartment block, which would be shielded from view within the streetscene by surrounding development, apart from a carriage arch. There would also be 2 parking court areas in the south-eastern corner of the site, neither of which would be clearly visible from the main loop

road due to their setting to the rear of street fronting dwellings. Both of these would be of a modest size and planting would help to break them up and make the proposed areas of hardstanding less visually dominant.

The parking areas would be generally located to the front/side of dwellings where they would be overlooked by other dwellings which would provide natural surveillance.

- Impact on residential amenity

The application site bounds existing dwellings on Lower Weybourne Lane (to the north) and Wentworth Close (to the west). As the proposed development would largely face into the site, the layout would see the rear gardens of the proposed dwellings adjoining the existing rear gardens of these properties. This is considered to be a common relationship in residential areas which ensures that the built form is well separated from amenity space. This relationship can be observed at Wentworth Close and elsewhere in the surrounding area.

The Council's Residential Extensions SPD set out that there should be at least 21 metres between proposed windows and those of neighbouring properties and 18 metres between proposed windows and neighbouring private amenity space. These guidelines may be relaxed if the character of the immediate suggests that lesser distances may be appropriate.

The proposed layout plans indicates that there would be a distance of between 10m and 14m between the windows of proposed dwellings and the neighbouring amenity space. The distance between proposed windows and those of the neighbouring dwellings would exceed 21m in all cases. On this basis, the proposal could result in some limited overlooking resulting from proposed dwellings closest to the western boundary. The level of this would, however, be limited to the rear parts of some of the gardens that serve properties Wentworth Close. The existing and proposed planting along the western and northern boundaries would also help to minimise this impact. It is noted that these separation distances are in keeping with those presented in Wentworth Close.

The layout is generally spacious, avoiding unfavourable built relationships between proposed dwellings and the existing dwellings which bound the site.

In summary, the proposals are considered to appropriately protect the amenities of neighbouring residential dwellings. Where there would be modest impacts on existing dwellings these would not be significant. The proposal is therefore considered to comply with Policy TD1 of Local Plan (Part 1) 2018 in this respect.

- Parking provision

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. 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 Council's adopted Parking Guidelines (2013) set out the following guidelines for new residential development:

Dwelling size (and number proposed)	Spaces required per dwelling	Total required
1 bed (13)	1	13
2 bed (29)	2	58
3+ bed (63)	2.5	157.5
Total required spaces		228.5

The proposal includes the provision of parking spaces as set out below:

Allocated off-street parking	200
Garage spaces	29
Unallocated visitor spaces	33
Space by pumping station	1
Total	265
Total (excluding garages due to resulting triple tandem)	236

The parking provision on site would total 263 spaces, however, officers consider that the spaces allocated in garages, which would in effect be triple tandem parking, should not be included because it is unrealistic for occupants to regularly rely on triple tandem parking. As such, with the garage spaces excluded from the figures, the total parking provision on site would be 234. This would exceed the minimum requirement by 5.5 spaces, which would be policy complaint. Officers note that the parking provision would include a significant number of unallocated visitor parking spaces, however, note that the requirement of these is included within the parking spaces required for each size of dwelling within the Parking Guidelines.

The proposed parking spaces are suitably distributed throughout the site. The use of parking courts is limited with the majority of units having dedicated spaces in close proximity.

It should be noted that the 10 parking layby spaces dotted around the site are of a sufficient size to accommodate disabled parking. This is considered to be a benefit of the proposal.

14.5 Scale

The proposed dwellings would predominantly be 2 storeys in height, with the exception of 6 semi-detached dwellings in the centre of the site which would be 2.5 storeys with accommodation in the roof space.

This would be in keeping with the surrounding development on Lower Weybourne Lane to the north and Wentworth Close to the west. The bulk and width of the proposed dwellings is not considered to be excessive, with a mixture of detached and semi-detached units, again in keeping with the surrounding area.

The application also proposes two blocks of flats. The central element of both blocks would be 2.5 storeys in height with a maximum height of 9.97m.

The height of individual dwellings varies from 7.6m to 9.04m, with a variety of roof forms/pitch types used. The focus upon 2 storey dwellings is considered to be reflective of the character of the area which is dominated primarily by two storey properties, although it acknowledged that Lower Weybourne Lane does feature a number of bungalows.

The proposed garages would be single storey in height. This appears appropriate and in keeping with the character of the surrounding area. The single storey elements add variation and help break up the built form proposed. Not every dwelling would have a dedicated garage, which reduces the bulk of built form and is in keeping with the character of the area.

14.6 Standard of accommodation

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

The proposal would provide for the following:

- Market units:

House Type	No. units in site	Bed no. & Person no.	Technical Space Standard (m ²)	Proposed Floorspace (m ²)	Does it accord?
Peartree	3	1b2p	58	65	✓
Ashenford	11	2b3p	70	71.5	✓
Beauford	6	2b4p	79	81	✓
Byford	6	3b4p	84	90	✓
Amersham	2	3b(+study) 4p	79	92	✓
Ardale	2	3b4p	84	93.5	✓
Kingdale	4	3b4p	84	95.5	✓
Colton	4	3b4p	84	110	✓
Huxford	17	3b(+study)5p	93	108.5	✓
Elliston	2	4b6p	106	119.5	✓
Manford	9	4b(+study)6p	106	128.5	✓
Marford	7	4b(+dining/study)7p	115	145	✓

- Affordable units:

House Type	Bed no. & Person no.	No. units in site	Technical Space Standard (m ²)	Proposed Floorspace (m ²)	Does it accord?
Shared ownership					
Flat (1BF)	1b2p	1	50	50	✓
Flat (2BF)	2b4p	7	70	71	✓
Benford	3b4p	3	84	85	✓
Affordable Rent					
Flat (1BF)	2b4p	9	70	71	✓
Flat (2BF)	2b4p	5	70	71	✓
Benford	3b4p	7	84	85	✓

As above, all of the proposed units (market and affordable) would comply with the Technical Space Standards. In addition, the proposed bedroom sizes would also comply. Officers consider this to be a significant merit of the proposal.

Officers are satisfied that the proposed dwellings would have sufficient light and outlook, which would provide an attractive living environment for future occupiers.

The majority of the proposed units would face into the site, with back-to-back garden arrangements. Those dwellings that would face other proposed dwellings would be separated by the proposed access loop road through the site. This is a common relationship in residential developments, demonstrated at the Wentworth Close development to the west of the site, and is considered to offer an acceptable level of amenity to future occupiers.

14.7 Provision of amenity space

A 132kV overhead power line runs across the south-eastern corner of the site. This has dictated the proposed layout of the scheme and in particular the location of amenity and open space.

An area of open space, to include a LEAP and LAP, is proposed in the south-eastern corner of the site. There would also be a pedestrian link, via a Public Footpath which runs east-west to the south of the site, with an off-site LAP at Wentworth Close in the south-western corner of the site.

The Council's Greenspaces Manager has been consulted on the application and notes that it would have been preferable for the larger open space and playground provision to be in a central location to provide a central landscape feature. However, Officers note the constraints of the site are such that by locating the LEAP and LAP in the south eastern corner, a larger area is able to be provided which is an advantage of the scheme. Furthermore, a smaller area of communal open space is provided to the centre of the site which is a benefit of the scheme.

Officers consider that the space to be provided is sufficient to meet the LEAP and LAP FIT guidance. The positioning of the playspace areas within the site would be such that natural surveillance would be afforded and they would be accessible to future occupants of the site as well as residents of the wider area. The management of the proposed play areas would be via a Management Company and this would be secured as part of a S106 Agreement should permission be granted.

With regard to amenity space, each dwelling would benefit from its own private amenity space in the form of a rear garden. These areas would be of varying shapes and sizes, but it is considered that all would be of an adequate size for the properties which they would serve. Areas of communal space would be provided adjacent to the flatted buildings. With regard to the flatted

block to the south eastern corner, a low level hedge to create an enclosed area of amenity space immediately adjacent to the building. The northern flatted building would be provided with a modest amenity space to the rear to enable occupiers to hang out washing. Whilst this reliance upon the public open space is not ideal, due to the lack of privacy, this is nonetheless a good usable area of space.

In light of the above, it is considered that the proposal would provide for a suitable level of playspace and amenity space in accordance with Policies LRC1 and TD1 of the Local Plan 2018 (Part 1).

14.8 Infrastructure

The proposed housing mix has changed since the indicative outline permission mix.

Infrastructure contributions were sought as part of the outline permission WA/2015/2283 comprising the following contributions:

- Transport Infrastructure contributions
- Education Contributions (Early years, primary and secondary)
- Sport pitches
- SANG contribution

Following consultation with the relevant providers, the proposed housing mix requires the infrastructure contributions to be amended as follows:

Contribution	Agreed at Outline	at To be agreed at Reserve Matters	Difference
Sport Pitches	£64,312.50	£64,312.50	No change
Education – early years	£70,670	£70,670	No change
Education – primary years	£290,896	£336,336	£45,440
Education – secondary years	£302,828	£355,575	£52,747
SANG contribution	£231,069	£246,492	£15,423
SAMM contribution	£69,104	£73,723	£4,619
Transport	£180,000	£180,000	No change
Travel Plan Audit	£4,600	£4,600	No change
Transport voucher	£21,000	£21,000	No change
TOTAL	£1,234,479.50	£1,352,708.50	£118,230

14.9 Waste, recycling and cycle stores

The proposed layout has been designed so that there would be adequate kerbside collection points, with bins for the proposed houses stored in gardens with access through gates for all units. The proposed flatted blocks would have communal bin storage at ground floor level.

A refuse tracking plan has been submitted which demonstrates that the proposed layout could accommodate a refuse vehicle. The proposed loop road formation enables refuse collection vehicles to access the majority of units in forward gear. Sufficient space would exist for the turning of vehicles where this is not the case.

The Council's Waste and Recycling Officer has noted that the developer would need to pay for any standard refuse bin and any bulk bins for both recycling and waste, in accordance with the Council's guidance on refuse and recycling provision for new homes.

Dwellings with garages would have sufficient space for the storing of bicycles to the rear of the garages. For those dwellings without garages, cycle storage sheds would be provided. Communal cycle storage would be provided to the flatted buildings. On this basis, Officers are satisfied that sufficient bicycle storage space would be provided for all proposed units.

The proposed stores are considered to be of an appropriate scale such to accommodate both cycle storage and waste and recycling. The appearance of the stores is typical of residential outbuildings.

On this basis, the proposal makes appropriate provision for waste, recycling and cycle storage.

14.10 Highways

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.

As noted above, the means of access to the site was agreed as part of the outline application. However, the County Highway Authority has undertaken

an assessment of the reserved matters application in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a severe impact on the safety and operation of the adjoining public highway, subject to the conditions which were imposed on the outline planning consent (WA/2015/2283). With regard to the previously imposed conditions, the County Highway Authority has confirmed that:

- *Condition 8: Pedestrian links to Public Footpath No. 103 and Play Area*

The proposed links to the site and public footpath on the southern boundary of the site and between the site and the play area on the western boundary, are satisfactory.

- *Condition 9: Layout of the internal roads, footpaths, footways and cycle routes within the site*

The layout of the internal roads, footpaths, footways and cycle routes are acceptable on highway safety grounds. Condition 9 was formally discharged on 02/12/2019.

- *Condition 10: Parking and Turning*

The parking and turning arrangement is acceptable on highway safety grounds. Condition 10 was formally discharged on 02/12/2019.

As noted above, a refuse tracking plan has been submitted which demonstrates that the proposed layout could accommodate a refuse vehicle. The proposed loop road formation enables refuse collection vehicles to access the majority of units in forward gear. Sufficient space would exist for the turning of vehicles where this is not the case.

14.11 Flood risk and drainage

The matter of flood risk and drainage was considered under the outline consent (WA/2015/2283). The principle and acceptability of the proposal in terms of drainage and flood risk was therefore accepted at the outline stage, subject to conditions. However, the Lead Local Flood Authority (LLFA) has reviewed the current proposal to ensure that the drainage scheme for this phase of the development accords with that approved at the outline stage. The LLFA is satisfied that the proposed drainage scheme meets the requirements set out within the NPPF, NPPG and Technical Standards and is therefore acceptable.

The Lead Local flood Authority has also commented that the following should be addressed as part of any future discharge of conditions application.

- Confirmation of the proposed impermeable area generated by the site.
- Topographical survey information should be used to show a naturalised pond, and bank lengths that fit with the natural topography.
- Evidence that the Green Lane ditch does not extend (via a pipe) further to the north.
- Acknowledgement that as the existing Green Lane ditch is an Ordinary Watercourse and therefore Land Drainage Consent will be required from SCC as LLFA for any works associated with the ditch.

It should be noted that since the submission of this reserved matters application, an application for the construction of a swale and pond for drainage attenuation for the proposed development, pursuant to application number WA/2019/1514, has been approved.

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

There are no implications for this application.

14.13 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.

14.14 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.

14. Town Council and or Third Party Representations

Officers note the comments received from neighbouring occupiers and third parties regarding the proposal. These comments have been addressed in the above report and below, where applicable.

- The principle of development was approved pursuant to the outline application.
- The applicant has set out how the results of the Community Consultation were addressed in this submission.
- Whilst it is noted that a separate Deed of Variation application has been submitted to seek to utilise an alternative SANG, the applicant is also seeking to vary the existing legal agreement to ensure the correct contributions to the Thames Basin Heaths SPA mitigation strategy are secured.
- The management of the proposed open space would be secured via legal agreement.
- Biodiversity and ecological concerns were addressed in the outline application and via conditions attached to that permission.

15. Conclusion / Planning Balance

The principle of development has already been established through the granting of outline permission for the erection of 105 residential dwellings including access.

The proposed development is considered to be of an appropriate scale, layout and appearance such that it would be acceptable in visual terms. The development would reflect the character of the surrounding area. In particular, the proposed loop road would be in keeping with Wentworth Close to the west of the application site as would the back-to-back gardens. The development would provide sufficient separation to neighbouring dwellings to avoid any materially adverse impacts by way of overbearing form, loss of light or loss of privacy.

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

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

With regards to the impact on adjacent trees, some concern is raised regarding the relationship between the proposed development and the existing trees and hedging on the western boundary which form a historic landscape feature. It is noted that there would be pressure to reduce the branching of trees to accommodate the build. This would need to be weighed in the planning balance and takes into account additional planting which is proposed through the landscaping scheme. Owing to the benefits of the proposal in the form of the provision of market and affordable housing, the provision of open space and wider landscaping improvements, Officers consider that the potential for the removal of some trees due to the pressure of development and the existing ill-health and poor quality of trees would not be sufficient to warrant refusal of the scheme. The harm would be outweighed by the benefits of the scheme.

The proposed landscaping, and in particular the provision of open space in the south eastern corner of the site and wider tree planting and landscaping would be appropriate having regard to the quantum of development proposed. The landscaping details would also be acceptable having regard to residential amenity, amenity space and biodiversity considerations subject to appropriate conditions. On this basis, on balance, the proposed landscaping is considered to be acceptable.

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

Recommendation

That, the Reserved Matters of Layout, Scale, Landscaping and Appearance be APPROVED, subject to conditions and a S106 agreement to secure a deed of variation to the original legal agreement to amend and secure the provision of: 30% on site affordable housing; amendments to the open space obligations, amended contributions towards SANG, education infrastructure.

1. Condition:

The plan numbers to which this permission relates are:

Layout, arrangement and access:

2797-A-1000-PL-B_SITE LOCATION PLAN

2797-A-1005-PL-M_SITE LAYOUT

2797-C-1005-PL-M_SITE LAYOUT

2797-C-1010-PL-C
2797-C-1011-PL-C
2927-C-1012-PL-A-STREET ELEVATIONS A-A & B-B
2927-C-1013-PL-B-STREET ELEVATIONS C
2927-C-1014-PL-A-STREET ELEVATIONS D&E
2797-C-1021-PL-D DWELLING DISTRIBUTION
2797-C-1022-PL-D STOREY HEIGHTS
2797-C-1023-PL-D PARKING PLAN
2797-A-1024-PL-C REFUSE COLLECTION PLAN
2797-C-1025-PL-D MATERIALS PLAN
2927-C-1026-PL-B AFFORDABLE HOUSING PLAN
2797-A-3075-PL-D_GARAGES & CYCLE STORES
16027-WIE-ZZ-XX-DR-C-05001-P06
16027-WIE-ZZ-XX-DR-C-05002-P06
16027-WIE-ZZ-XX-DR-C-05003-P06
16027-WIE-ZZ-XX-DR-C-92001-P03
16027-WIE-ZZ-XX-DR-C-92002-P04
16027-WIE-ZZ-XX-DR-C-95001-P08

House Type Elevations and Floorplans:

2927-C-3000-PL-D-ASHENFORD Plots 1-2,33-34, 100-101
2797-C-3001-PL-D-ASHENFORD Plots 73-74
2797-C-3005-PL-E-HUXFORD Plots 23,32
2797-C-3006-PL-E-HUXFORD Plots 9(h),10,22,27,30(h),61,68
2797-C-3007-PL-E-HUXFORD Plots 28-29,36-37
2797-C-3008-PL-C-HUXFORD Plots 3,4(h),17(h),18
2797-C-3010-PL-D_BYFORD Plots 5-6,7-8,44-45
2797-C-3015-PL-D-MANFORD Plots 11,12,15,16,20,21,38,41,43
2797-C-3020-PL-D-MARFORD Plots 40(h),105
2797-C-3021-PL-E-MARFORD Plot 39
2797-C-3022-PL-E-MARFORD Plot 42
2797-C-3023-PL-A-MARFORD Plots 13,14(h),19
2797-C-3025-PL-D-ARDALE Plots 24,25
2797-C-3030-PL-B_AMERSHAM Plots 26,31
2797-C-3035-PL-B-KINGDALE Plots 35,104
2797-C-3040-PL-C-BENFORD Plots 46-48,79-81
2797-C-3050-PL-D-KINGDALE+ASHENFORD Plots 69-72
2797-C-3051-PL-C_KINGDALE+PEARTREE Plots 57-60
2797-C-3055-PL-D-COLTON Plots 62-63,66-67
2797-C-3060-PL-D-ELLISTON Plots 64,65
2797-C-3065-PL-D-BEAUFORD Plots 75-78
2797-C-3066-PL-A-BEAUFORD Plots 102-103
2797-C-3071-PL-C-BENFORD Plots 96-97,98-99
2979-A-3100-PL-C-AFF PLOTS 82-95 PLANS

2797-C-3101-PL-F_AFFORDABLE Plots 82-95 ELEVATIONS
2797-C-3106-PL-E_AFFORDABLE Plots 49-56 ELEVATIONS

Landscaping and Trees:

TWWL22444 11F Sheet 1
TWWL22444 11F Sheet 2
TWWL22444 11F Sheet 3
TWWL22444 11F Sheet 4
TWWL22444 11F Sheet 5
TWWL22444 12E Sheet 1
TWWL22444 12E Sheet 2
TWWL22444 12E Sheet 3
TWWL22444 12E Sheet 4
TWWL22444 12E Sheet 5
TWWL22444 20 LEAP & LAP
TWWL22444 30A
TWWL22444ts B

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:

Works shall be carried out in strict accordance with the Tree Protection Plan, Arboricultural Impact Assessment and Method Statement (TWWL22444 03E). Any amendments shall be agreed with the Local Planning Authority, in writing.

Reason:

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan (Part 1) 2018.

3. Condition:
No above ground development 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 D1 and D4 of the Waverley Borough Local Plan 2002, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Policy TD1 of the Local Plan Part 1 (2018).

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

Reason:

In order to maintain sufficient parking for the development and to protect the character and residential amenities of the area in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Policies ST1 and TD1 of the Local Plan Part 1 (2018).

5. Condition:
Prior to the first occupation of the proposed development, notwithstanding the indicative plan provided (TWWL22444 20) further details relating to the equipment to be installed in the Local Equipped Area of Play and the Local Area of Play shall be submitted to and approved in writing by the Local Planning Authority. The play areas shall be provided and made available for use in full accordance with the approved details prior to occupation of the 50th dwelling on the development, in line with the S106 Agreement, and thereafter maintained.

Reason:

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

6. Condition:
Prior to the first occupation of the dwellings here by permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason:

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

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

Reason:

To safeguard the privacy of neighbouring occupiers and to accord with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and TD1 of the Local Plan (Part 1) 2018.

8. Condition:
Prior to the first occupation of the proposed development, details of all proposed screen walls or fences, or other means of enclosure, should be submitted to and approved in writing by the Local Planning Authority. The agreed boundary treatment shall be erected prior to the first occupation of any part of the approved development, and thereafter be retained 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 Policies D1 and D4 of the Waverley Borough Local Plan 2002, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Policy TD1 of the Local Plan Part 1 (2018).

9. Condition:
Prior to the first occupation of the proposed development, notwithstanding the indicative plan provided (16027-WIE-ZZ-XX-DR-C-95002-P01) further details relating to the external lighting to be installed at the development shall be submitted to and approved in writing by the

Local Planning Authority. The lighting shall then be provided and made available for use in full accordance with the approved details prior to the first occupation of the development, and thereafter maintained.

Reason:

To ensure that the development is provided with appropriate lighting, in the interests of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Retained Policies D1 and D4 of the Local Plan 2002 and Policy FNP1 of the Farnham Neighbourhood Plan 2017.

Informatives

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

Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.

3. In respect of Condition 2 above (submission of materials), the applicant is required, at the time of submission, to specify in respect of the materials the manufacturer, product name and product number. The materials samples will not be accepted by the Council without this information and without the appropriate fee for the discharge of the condition.
4. 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.

5. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

6. 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 2019.

Appendix A

Outline Permission Decision Notice (WA/2015/2283).

Lamron Developments
Management Ltd
Bell Cornwell LLP
Oakview House
Station Road
Hook
Hampshire
RG27 9TP

Elizabeth Sims
Head of Planning Services

When calling please ask for:
Planning Enquiry Team
Telephone: 01483 523583

Calls may be recorded for
training or monitoring

Date: 27 November 2018

TOWN AND COUNTRY PLANNING ACT 1990 – WA/2015/2283 OUTLINE APPLICATION

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990, DO HEREBY GRANT planning permission, for the development specified in the form of application for such permission, deposited by you with the Council on 30/11/2015 and described in the First Schedule, and subject to the conditions specified in the Second Schedule.

FIRST SCHEDULE

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) .

Land On West Side Of Green Lane, Badshot Lea

SECOND SCHEDULE

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. landscaping

The 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 directly from the works (fair wear and tear accepted).
- 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 be 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 providing a minimum of 7kw power for every dwelling and similar 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 first occupation 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.

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.

19. Condition

Prior to the first occupation of each dwelling, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwelling has 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)



Elizabeth Sims
Head of Planning Services

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.

32. The applicant's attention is drawn to the Waverley Borough Parking Guidelines (2013) and the Farnham Design Statement (2010). Any reserved matters application should be designed in accordance with these documents.

WA/2015/2283

(PLEASE SEE NOTES ATTACHED)

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