

To: All Members of the PLANNING  
COMMITTEE  
(Other Members for Information)

When calling please ask for:  
Kimberly Soane, Democratic Services Officer  
**Legal & Democratic Services**  
E-mail: [kimberly.soane@waverley.gov.uk](mailto:kimberly.soane@waverley.gov.uk)  
Direct line: 01483523258  
Date: 29 April 2024

### **Membership of the Planning Committee**

Cllr David Beaman (Chair)  
Cllr Penny Rivers (Vice Chair)  
Cllr Jane Austin  
Cllr Carole Cockburn  
Cllr Janet Crowe  
Cllr Jacquie Keen  
Cllr Andrew Laughton  
Cllr Alan Morrison

Cllr John Robini  
Cllr Julian Spence  
Cllr Richard Steijger  
Cllr Phoebe Sullivan  
Cllr John Ward  
Cllr Terry Weldon  
Cllr Graham White

### **Substitutes**

Cllr Peter Clark

Dear Councillors

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

DATE: WEDNESDAY, 8 MAY 2024

TIME: 6.00 PM

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

The Agenda for the meeting is set out below.

This meeting will be webcast and can be viewed on [Waverley Borough Council's YouTube channel](#) or by visiting [www.waverley.gov.uk/webcast](http://www.waverley.gov.uk/webcast).

Yours sincerely

**Susan Sale,**  
**Executive Head of Legal & Democratic Services & Monitoring Officer**

Agendas are available to download from Waverley's website ([www.waverley.gov.uk/committees](http://www.waverley.gov.uk/committees)), where you can also subscribe to updates to receive information via email regarding arrangements for particular committee meetings.

Alternatively, agendas may be downloaded to a mobile device via the free Modern.Gov app, available for iPad, Android, Windows and Kindle Fire.

Most of our publications can be provided in alternative formats. For an audio version, large print, text only or a translated copy of this publication, please contact [committees@waverley.gov.uk](mailto:committees@waverley.gov.uk) or call 01483 523226.

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](http://www.waverley.gov.uk/webcast).

---

### **NOTE FOR MEMBERS**

Members are reminded that Contact Officers are shown in each report and members are welcome to raise questions, etc. in advance of the meeting with the appropriate officer.

### **AGENDA**

#### **1 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

To receive any apologies for absence and substitutes.

Where a Member of the Committee is unable to attend a substitute Member may attend, speak and vote in their place at that meeting.

Members are advised that in order for a substitute to be arranged a Member must give four (4) clear working-days' notice of their apologies.

For this meeting the latest date apologies can be given for a substitute to be arranged is Monday 29 April 2024.

#### **2 MINUTES OF THE LAST MEETING**

To approve the Minutes of the meeting held on 3 April 2024, and published on the councils website, as correct record of the meeting

#### **3 DECLARATIONS OF INTERESTS**

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

#### **4 QUESTIONS BY MEMBERS OF THE PUBLIC**

The Chairman to respond to any questions received from members of the public in accordance with Procedure Rule 10.

Submission of questions must be received by Monday 29 April 2024.

5 QUESTIONS FROM MEMBERS

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

Submission of questions must be received by Monday 29 April 2024..

6 ANY RELEVANT UPDATES TO GOVERNMENT GUIDANCE OR LEGISLATION SINCE THE LAST MEETING

Officers to update the Committee on any changes to the planning environment of which they should be aware when making decisions.

**Applications for planning permission**

Requests for site visits should be submitted within five working days after the publication of the agenda. Site visits will be held on the Friday prior to the meeting at 10am or 2pm.

**Background Papers**

Background papers (as defined by Section 100D(5) of the Local Government Act relating to reports are listed under the "Representations" heading for each planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

7 APPLICATIONS SUBJECT TO PUBLIC SPEAKING

7.1 WA/2023/01467 - Land off Old Park Lane, Farnham (Pages 7 - 50)

Outline application with all matters reserved except access for up to 83 dwellings (including 24 affordable) and public open space/country park, including related play space, community orchard, wildlife pond, internal access roads, footways/footpaths and drainage basins/corridor.

Recommendation

That delegated authority is granted to the Executive Head of Planning to grant planning permission and make minor amendments to the wording of conditions subject to the applicant entering into an appropriate Section 106 Agreement for SANG and SAMM contributions towards managing and maintaining Farnham Park SANG, securing the provision of affordable housing including a commuted sum, securing open space and play space provision and off-site highway works to enhance pedestrian connectivity with the town centre and subject to conditions, permission be **GRANTED**

7.2 WA/2024/00277 - Land at 1 The Oaks, Coxcombe Lane, Chiddingfold (Pages 51 - 64)

Erection of a single storey extension together with extension and alterations to roof to provide habitable accommodation in roof space (as amplified by plan received 02/04/2024)

Recommendation

That, subject to conditions, permission be GRANTED

7.3 WA/2023/02786 - Land at Willowhayne, Barnett Lane, Wonersh, Guildford, GU5 0RU (Pages 65 - 76)

Alterations to roof space including dormer extensions and installation of rooflights

Recommendation

That, subject to conditions, permission be **GRANTED**

7.4 WA/2023/02240 - Land at Little Heath, Linkside West, Hindhead, GU26 6PA (Pages 77 - 114)

Erection of a detached dwelling and a garage to provide ancillary accommodation above; erection of an extension and alterations to existing dwelling.

Recommendation

That, subject to conditions, permission be **GRANTED**

8 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

8.1 WA/2024/00291 - Land at Farnham Museum, 38 West Street, Farnham, GU9 7DX (Pages 115 - 122)

Application under regulation 13 for Listed Building Consent for external repairs including alterations to parapet wall.

Recommendation

That, subject to conditions and referral to the Secretary of State WBC REG 13 LISTED BUILDING CONSENT BE GRANTED

9 EXCLUSION OF PRESS AND PUBLIC

That, pursuant to Procedure Rule 20 and in accordance with Section 100A(4) of the Local Government Act 1972, the Committee agrees:

(1) that the public be excluded from the meeting during consideration of the

following matter on the grounds that it is likely, in view of the nature of the business to be 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 in Paragraph X of the revised Part 1 of Schedule 12A to the Local Government Act 1972; and

(2) that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

10 LEGAL ADVICE

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

**For further information or assistance, please telephone  
Kimberly Soane, Democratic Services Officer, on 01483523258 or by  
email at [kimberly.soane@waverley.gov.uk](mailto:kimberly.soane@waverley.gov.uk)**

This page is intentionally left blank

# Agenda Item 7.1

WA/2023/01467 – Outline application with all matters reserved except access for up to 83 dwellings (including 24 affordable) and public open space/country park, including related play space, community orchard, wildlife pond, internal access roads, footways/footpaths and drainage basins/corridor at LAND CENTRED COORDINATES 483317 147157. OLD PARK LANE, FARNHAM

Applicant: Gleeson Land Limited  
Parish: Farnham CP  
Ward: Farnham North West  
Grid Reference: E: 483317  
N: 147157

Case Officer: Michael Eastham  
Neighbour Notification Expiry Date: 24/02/2023  
Extended Expiry Date: 31/05/2024

## RECOMMENDATION

That delegated authority is granted to the Executive Head of Planning to grant planning permission and make minor amendments to the wording of conditions subject to the applicant entering into an appropriate Section 106 Agreement for SANG and SAMM contributions towards managing and maintaining Farnham Park SANG, securing the provision of affordable housing including a commuted sum, securing open space and play space provision and off-site highway works to enhance pedestrian connectivity with the town centre and subject to conditions, permission be **GRANTED**

## Site Description

The site, measuring 11.9 hectares is a roughly rectangular-shaped area comprising four large, irregularly shaped fields, bisected by two public rights of way. The site generally slopes to the north. Access to the site is via a narrow access track off Old Park Lane which is also identified as a public footpath. The site is located to the north of the University for the Creative Arts and residential properties on Keepsake Close and Ribston Road, and south of Old Park Lane. The site is located close to Farnham town centre.

## Proposal

Outline permission is sought for erection of up to 83 dwellings, including affordable homes and public open space, with access only to be determined, with all other matters reserved. Access to the site would be achieved at the southern boundary of the site by extending Keepsake Close, which forms part of the wider Abbey Way development.

Keepsake Close is a 4.8-metre-wide residential cul-de-sac leading south from the proposed site access. This connects with Cascade Way, which is 4.8 metres in width and forms a priority junction with Crondall Lane to the south. Pedestrian access would also be provided from Keepsake Close, with further connections to the public rights of way (PROWs) which pass through the site.

## Relevant Planning History

NMA/2020/0089 – Amendment to WA/2016/2455 for an extension of working hours for Saturday to be the same as those hours between Monday and Friday; which will run up to the 13<sup>th</sup> May 2021. Land at Crondall Lane, Farnham. NMA allowed on 20<sup>th</sup> October 2023.

NMA/2019/0179 – Amendment to WA/2016/2455 for varying a condition with regards to the Play Area, Land at Crondall Lane, Farnham. NMA refused on 22<sup>nd</sup> September 2021.

WA/2019/0940 – Application under S73 to vary Condition 10 of WA/2016/2455 (pre-occupation condition of provision of open and ready to use play areas) to allow the provision of play areas open and available for use prior to the occupation of 50% of the dwellings. Land at Crondall Lane, Farnham. Invalid.

WA/2016/2455 – Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2014/1565 for the erection of 120 new dwellings with associated access, public open space and landscaping. (As amended by plans and documents received 12/02/2018 and 06/03/2108). Land at Crondall Lane, Farnham. Granted on 18<sup>th</sup> July 2018.

WA/2017/0067 – Change of use of land to Public Open Space along with associated landscaping and access. Land at Crondall Lane, Farnham. Granted 20<sup>th</sup> April 2017.

WA/2014/1565 – Outline application for the erection of up to 120 dwellings together with associated access, parking, public open space and landscaping (as amended by additional information received 17/11/2014 and 04/02/2015 and 19/03/2015 and amplified by email dated 20/03/2015). Land at Crondall Lane, Farnham. Granted on 11<sup>th</sup> September 2015.

SO/2014/0020 – Request for Screening Opinion for a development of up to 120 dwellings with associated access, parking, public open space and landscaping. Land at Crondall Lane, Farnham. Screening Opinion given: EIA not required 16<sup>th</sup> September 2014.

## Relevant Planning Constraints

- Countryside beyond the Green Belt
- Area of Strategic Visual Importance
- Adjacent to the Area of Great Landscape Value
- Sites and Areas of High Archaeological Potential (scattered Roman remains)
- Thames Basin Heaths Special Protection Area (SPA) 5km Buffer Zone
- Ancient Woodland 500m Buffer Zone (Farnham Old Park)
- Grade 3 Agricultural Land
- Potentially contaminated land
- Special Advertisement Control Area
- SHLAA sites: Land off Crondall Lane & Park Farm, Farnham
- Footpath FP5, FP6, FP7, FP87, FP92, FP94 & FP300
- Tree Preservation Order (TPO 14/22)
- Air Quality Management Area (AQMA) buffer zone



## Development Plan Policies and Guidance

**Local Plan (Part 1) 2018: Strategic Policies and Sites** – Policies SP1, SP2, ST1, TD1, RE1, RE3, ICS1, ALH1, AHN1, AHN3, LRC1, LH1, CC1, CC2, CC4, SS2, NE1, NE2, NE3.

**Local Plan (Part 2) 2023: Site Allocations and Development Management Policies** - Policies DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM9, DM11, DM15, DM20, DM21, DM24, DM25, DM36.

**Farnham Neighbourhood Plan (2013-2032)** - Policies FNP1, FNP10, FNP12, FNP13, FNP14, FNP27, FNP30, FNP31, FNP32.

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

Section 38(6) of the Planning and Compulsory Purchase Act 2004 has been updated by the Levelling Up and Regeneration Act 2023 – and now refers to Section 38(5B) of the Planning and Compulsory Purchase Act 2004 which requires all applications for planning permission to be determined in accordance with the Development Plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise. The Local Plan (Part 1) 2018, the Local Plan (Part 2) 2023, the Farnham Neighbourhood Plan (2013-2032) and the South-East Plan 2009 in relation to Policy NRM6 are the starting point for the assessment of this proposal.

## Other Guidance

- National Planning Policy Framework (2023)
- National Planning Practice Guidance (2014)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Hills Management Plan (2014-2019)
- National Design Guide (2019)
- Farnham Design Statement (2010)
- Climate Change and Sustainability Supplementary Planning Document (2022)
- Farnham Landscape Character Assessment (2018)

## Consultations and Town Council Comments

National  
Highways                      No objection.

County Highway  
Authority                      No objection subject to S106 Agreement and conditions.

Sustainable Transport Projects Officer	No objection, but there are reservations regarding cycle connectivity, which would be resolved at reserved matters stage.
County Rights of Way Officer	No objection.
County Mineral Planning Authority	No objection. The site is not in proximity to any minerals or waste management designation, facility, or infrastructure, and so the issue of safeguarding does not arise.
County Archaeologist	No objection subject to a condition.
Farnham Town Council	Object: <ul style="list-style-type: none"> <li>• Site unallocated in Farnham Neighbourhood Plan.</li> <li>• Farnham is delivering new homes on allocated sites in the FNP</li> <li>• Outside Built-Up Area Boundary.</li> <li>• Cumulative impact of housing developments.</li> <li>• Conflict with FNP1: preserving countryside from inappropriate development.</li> <li>• Site is Area of Strategic Visual Important in Local Plan.</li> <li>• Proposal would harm the character and appearance of area.</li> <li>• Negative impact on Abbey View with construction vehicles.</li> <li>• Access via BW185 and FP7 and FP94 is unacceptable.</li> <li>• Increased traffic/water usage/sewage/need for school places.</li> <li>• Whole site should be made into a SANG with public access.</li> <li>• Cumulative impact of development on other sites, and on boundary of Farnham, must be considered.</li> </ul>
The Farnham Society	Object. Site is beyond urban boundary. Site not allocated in Neighbourhood Plan. Support previous decisions: FAR398/72 refused in 1972; and FAR626/73 - refused in 1973.
Natural England	No objection.
Surrey Wildlife Trust	No objection subject to conditions.
Historic England	No objection.
Council's Historic Buildings Officer	Proposal would result in less than substantial harm to heritage assets (low – subject to mitigation by parameters plan).

AONB Planning Adviser	No objection.
Council's Housing Officer	No objection subject to a S106 Agreement.
Environment Agency	No comments to make.
Environmental Health Officer (Contamination)	No objection subject to conditions.
Environmental Health Officer (Land & air quality)	No objection subject to conditions.
Council's Tree Officer	No objection subject to conditions.
WBC Greenspaces	No objection. There is a shortage of sports pitches in Farnham. The site is not big enough to provide its own sports pitches. The Council should seek to use accumulated CIL funds to help bridge the gap of sports pitches provision in Farnham.
Lead Local Flood Authority	No objection subject to conditions.
Thames Water	No objection subject to a condition.
Southern Water	No comment submitted.
Surrey Police	No objection subject to a condition requiring the development to achieve a Secure By Design accreditation.
Sport England	No objection.
CPRE	Object. Proposal would have materially adverse impacts on visual and landscape character; harmful to character and appearance of countryside and fail to enhance landscape value or protect intrinsic character and beauty of countryside. Adverse impacts would significantly and demonstrably outweigh benefits.

### Representations

In accordance with the statutory requirements and the "Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019" site notices were displayed around the site on Thursday 6<sup>th</sup> July 2023 and neighbour notification letters were sent.

Two hundred and sixty-three letters have been received from local residents, the Old Park Lane Residents' Association (OPLRA), the Abbey View Residents, North West Farnham

Residents, Farnham Town Football Club and County Councillor Catherine Powell objecting on the following grounds:

- Site not allocated for development in Farnham Neighbourhood Plan (FNP).
- Farnham NP allocated and delivering sufficient sites for housing.
- Site outside BUAB.
- Protect countryside from inappropriate development.
- Proposal would fail to preserve the beauty and character of the countryside.
- Proposal would neither preserve nor enhance the character of the neighbourhood.
- No consideration or mitigation of cumulative impacts of development in the area.
- Proposal would result in traffic congestion.
- Transport model fails to reflect what is actually on the ground.
- Comparisons in transport documentation fail to be appropriate in location and size.
- Some of the transport data provided is over ten years old.
- Cumulative effect of development both approved and under construction.
- Crondall Lane/West Street junction is unable to sustain increases in vehicle numbers safely.
- Highway proposals fail to mitigate in any realistic way for the proposed development.
- No construction vehicles can utilise Old Park Lane as an access to the site. There is no assessment of traffic flows generated by a potential further 205 houses.
- Planned development will put significant pressure on existing infrastructure.
- Not enough doctors, dentists or pharmacists to accommodate the proposal.
- Lack of secondary school places in Farnham, making further increases in housing numbers above the Neighbourhood Plan allocations unsustainable.
- Farnham wastewater treatment plant is already overloaded.
- Proposal would result in increased surface water flooding.
- Foul water drainage system cannot be accepted without further design information.
- Proposal would have an adverse impact on wildlife.
- Site should be used to enhance local biodiversity through habitat creation.
- Proposal has substantial adverse impact on landscape and countryside.
- Updated Transport Assessment and Travel Plan [5<sup>th</sup> December] and Drainage information [6<sup>th</sup> December] fail to address concerns raised by statutory consultees.

In March 2024 the Council re-consulted for 16 days on the amended parameters plan (Parameters Plan Full Site, A2046\_004, Lytle Associates Architects) and the indicative landscape plan (Illustrative Landscape Masterplan, GLES3004\_01 rev 1, March 2024, Turley) and related documents which were uploaded onto the Council's website on Tuesday 26<sup>th</sup> March 2024. The parameters plan and the indicative landscape plan have been amended to include the surface water attenuation basin and the amended drainage strategy for WA/2023/01467.

During the 16 days of re-consultation a petition was submitted on Friday 5<sup>th</sup> April 2024 signed by 208 members of Abbey View Residents, North West Farnham Residents and others repeating their objections to the proposed development on the following grounds:

- Potential on increased flood risk.
- Increase in traffic on Crondall Lane and at junction of West Street with Crondall Lane.
- Loss of residential amenity.

Twelve further objections were received from local residents during the 16 days of re-consultation re-iterating their previous objections to the proposed development.

Two letters have been received supporting the proposed residential development.

A letter from Zofia Lovell, the Chairman of the South Farnham Residents Association and the Chairman of the National Organisation of Residents Associations dated 8th April 2024, includes a letter from the Department for Levelling Up, Housing and Communities (DLUHC) dated 3<sup>rd</sup> April 2024:

*“The Government remains committed to retaining neighbourhood planning as an important part of the planning system. The recent changes to the National Planning Policy Framework (NPPF) have increased protections for neighbourhood plans and recognise the time and effort that communities invest in preparing them. Furthermore, changes made through the Levelling Up and Regeneration Act 2023 mean that, in future, decisions on planning applications will only be able to depart from plans, including neighbourhood plans, if there are strong reasons to do so.”*

Given the response from DLUHC regarding the principle and strength of any Neighbourhood Plan. Zofia Lovell requested that Officers apply this in relation to all current planning applications particularly for the Farnham Neighbourhood Plan which is still up-to-date.

## Planning Considerations

### Principle of development

This site lies within the Countryside beyond the Green Belt outside of any defined settlement area, with only the site access to the site within the Built Up Area Boundary.

The National Planning Policy Framework (NPPF), 2023 states that as a core planning principle the intrinsic character and beauty of the countryside shall be recognised.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 has been updated by the Levelling Up and Regeneration Act 2023 – now refers to Section 38(5B) of the Planning and Compulsory Purchase Act 2004 which requires all applications for planning permission to be determined in accordance with the Development Plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise.

Policy RE1 of the Local Plan reflects the advice in the NPPF and states that the intrinsic character and beauty of the countryside will be recognised and safeguarded.

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

Policy SP2 sets out the Council’s spatial strategy which is to:

1. Avoid major development on land of the highest amenity and landscape value, such as the Surrey Hills Area of Outstanding Natural Beauty and to safeguard the Green Belt;
2. Focus development at the four main settlements (including Farnham);

3. Allocate other strategic sites. Additional sites will be identified and allocated through Local Plan Part 2 and neighbourhood plans; The subtext of Paragraph 5.16 recognises that “it will be necessary to allow some expansion of settlements through the development of suitable sites on the edges of settlements.”

Given the site’s close proximity to the Built Up Area Boundary immediately adjacent to the main settlement of Farnham, the proposal would not be in conflict with Policy SP2 (point 2). However, it should be noted that through the Farnham Neighbourhood Plan review process, the settlement boundary has already been expanded to enable the allocation of sites beyond the historic settlement boundary. In essence, therefore, the Neighbourhood Plan has already undertaken the process set out in paragraph 5.16 of Policy SP2.

Policy ALH1 of the Local Plan (Part 1) 2018, which is closely linked with Policy SP2, details the amount and broad distribution of the 11,210 net additional dwellings required in the period from 2013 to 2032 to meet the full, objectively assessed needs for market housing. Farnham has been allocated 2,780 new homes to accommodate over the plan period.

Policy SP2 seeks to maintain Waverley’s character whilst ensuring that development needs are met in a sustainable manner – this includes avoiding major development on land of the highest amenity and landscape value, and focussing development at the main settlements, including Farnham, through an adopted LPP2 and NPs. Housing allocations are made under LPP2 and the FNP to meet the housing requirements of LPP1 Policy ALH1

The Explanatory text at paragraph 5.16 of the LPP1 recognises that there are limits to which the main settlements can accommodate the Borough’s housing needs and that some expansion of settlements through the development of suitable sites on the edges will be necessary. The proposal does not conflict with Policy SP2.

All development policies that relate to the supply of housing in the Waverley Local Plan (Part 1) 2018 have reduced weight because Waverley cannot demonstrate an adequate 5-year’ supply of housing land The Council accepts that it does not have a five-year housing land supply and that it has a housing land supply of 3.89 years.

The housing allocations required in Farnham to meet the Local Plan (Part 1) 2018 requirement for the Parish has been determined by the Farnham Neighbourhood Plan. This site does not form one of the sites allocated for development in the Neighbourhood Plan.

In terms of the Farnham Neighbourhood Plan, paragraph 14 of the NPPF, 2023 states that in situations where the ‘presumption in favour of sustainable development’ applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with the neighbourhood plan will not significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a. The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- b. The neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 67-68).

As such, the site does not form part of any proposed Local Plan or Neighbourhood Plan allocation. It is suggested that any major housing development should be coming through the neighbourhood plan and should follow the plan making process. As the site is not

allocated in either Plan the proposal is contrary to policy. However, the starting point for decision making is the adopted Plan, consideration however must be given to other material consideration much may weight against the Policy position.

## **Other Material Considerations**

The following sets out whether there are any material considerations which indicate that the proposal should be considered other than in accordance with the development plan.

### **1. Five Year Housing Land Supply**

The Council recently published an updated 5-year supply statement with a base date of 4<sup>th</sup> October 2023. This confirms that the Council can demonstrate 3.89 years of supply. It is therefore recognised that the Council cannot currently demonstrate a 5-year housing land supply.

The application proposes 83 dwellings including 24 affordable units which will make a valuable contribution to housing supply in the Borough.

The Council cannot at this point in time demonstrate a 5-year housing land supply. Paragraph 68 of the NPPF relates to establishing a requirement figure for a Neighbourhood Plan area, and circumstances where this is not possible, which is clarified by footnote 34 as including 'instances where strategic policies for housing are out of date'. The LPP1 and NP housing requirements are not based on the Standard Methodology within the NPPF and are greater than indicated at local policy level. The Waverley Local Plan (Part 1) 2018 is out of date for purposes of housing requirements, so by default there is no current housing requirement figure for Farnham NP which therefore render it out of date. As such footnote 34 and paragraph 68 are engaged and the presumption still applies.

This means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (such as where the LPA cannot demonstrate a five-year supply of deliverable housing sites and where the strategic policies for housing on which the FNP is based are out of date), planning permission should be granted unless

- (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

There is no question that (i) does not apply to this determination as the site does not lie in a protected landscape. In respect of (ii), will be assessed in the remainder of this report.

Paragraph 8 of the NPPF, 2023 states that in order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The following is an analysis of the sustainable nature of the site and the proposal:

### **2. Waverley Borough Council Land Availability Assessment (November 2020).**

The Strategic Housing Land Availability Assessment (SHLAA) is one of the evidence documents that were published alongside the Local Plan consultation in 2014. The SHLAA

provides information on sites both within and outside settlements that have been promoted to the Council as potential sites for development, for example by a landowner.

The site (Ref. Site WAV 909 LAA ID: 1041) was submitted as part of the land availability assessment to form an urban extension to Farnham.

*“The site is within the Countryside Beyond the Green Belt and Area of Strategic Visual Importance. The site does adjoin the built up area of Farnham. Due to the topography and openness of the site, development is likely to have a significant adverse landscape impact. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.”*

The assessment was based on a much larger development area for 200 homes and has been refined following a more thorough assessment of constraints to inform the current masterplan.

### 3. The NPPF and the Presumption in Favour of Sustainable Development.

The site is in a sustainable location, just over 10 minutes walking distance of a range of local shops, services, health and education facilities. There are bus services which enable access to Farnham railway station and the surrounding area. Whilst the private car could be required for longer distances, future residents would not need to rely on a car to be able to live comfortably. The site is environmentally sustainable as it lies on the northern edge of Farnham and it will be possible for residents to use non-car means of transport to access schools, shops and other services. The closest bus stops to the site are located approximately 850 metres south of the site along West Street (approximately a 10-minute walk) and 900 metres south-east of the site, along Castle Street (approximately a 12-minute walk). Both bus stops serve different routes, with the 65 service running from West Street whilst the 4 service and a Farnborough College service run from Castle Street. The nearest railway station is located at Farnham 1.6km south of the site with services to London Waterloo, Alton and Guildford.

The development will likely result in economic benefits to the local area in the form of the following:

- An increase in Council Tax receipts;
- Potential ‘New Homes Bonus’ payments from the Government;
- The creation/maintenance of construction jobs; and
- Additional spending by new residents on local goods and services.

There is potential for an economic loss due to the loss of best and most versatile agricultural land.

### 4. Site Location.

This outline application (WA/2023/01467) includes an illustrative masterplan (Illustrative Landscape Masterplan, GLES3004\_01 rev 1, March 2024, Turley) and a parameters plan



(Parameters Plan Full Site, A2046\_004, Lytle Associates Architects). The settlement of Farnham has services and facilities that are accessible on foot and by bicycle; and given the proximity to the settlement boundary, it is considered that the site would have access to these facilities and services required for promoting healthy communities and could enhance the vitality of the community of Farnham.

### Loss of Agricultural Land

The site (with the exception of the access) comprises four fields and the lawful use of the site is therefore agriculture.

Paragraph 180 of the NPPF, 2023 states that policies and decisions should contribute to and enhance the natural and local environment by, amongst other things, recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services including the economic and other benefits of the best and most versatile agricultural land. The glossary of the NPPF defines this as land in grades 1, 2 and 3a of the Agricultural Land Classification.

Policy DM15 of the Local Plan (Part 2) states that development should recognise the benefits of areas of best and most versatile agricultural land. Where it can be demonstrated that significant development of agricultural land is necessary, areas of poorer quality should be preferred to those of higher quality.

An Agricultural Land Classification (ALC) and Considerations report dated June 2023 has been submitted which confirms that the site is a mixture of cropped arable land and grassland. The site was surveyed in January 2023 and found to comprise on 4.7 ha (41.6%) of Grade 2, 4.8 ha (42.5%) of Subgrade 3a and 1.8ha (15.9%) of Subgrade 3b. Therefore, 9.5 ha (84.1%) of the site is classified as best and most versatile agricultural land. The ALC report concludes that: By detailed ALC survey, it has been determined that the quality of agricultural land at the site is limited by (i) soil droughtiness to Grade 2, (ii) by topsoil stone content and/or soil droughtiness, or soil wetness (auger-bore 12 only) to Subgrade 3a, and (iii) by soil droughtiness (auger-bore 4) or gradient (auger-bore 9) to Subgrade 3b.

Given the lack of 5-year housing land supply and the location and character of this site in terms of its relationship to the existing settlement it is considered that the development can be argued to be necessary and appropriate on this site due to its close physical relationship with the settlement.

In addition, the proposal does not seek to alienate any land parcel that would make the site unfarmable or impact the farming enterprise economically. Only limited weight should be given to the loss of this area of best and most versatile agricultural land.

### Impact on Countryside beyond the Green Belt and Landscape Character

The site is not covered by any landscape related statutory designations. The site is located within an Area of Strategic Visual Importance (ASVI) which is a designation of local importance relating to the appearance of the landscape and the role the landscape plays in maintaining the urban character and separation of settlements as opposed to landscape value. The site is outside of, but adjacent to an Area of Great Landscape Value (AGLV). The boundary of the AGLV abuts the northern boundary of the site. It is also outside of the area

identified as being of 'High Landscape Value and Sensitivity' as defined in the Farnham Neighbourhood Plan and informed by the Farnham Landscape Character Assessment.

Paragraph 180 of the NPPF, 2023 states that development should contribute to and enhance the natural and local environment recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings.

The NPPF states that, as a core planning principle the intrinsic character and beauty of the countryside shall be recognised.

Policy RE1 of the Local Plan (Part 1) states that within the Countryside beyond the Green Belt the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

Policy RE3 of the Local Plan (Part 1) seeks to ensure that new development respects and where appropriate, enhances the distinctive character of the landscape in which it is located. Policy RE3 states that the appearance of the Areas of Strategic Visual Importance will be maintained and enhanced. Proposals for new development within the ASVI will be required to demonstrate that the development would not be inconsistent with this objective.

Policy FNP10 of the Farnham Neighbourhood Plan seeks to protect and enhance the countryside. This policy states that Outside of the Built Up Area Boundary, a development proposal will only be permitted where it would accord with a number of criteria. Those relevant to this application are:

- a) Be in accordance with Policies FNP16, 17 and 20 or other relevant policies applying to the area;
- e) Enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species.

A Landscape and Visual Impact Appraisal (Turley Landscape, June 2023) has been submitted as part of the application which concludes that the site is considered to be of Medium landscape value. The appearance of the landscape within the ASVI would change with areas of housing becoming more noticeable and the settlement edge extending further north. The settlement edge would remain enclosed by open landscape, with the elevated parts of the site that contribute to the setting of Farnham kept free from development.

Whilst there would be glimpses of additional built form across Farnham from the south, the open space to the north of the Site and adjacent landscape within the Old Park, would preserve the green backdrop and perception of an open rural setting to the town. The views of the proposed development from Farnham Conservation Area (View 11 and 5c); Old Park Lane (View 7b); and Farnham Castle Keep (Views 6a and 6b) would be obscured by intervening topography, built form or the dense layering of mature vegetation which would maintain the rural setting to these heritage assets in views.

The visibility of the tower of St Andrew's Church would be maintained and would not be impeded by development. There would be noticeable changes to views from public rights of way to the west of the site, experienced in the context of existing views of residential development to the south. Key characteristics relating to wooded skylines, local landmarks and the wider open parkland landscape would be maintained.

The National Landscapes (formerly AONB) Planning Advisor does not consider that this proposal has any implications for the Surrey Hills National Landscape (formerly AONB). The site is some distance from the Surrey Hills National Landscape (formerly AONB) and is not a proposed AONB candidate area in Natural England's Boundary Review of the Surrey Hills National Landscape (former AONB). While the AGLV is nearby the setting of the AGLV is not protected in the same way as the National Landscape (former AONB) which has a higher status.

A Landscape Strategy (GLES3004 Rev E) has been submitted with the application which confirms that the site is within the local Landscape Character Area LC4: Castle Paddocks and LF6: North Farnham: Rolling Clay Farmland'. The key characteristics of LCA 4: Castle Paddocks are: "Character Area comprises small, rectilinear, fields in pasture, located on undulating landform. There is a general south-facing slope towards the town. Farnham is located to the south of the Character Area, however there is a soft edge to the settlement, which filters views of the town and maintains the rural character of the landscape. The Character Area abuts settlement to the south, however the only settlement within the Character Area are the low density houses on Old Park Lane."

The proposed open semi-natural landscape setting would maintain the identified key characteristics of this area through the retention and enhancement small, rectilinear fields on undulating landform. That approach would also ensure the soft edge to the settlement and the rural character of the landscape is preserved. The proposed open semi-natural landscape to the north of the Site would ensure built development is positioned outside of the more prominent, elevated parts of the Area of Strategic Visual Importance that contribute positively to the landscape setting of Farnham and the Farnham Castle Group of heritage assets. An orchard, to be maintained by a resident group, would be located on the eastern part of the site. The orchard has been positioned away from St Swithun's Way to maintain views towards the tower of St Andrew's Church and also soften views of the proposed development from the Public Right of Way.

Officers accept that a landscaping scheme would be provided at reserved matters stage that could assist in screening the development to reduce its visual impact, the future management and maintenance of any landscaping would be secured through a Management Plan controlled through conditions and the Section 106 agreement should planning permission be granted. However, it would not address the fundamental change in character to the site. This is important as the site, along with surrounding fields, is significant in providing visual relief from built development.

The Farnham Design Statement divides the town and surrounding area into several settlements. The site is located within the area designated as North West Farnham. Design guidelines for North West Farnham state that 'the rural nature of the Old Park and Dippenhall areas should be preserved and new development should be strictly controlled.'

Layout is a reserved matter and therefore does not fall to be considered under this application. However, it is important to consider whether, a scheme of up to 83 units could be provided on this site that reflect the layout, scale and density of development in the locality. The total site area is 11.9 hectares and the developable area is 4.8 hectares, which equates to a gross density of 7 dwellings per hectare and a net density of 17 dwellings per hectare. It is considered that the development can be designed so that the dwellings could be located on the lowest part of the site, adjacent to the settlement edge and that this therefore reduces the impact of the development to some degree. It is also acknowledged

that single storey dwellings could be located on the western end in order to reduce impacts on key views. The illustrative masterplan demonstrates how the quantum of development proposed could be laid out in a way that would sit comfortably in the landscape. The submitted design and access draws comparisons with adjacent residential development which lies within the built-up area.

The illustrative masterplan shows the development split into two halves, either side of footpath FP 7 with a landscaped buffer to either side. The western half (units 1-46): Includes new flood corridor and 3 blocks of housing; extends further to the north, however these units are limited to single storey. The eastern half (units 47-83) includes a Locally Equipped Area of Play (LEAP) and an elongated block of housing. To the east it is mostly landscaped to minimise the visual impact on heritage assets including Farnham Castle. A Community Orchard is proposed on the illustrative masterplan (Drawing No. A2046\_005 Rev. P3) at the far eastern end of the site, adjacent to FP 92 (St Swithun's Way).

A naturalised LEAP and a Local Area of Play (LAP) incorporating timber play equipment, are shown sited centrally within the development and adjacent to a large area of public open space, as set out on the Illustrative Masterplan (Drawing No. A2046\_005 Rev. P3).

It is acknowledged that a number of layout changes have been made to the illustrative masterplan following the pre-application scheme, to respond to the site context: Units 76 and 77/78 have swapped positions to open up the views towards St Andrew's church spire. The roof pitches on Units 55-58 and 59-62 have been lowered from 45 degrees to 30 degrees, reducing the ridge heights. Hips have also been added to Units 55-58 and 59-62 to further reduce obstruction of views to St Andrew's Church. As a result of the changes more of the church tower is now visible, including the top windows, in comparison to the initial proposal. Similarly there is more space on either side of the church compared to the initial scheme, helping it remain a prominent element in the view.

Building heights are predominantly two storey with single storey units proposed at the northern end of the site. This staggering of heights as set out on the Parameters Plan (Drawing No. A2046\_002 Rev. P4), helps to reduce the visual impact of the development when viewed from the AGLV,

The northern part of the site retains existing fields as Meadow Grassland, following guidelines on integration with adjoining countryside from Farnham Neighbourhood Plan. Efforts have been made where possible to retain and enhance the landscape and to provide a good standard of amenity space and sensitive landscape edges. A wide central grassed area is maintained at the centre of the site along the route of an existing public footpath. A new play space is proposed along this route, with amenity grassland and social spaces adjacent. A Community Orchard is proposed at the eastern end of the site adjacent St Swithun's Way.

The site rises from the southern boundary to the northern boundary. A landscape / nature area and public open space is proposed along the northern and central part of the site which would form a landscaped buffer between the proposed residential development and the Area of Great Landscape Value to the north.

It is acknowledged that the development would be located close to the revised settlement boundary of Farnham following the build out of the Abbey View development and it would form a logical extension of the settlement boundary. This site is visible from the adjoining public footpath, and there is therefore likely to be a high degree of sensitivity to change; but

the impact on the countryside would be reduced by the proposed location of the housing and the low density of the proposed development.

In summary, the proposal comprising the provision of housing on land that is outside the BUAB but contiguous with the settlement boundary of Farnham, on a site that is immediately adjacent to the new Abbey View residential development is considered to be acceptable subject to conditions ensuring the development reflects the illustrative masterplan and the parameters plan (Parameters Plan Full Site, A2046\_004, Lytle Associates Architects). As such, the proposal complies with Policies RE1 and RE3 of the Local Plan (Part 1) 2018, Policies FNP1, FNP10 and FNP11 of the Farnham Neighbourhood Plan, and the NPPF, 2023.

### Impact on Trees

Paragraph 180 of the NPPF, 2023 requires that decisions should contribute by: “a) protecting and enhancing valued landscapes b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

Policy FNP1 of the Farnham Neighbourhood Plan states that new development will be permitted subject to a number of criteria which includes that it “respects the natural contours of the site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site”.

The Arboricultural Impact Assessment (Ref. 10542\_AIA.001 Rev. B) dated June 2023 was submitted with the application which confirms that a parcel of scrub would be removed from inside the site and to partially clear an area of scrub from the southern boundary to accommodate the proposed access onto Keepsake Close. It is also recommended in the Arboricultural Impact Assessment that category U trees [T69] and [T73] Hybrid Black Poplar are removed.

An addendum report to the AIA (Ref. 10542.TN.01), dated October 2023, by Aspect has been submitted which concludes that the only trees to be removed to accommodate the proposed highway widening (within the verge of Cascade Way and Keepsake Close) comprise 11 newly planted trees situated within the existing roadside verge. The proposed highway works also include the widening of an existing visitors' parking bay situated to the north of Keepsake Close. The addendum report concludes that “*the trees are considered readily replaceable within the reconfigured highway verge without undue harm to the area's landscape amenity.*” The addendum report also provides a method statement covering excavation adjacent to TPO tree T83 (TPO 14/22). Twelve Poplar trees along the south-west boundary of the Site are subject to a tree preservation order (TPO).

A Co-ordinated Response Note on trees, dated October 2023 has been submitted which confirms that the Landscape Strategy proposes the creation of two wildlife corridors. Wildlife Corridor 1 comprises the boundary of the site. The northern boundary would be enhanced and extended with hedgerow and tree planting to connect with the eastern and western

boundaries. The tree belt along the southern boundary would be retained. A tree lined, native and species-rich hedgerow is proposed along the western boundary.

The mature tree belt on the southern part of the eastern boundary would be enhanced with further native tree and scrub planting; together with reinforced hedgerow and new copse planting along the northern section of the eastern boundary ensuring the creation of a tree belt along the whole eastern boundary of the site. The Landscape Strategy proposes the restoration of the historic field pattern, where possible, through supplementary hedgerow planting forming Wildlife Corridor 2. A minimum 10m easement has been applied to footpath FP7 which bisects the site diagonally which would form part of Wildlife Corridor 2.

The Council's Tree Officer has raised no objection subject to conditions.

As such, subject to conditions, the proposed development is acceptable and complies with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023 and paragraph 136 of the NPPF, 2023.

### Affordable Housing and Housing Mix

The NPPF states that a local housing needs assessment should be made to determine the amount, type, size and tenure of housing needed and reflected in policy.

Policy AHN1 of the Local Plan (Part 1) 2018 states that the Council will require a minimum provision of 30% affordable housing on all housing development sites which meet the required criteria. On this site 24 affordable homes are proposed, which equates to 28.9% affordable housing and falls short of the 30% policy requirement (providing 30% equates to 24.9 units, so is short of a whole unit, albeit only marginally). It is recommended that the remaining affordable housing requirement should be provided by way of a commuted sum, which can be secured through a S106 agreement, which should be worked out according to the methodology contained in the Affordable Housing Supplementary Planning Document. The following mix of affordable homes is recommended, which comprises less 2 beds, more three beds and no 4 beds. However, more three beds may be acceptable provided they are able to accommodate 6 people, possibly able to be adapted to households with access needs and let on social rents in order to be affordable to low income working households.

The amended affordable housing mix is set out in the following table:

	<b>First Homes</b>	<b>Shared Ownership</b>	<b>Social rent</b>	<b>Recommended Total</b>	<b>Proposed Affordable Mix</b>
<b>1 bed</b>	6	0	2	8	8 x 1BF
<b>2 bed</b>	0	4	6	10	8 x 2BH
<b>3 bed</b>	0	0	5	5	8 x 2BH
<b>4 bed</b>	0	0	2	2	0
<b>TOTAL</b>	6	4	15	25	24

Paragraph 3.5 of the Planning Statement suggests the applicant is proposing the tenure of the affordable housing should be agreed at the reserved matters stage. However, information on tenure, type, bed size and rent levels of all affordable homes on the application site can and should be provided at this outline stage. Without this, a decision cannot be made on whether the affordable housing offer meets the Council's demonstrated

needs and is acceptable. The Council's priority for rented housing is for social rents as reflected in the Affordable Homes Delivery Strategy 2022-25: "Build More, Build Better, Build for Life", under Action BB2 which states "*delivery of social rent is considered first, in preference to Affordable Rent on all planning applications requiring affordable housing.*" The provision of social is recommended rather than affordable rent. Social rent is the most affordable tenure of all, equivalent to around 55% of the local market rent, and there is a pressing need to deliver this tenure to meet the needs of Waverley's lowest income households.

The overwhelming need in Waverley is for rented accommodation to meet the needs of our lowest income households. However, the NPPF now requires 25% of the affordable housing provision on each site to be First Homes, the Government's preferred form of affordable home ownership, with 10% of homes across the whole site to be for affordable home ownership. The First Homes requirement and the requirement for 10% of homes across the development as a whole to be for affordable homeownership, are set out in the Affordable Housing SPD update. A requirement for 25% of the affordable homes to be in the form of First Homes would equate to 6 affordable homes; provided that the price after a 30% discount does not exceed £250k. A First Home is a discounted market sale product sold at a 30% discount. and the sale price after discount must be no higher than £250,000. In practice, due to high property prices in Waverley, this means that First Homes will be 1 and 2 bed dwellings.

The West Surrey SHMA 2015 indicates a high need for affordable housing in Waverley, with an additional 314 additional affordable homes required per annum. As at 5<sup>th</sup> June 2023 there were 1,161 households registered on the Council's Housing Register, waiting for an affordable home to rent.

As the number of affordable homes proposed is now 24, the 6 x 1 bed dwellings First Homes proposed would meet the Government's 25% requirement.

Affordable housing tenure mix is an 'in-principle' issue and needs to be agreed at the outline planning stage; and the applicant has supplied a bed, tenure and rent level split which is supported by the Council's Housing and Enabling Team.

The affordable homes will need to be delivered in clusters across the residential development to ensure that it complies with policies in the Development Plan and Affordable Housing Supplementary Planning Document.

All market and affordable homes should meet the Nationally Described Space Standards, something that would be considered at the reserved matters stage.

Subject to completion of a S106 Agreement for the provision of on-site affordable housing and a commuted sum to make up the 1 dwelling shortfall, the proposed development complies with Policies AHN1 and AHN3 of the Local Plan (Part 1) 2018, Policy FNP15 of the Farnham Neighbourhood Plan and the NPPF, 2023, in terms of the provision of affordable housing.

### Highways and Parking

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where they are accessible by forms of travel other than by private car, should make

necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

Policy FNP30 of the Farnham Neighbourhood Plan relates to the transport impact of development. This policy sets out a number of requirements and those that are relevant to this application are set out below:

- a. Safely located vehicular and pedestrian access where adequate visibility splays exist or could be created.
- b. Larger scale development proposals are accompanied by a Travel Plan.
- c. Provision of sustainable transport links, including walking and cycling links are provided to the principal facilities including to the town centre and nearest neighbourhood centre; the nearest bus stop; primary school; secondary school and public open space.
- d. Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highways improvements.
- e. Development proposals would not significantly add to traffic congestion in the town.
- f. Development proposals would not add inappropriate traffic on rural lanes and would not require highway works or footpaths which would result in unsympathetic change to the character of the rural lane.
- g. Development in areas of poor or quality or development that may have an adverse impact on air quality will be required to incorporate mitigation measures to reduce impact to an acceptable level. Permission will be refused where unacceptable impacts cannot be overcome by mitigation.
- h. Development proposals would maintain or enhance the existing local footpath and cycle network and, where possible, extend the network through the site and connect the development to them.

Three public footpaths cross the site. Footpath FP 94 runs along the northern boundary; FP 7 runs north-south and bisects the site; and FP 92 cuts through the eastern end of the site, and forms part of St Swithuns Way. The County Rights of Way Officer has commented that the majority of the existing footpaths are unimproved and has requested a contribution towards enhancing those directly affected footpaths by widening and resurfacing and a contribution towards the enhancement of the other footpaths in the area that would benefit residents of the new development in a S106 Agreement, which is considered to be acceptable.

A significant package of measures has been agreed with the County Highway Authority, to enhance cycling, especially given the close proximity to Farnham Town Centre. There is the opportunity for a proposed pedestrian route through the site to be provided as a 3.0 metre' wide shared surface cycleway; and cyclists from the application site could join the Scholars Greenway route and King Alfred's Way via Crondall Lane and Beavers Road. Alternative cycle routes via upgrading FP 7 and FP 92 to bridleways, and the provision of signage along St Swithun's Way running through the site could be considered at the reserved matters stage; but FP 7 and FP 92 are not fully within the site and, as such, the comprehensive upgrade of these routes may not be within the developer's gift.



The Transport Assessment (prepared by Motion, dated 24<sup>th</sup> May 2023) illustrates that the proposed development could generate a total of 46 and 51 two-way vehicular trips during AM and PM peak periods, which is considered to be acceptable.

The proposed development includes the provision of off-site highway works via a Section 278 Agreement with the County Highway Authority to provide offsite highway improvements, including:

- a) Reinstating faded yellow line markings on Crondall Lane.
- b) Pedestrian crossing and bus stop improvements on West Street (as indicated in drawing 1902021-14).
- c) Pedestrian crossing improvements on Falkner Road (as indicated on drawing 1902021-15).
- d) Pedestrian crossing improvements on Long Garden Way and Lion and Lamb Way (as indicated on drawing 1902021-16).
- e) Pedestrian crossing improvements on The Hart, at the junction with West Street.

The proposal includes the provision of off-site highway works to Cascade Way and Keepsake Close. A traffic calming scheme for the new roads within the site will need to be agreed and implemented by means of a condition.

The County Highway Authority is requesting a contribution of £162,680 towards highway infrastructure and sustainable transport improvements in Farnham Town Centre; a contribution of £6,150 towards the auditing of the Travel Plan; and the provision of e-bikes for residents at a rate of 1 bike per dwelling, to be provided ahead of first occupation of each dwelling and supported with cycle training and support opportunities within the Travel Plan, all of which are considered to be acceptable to the Local Planning Authority.

The County Highway Authority considers that Old Park Lane is unsuitable for large construction vehicles, and that condition should be imposed requiring large construction vehicles to access the site via Cascade Way and Keepsake Close as part of the construction management plan.

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 illustrative masterplan indicates that one-bed dwellings would be provided with one space, two-, three- and four-bed dwellings with two spaces (apart from two three-bed dwellings which are shown with three spaces). In addition, a number of unallocated spaces are illustrated throughout the site as required by the Council's Parking Guidelines (2013). The parking details will be submitted at the reserved matters stage. The proposed development includes the provision of secure cycle parking spaces in accordance with the Council's Parking Guidelines. The development would be required to provide electric vehicle charging points in accordance with Surrey County Council's Vehicle and Parking Guidance 2018.

As such, subject to a S106 Agreement and conditions, the proposed development would be acceptable and it would comply with Policy ST1 of the Local Plan (Part 1) 2018, Policy FNP30 of the Farnham Neighbourhood Plan 2013-2032 and the NPPF, 2023.

### 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.

Policy DM5 states that development should avoid harm to the amenities of future occupants and existing occupants of nearby land, buildings and residents.

Although no detailed plans have been provided, given that this is an outline scheme, the development could be designed to ensure that there is no harm to neighbouring residential amenity in relation to loss of light, outlook or privacy. This would require careful attention to detail, particularly in terms of the orientation and layout of houses along the southern boundary, which is contiguous with the Abbey View development, with some dwellings just a couple of metres away from the site boundary.

Nonetheless, as the layout is a reserved matter, this could be designed to avoid adverse impacts on neighbouring dwellings and comply with Policy TD1 of the Local Plan (Part 1) and Policy DM5 of the Local Plan (Part 2) and the NPPF, in terms of impact on residential amenity.

### Public and Amenity Space

On promoting healthy communities, the NPPF, 2023 sets out that the planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourages the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities.

Policy TD1 of the Local Plan 2018 (Part 1) states that development should maximise opportunities to improve the quality of life, health and well-being of current and future residents. Specifically, these should be opportunities for private, communal and public amenity space; appropriate internal space standards; and on site play space.

Policy LRC1 of the Local Plan (Part 1) states that proposals for new residential development will be expected to make provision for play space in accordance with the Fields in Trust (FIT) standard. For the size of the development proposed, the FIT Benchmark guidelines set out a requirement of an on-site Local Area of Play (LAP) and a Local Equipped Area for Play (LEAP). Two play areas are proposed on the site comprising a Local Area of Play (LAP) and a Locally Equipped Area of Play (LEAP), as set out on the Illustrative Masterplan (Drawing No. A2046\_003 Rev. P7). The phased delivery and the maintenance of the public open space and the play areas would be covered through conditions and a Section 106 Agreement.

In light of the above it is considered that, subject to conditions and a S106 Agreement that the proposed development could provide a suitable level of play-space and amenity space, in accordance with Policies LRC1 and TD1 of the Local Plan 2018 (Part 1) and the NPPF, 2023.

## Impact on designated Heritage Assets

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

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

Paragraphs 205, 206, 207 and 208 of the NPPF, 2023 are of particular relevance and are provided below:

Paragraph 205 of the NPPF, 2023 states *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

Paragraph 206 of the NPPF, 2023 states: *“any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

Paragraph 207 of the NPPF, 2023 states: *“where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) The nature of the heritage asset prevents all reasonable uses of the site; and*
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.”*

Paragraph 208 of the NPPF, 2023 states: *“Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”* The National Planning Practice Guidance (NPPG) provides guidance under the Section titled *“Conserving and Enhancing the Historic Environment”*. Whilst not a policy document, it does provide further general advice to policies in the NPPF.

Following on from the decision of the High Court in Barnwell Manor Wind Energy, the Decision Maker should give considerable importance and weight to the setting of the Listed

Building. If the harm is found to be less than substantial, it does not follow that the Section 66 duty can be ignored, although this would lessen the strength of the presumption against the grant of planning permission.

Pursuant to the decision of the Court of Appeal in *Forge Field Society*, the finding of harm to the setting of a Listed Building or a Conservation Area gives rise to a strong presumption against planning permission being granted. If harm is identified then the decision maker should acknowledge that there is a presumption against permission.

The application of the statutory duties within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Policy DM20 of the Local Plan (Part 2) 2023 states that proposals which would cause less than substantial harm to the significance of the heritage asset will be considered against the other public benefits to be gained. The Council will give great weight to the desirability of preserving the building, its setting or any features of special architectural or historic interest.

The Heritage asset(s) potentially affected are:

- Farnham Town Centre Conservation Area comprises a layout surviving from the medieval period.
- Farnham Castle is a Scheduled Monument and Grade I listed building (some elements are Grade II), consisting of mostly 12th century to 18th century elements.
- Farnham Park is a Grade II Registered Park & Garden comprising a 14th century deer park, laid out as a landscape park in the late 18th and early 19th centuries.
- The Grange is a Grade I listed building dating to the early 18th century, the garden walls are Grade II\* and the 19th century barn to the north-west and the boundary walls are Grade II.
- St Andrew's Church is a Grade I listed building dating back to the 12th century; and as one of the earliest structures within the town, its immediate setting and wider landscape context is of importance.

The site is located outside of the Farnham Conservation Area but does form part of the rural setting of the heritage assets. It is the location of only 3 known long-range views of the tower at St Andrew's Church rising above the buildings and trees, one of the key focal points of the town, when walking along public footpath FP94 (due to the rolling topography it is only at certain points rather than along the whole path).

As a result of mature vegetation and topography, the proposed scheme is unlikely to be visible from Farnham Conservation Area, the Scheduled Monument and listed buildings of Farnham Castle, or the registered park and garden.

The proposed development would fall within the setting of the scheduled Farnham Castle and possibly within the setting of the Grade I listed Grange. However, the impact on the significance of the assets through the change in the setting is likely to be limited given the topography and screening from trees along Castle Hill. Historic England notes that this is an outline application and that landscaping would be a reserved matter. Historic England commented that consideration might be given to increasing the screening to the east of the development to minimise further any impact on Farnham Castle. If the development is granted outline planning permission, this would need to be addressed when reserved matters are submitted and determined. Assuming that is addressed, Historic England considers that any harm to the significance of the assets through the impact upon their setting is likely to be in the lower part of less than substantial.

The proposal has the potential to obscure views of St Andrew's Church. In order to mitigate this harm, the applicant has provided a parameters plan (Parameters Plan Full Site, A2046\_004, Lytle Associates Architects) to protect this view, which if adhered to would lower the harm. However, the view corridor identified on drawing 2046\_002 P4 appears to be incorrect, showing that the view goes through the trees. It does not, as shown on viewpoint 1b of the Landscape and Visual Impact Assessment (pages 6-9). In addition, the illustrative masterplan does not appear to reflect the parameters plan with no obvious measures put into place to ensure the view is retained. However, there is no reason to assume that if this view was retained the proposed number of dwellings could not be accommodated. The Council's Historic Buildings Officer considers this is an issue for reserved matters.

The Council's Historic Buildings Officer considers that the proposed development would result in less than substantial harm to the heritage assets (low – subject to mitigation by parameters plan).

As such, the public benefits that the development may achieve need to be considered as part of the assessment of the application in accordance with paragraph 208 of the NPPF, 2023, along with the contents of the 1990 Act (as amended). It is therefore necessary to consider the public benefits that the development may achieve balanced against the lower end of less than substantial harm. These include:

- the delivery of market and affordable housing in a highly sustainable location with genuine opportunities to use alternative modes of transport to the private car;
- the provision of significant area of open space and play space above policy requirements, including a community orchard;
- the provision of significant bio-diversity net gain;
- and economic benefits from construction and future resident spending in the economy.

In conclusion, the public benefits of the proposed development sufficiently outweigh the harm caused to the Town Centre Conservation Area, Farnham Castle, Farnham Park, The Grange (Grade I), the garden walls (Grade II\*) and the barn and boundary walls (Grade II) and St Andrew's Church (Grade I).

As such, the proposal complies with Policy HA1 of the Local Plan (Part 1) 2018, Policy DM20 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan, the NPPF, 2023 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

### Archaeology

Policy HA1 of the Local Plan (Part 1) 2018 states that the Council will ensure that the

significance of heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment by, inter alia, facilitating and supporting the identification and review of heritage assets of local historic, architectural and archaeological significance.

Policy DM25 of the Local Plan (Part 2) 2023 requires that appropriate desk-based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved.

The application site is large, over 0.4 hectares and part of the site is an Area of High Archaeological Potential and so archaeological assessment and possibly evaluation is required under policies HE14 and HE15 of the Waverley Borough Council Local Plan.

The site is also approximately 100m west of Farnham Castle which is a Scheduled Monument and so is protected under the Ancient Monuments and Archaeological Areas Act 1979 and although there will be no direct physical impacts on the monument, it is possible that the development may have a detrimental effect on the setting of the monument that would reduce its significance and so Historic England should be consulted for their views before any decision is made on this scheme.

The application was supported by a desk based archaeological assessment produced by the Thames Valley Archaeological Services, but the County Archaeologist requested additional information.

Additional archaeological information has been submitted comprising a letter prepared by Cotswold Archaeology dated 12<sup>th</sup> October 2023 together with a geophysical survey report by Thames Valley Archaeology. The County Archaeologist has reviewed the documents and agrees with Cotswold Archaeology that evidence of structural remains of Roman date would have been expected to show up on the magnetometer survey carried out on the site, and although the results do not clearly indicate that no archaeological remains are present, it would not be reasonable in this case to require additional investigations in advance of a decision on the merits of the application. This view is strengthened by the fact that the area within the site that is identified as an Area of High Archaeological Potential due to the possibility that Roman remains may be present would be well outside of the area proposed for residential development and so left largely undisturbed.

There is still the possibility that more ephemeral archaeological remains that would not be clear on geophysical survey may be present on the site and so further investigations in the form of a trial trench evaluation would be required should planning permission be granted. The County Archaeologist commented that provision for these investigations as well as any mitigation works that may then be required could be secured by the use of a condition.

It is considered that, subject to a condition, the proposed development would not result in harm to archaeological assets and would accord with Policy HA1 of the Local Plan (Part 1) 2018, Policy DM25 of the Local Plan (Part 2) 2023 and the NPPF, 2023.

### Flooding and Drainage

Policy CC4 of the Local Plan (Part 1) 2018 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of

flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate flood risk location, it would not constrain the natural function of the flood plain and where sequential and exception tests have been undertaken and passed. Sustainable drainage systems (SuDS) will be required on major development proposals.

Policy FNP31 of the Farnham Neighbourhood Plan relates to water and sewage infrastructure capacity and states that planning permission will be granted for developments which increase the demand for off-site water and wastewater infrastructure where sufficient capacity exists or extra capacity can be provided in time to serve the development which will ensure the environment and the amenity of local residents is not adversely affected.

Paragraph 165 of the NPPF, 2023 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future), but where development is necessary in such areas, the development should be made for its lifetime without increasing flood risk elsewhere.

Paragraph 173 of the NPPF, 2023 states that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) Within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) The development is appropriately flood resistant and resilient;
- c) It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) Any residual risk can be safely managed; and
- e) Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Paragraph 175 of the NPPF, 2023 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) Take account of advice from the lead local flood authority;
- b) Have appropriate proposed minimum operational standards;
- c) Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) Where possible, provide multifunctional benefits.

This general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by sources of flooding where possible. The site is located in Flood Zone 1.

A Drainage Strategy & Flood Risk Assessment, May 2023, prepared by LANMOR Consulting, Surface Water Drainage Summary Pro-forma and a Response to LLFA comments (Ref: 221533/KL/ml/01, 4th August 2023, LANMOR) were submitted with the planning application. An updated Flood Risk Assessment (FRA) and Drainage Strategy

report (ref. 221553/DS/MN/KBL/01 Rev. C, dated January 2024) prepared by LANMOR Consulting was submitted on 9<sup>th</sup> January 2024. A letter from LANMOR Consulting and a Drainage Strategy Addendum, dated February 2024, were submitted on 23<sup>rd</sup> February 2024.

The Lead Local Flood Authority is satisfied with the proposed drainage scheme. The surface water run-off from the site would be discharged by gravity to an adopted sewer located within the adjacent Taylor Wimpey development before connecting directly into the nearest surface water sewer which is not accessible from the application site. It is known that there are ongoing drainage issues within the existing development to the south, however the proposed surface water connection from the application site is downstream from the existing surface water network which is therefore independent of any existing issues.

The proposed plan shows that there would be a road/footway over the proposed flood corridor. The applicant has confirmed that the abutments of the bridge would be formed above the extent of the corridor embankment allowing the run-off to flow freely without obstruction.

The proposed drainage involves the use of two orifice flow controls of 14mm diameter for the western catchment and 10mm diameter for the eastern catchment. A robust maintenance plan should be provided, by means of condition, for these drainage elements to ensure their functionality for the lifetime of the development.

No alteration to the principles of the approved surface water drainage scheme should occur without the prior written approval of the Local Planning Authority. At the reserved matters stage opportunities should be sought to reduce the use of underground surface water attenuation.

The Lead Local Flood Authority (LLFA) has provided the following comments in response to the objection from Abbey View Residents, received and uploaded on 15<sup>th</sup> March 2024, relating to surface water flood risk and surface water drainage:

- In the submitted drainage report the applicant has confirmed that a new surface water connection would be constructed from the application site onto pipe S3.002 in the Taylor Wimpey development (the Abbey View development) as it is shown in the proposed drainage plan which is located just downstream of the Hydro-brake control chamber, ensuring that the new drainage network does not affect the flow control mechanism of the Taylor Wimpey development. The pipe run continues along the University access road and connections into Thames Water Manhole No. 4851 (see *Drainage Strategy and Flood Risk Assessment, 15 221553/DS/MN/KBL/01 Rev C – Page 17 – 5.2.14*).
- The applicant has informed the LLFA that Gleeson Land would enter into a legal agreement with Taylor Wimpey to allow access to the application site across the Taylor Wimpey site (Abbey View development) to the south, and also for new service connections to be made, including drainage connection. An extract from the legal agreement was submitted (see *Drainage Strategy and Flood Risk Assessment, 15 221553/DS/MN/KBL/01 Rev C – Page 16 – 5.2.13 and Page 5.3 Figure 5.3 – Extract of legal agreement between Gleeson & Taylor Wimpey*).
- As part of the submission the Drainage Strategy included a Thames Water Letter (Thames Water reference DS6094870) confirming capacity is available on the system to take surface water flows from the proposed development. includes a letter from Thames Water confirming that there is capacity available in the system to take up to 6 litres per second from the site



which has been reduced to achieve greenfield rates. The letter states the following: Proposed SW discharge at 6 l/s by gravity into SWMH SU83464851 (Drainage Strategy & Flood Risk Assessment, May 2023, 221553/DS/MN/KBL/01, LANMOR Consulting; Appendix C). To clarify, the LLFA does not provide confirmation that there is existing capacity available on the system, it is Thames Water who provide this confirmation and the applicant present a letter from Thames Water to confirm that there is capacity available.

- The applicant has confirmed that there is capacity in the Taylor Wimpey system to allow flows from the proposed site - The pipe size is 225mm diameter with the shallowest gradient of 1 in 40 which has a capacity of 80 litres per second. The flow from the Taylor Wimpey site (Abbey View development) is restricted to 5.0 litres per second and the application site is restricted to 2.2 litres per second giving a total flow rate of 7.2 litres per second, less than 10% of the capacity of the pipe. Drainage Strategy Addendum (Ref. 221533/AD/RS/KBL/01, February 2024 – Page 12 3.1.34). Further evidence will be required to confirm that the proposed connection to the southern surface water outfall is in good condition and fit for purpose.
- The proposed drainage involves the use of two small orifice flow controls and a robust maintenance plan should be provided to ensure their functionality, a maintenance plan has been included in the LLFA's recommended conditions: Details of drainage management responsibilities and maintenance regimes for the drainage system including a robust maintenance for the proposed orifice plates.
- The applicant confirmed that a gravity connection is achievable (*see Micro-drainage calculations Drainage Strategy Sewer long Sections for each catchment*).
- The proposed drainage scheme for WA/2023/01467 would not impact on the existing Taylor Wimpey site (the Abbey View development), but the Borough Council may wish to investigate the existing drainage issues at the Abbey View development to ensure the required maintenance has been carried out as approved during the discharge of the drainage conditions for the Abbey View development.

The proposed drainage scheme is satisfactory and would prevent an increased risk of flooding on the site and the surrounding area. As such, the proposal complies with Policy CC4 of the Local Plan (Part 1) 2018, Policy FNP31 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

### Foul Water Drainage

There are no foul sewers in immediate vicinity of the site and it has been established that foul flows will require pumping in order to achieve a connection to the nearest foul sewer, as set out in the Drainage Strategy. Thames Water has identified an inability of the existing foul water network to accommodate the needs of the proposed development and has requested that pre-occupation conditions be imposed requiring the completion of all water network upgrades required to accommodate the additional demand to serve the development. The upgrading works should be complete by the occupation of the first dwelling on the site.

### Effect on the Thames Basin Heaths Special Protection Area (SPA)

In light of the recent European Court of Justice ruling (Case C 323/17 - People Over Wind and Sweetman 2018) relating to the Habitats Directive, mitigation cannot be taken into

consideration at screening stage. This judgement affects the way the Council approaches Habitats Regulations Assessments and therefore an Appropriate Assessment has been undertaken for the site. The Appropriate Assessment, which has been approved by Natural England, concludes that with appropriate mitigation, in this instance a financial contribution towards the Suitable Alternative Natural Greenspace (SANG) at Farnham Park, the proposal would not affect the integrity of the Thames Basin Heaths Special Protection Area (SPA).

The proposed development initially include the delivery of an on-site SANG to act as a physical mitigation strategy to offset the increased recreational pressure proposed by the significant net gain (up to 83 dwellings) in residential development.

Natural England did not see enough evidence to provide certainty that an on-site SANG was deliverable within the proposed open space; and the design and layout of the SANG failed to comply with some key essential SANG criteria. As a result, the proposed on-site SANG was removed from the outline application and a commitment was made to full contributions towards the Farnham Park SANG secured by a S106 Agreement.

Subject to a S106 agreement to secure financial contributions towards the SANG to ensure mitigation of the effect upon the SPA, the proposal is in accordance with Policies NE1 and NE3 of the Local Plan (Part 1) 2018, Policy FNP12 of the Farnham Neighbourhood Plan 2013-2032 (2020) and the adopted Avoidance Strategy.

#### Biodiversity and compliance with Habitats and Species Regulations 2017

The NPPF, 2023 requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles: If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for then planning permission should be refused.

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

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

An Ecological Impact Assessment and a Preliminary Ecological Appraisal were submitted with the application, together with a Biodiversity Net Gain Report, a Bat Activity Report, a Great Crested Newt eDNA Testing, a Bat Activity Survey Report, and a Reptile Survey, all of which were prepared by the Ecology Partnership in May 2023.

Surrey Wildlife Trust has requested a condition requiring bat activity surveys and great crested newt surveys as part of the reserved matters application.

Surrey Wildlife Trust has advised that if granted, the applicant is required to submit a final Biodiversity Gain Plan as part of the reserved matters application, which should include the submission of the Full Biodiversity Metric Calculation Tool 4.0 (or latest approved version).

Surrey Wildlife Trust has recommended that conditions be imposed requiring the submission of a Landscape and Ecological Management Plan (LEMP) and a Construction Environmental Management Plan (CEMP). Conditions requiring the submission of a LEMP and a CEMP are acceptable as they meet the 6 tests for applying conditions as set out in the NPPF, 2023.

It is considered that, subject to conditions, the proposed development would comply with Policy NE1 of the Local Plan 2018 (Part 1) 2018, Policy FNP13 of the Farnham Neighbourhood Plan 2013-2032 and the NPPF, 2023 in terms of species and habitat protection and ecological enhancements.

### Contamination

Policy DM1 of the Local Plan (Part 2) 2023 states that in areas where contamination is known or likely to be found, be subject to a desk-based assessment of the likelihood and extent of land contamination, followed by an intrusive investigation where appropriate, together with the provision of any appropriate remediation measures.

Historical maps reveal the application site an historic 'chalk pit' with quarrying activity and the associated potential risk of infill material of unknown quality. Due to the potentially contaminative historic land use, Environmental Health are requesting conditions be imposed to ensure compliance with paragraphs 189 and 190 of the NPPF, 2023. Contaminated land conditions are considered to be acceptable 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 risk to workers, neighbours and other off-site receptors.

As such, subject to conditions regarding contamination, the proposal complies with Policy DM1 of the Local Plan (Part 2) 2023 and the NPPF, 2023.

### Air Quality

Policy DM1 of the Local Plan (Part 2) 2023 states that: "development should avoid significant harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development including by way of an unacceptable increase in pollution, light, noise, dust, vibration, and odour."

Policy FNP1 of the Farnham Neighbourhood Plan also seeks to ensure that development proposals do not result in unacceptable levels of air pollution.

The site is located in an Air Quality Management Area buffer zone and an Air Quality Assessment (Ref. 20221220\_SRE Rev. A), dated 23<sup>rd</sup> December 2022 has been submitted with the application. The Assessment concludes that the external sources of pollution have been identified as background concentrations of pollutants and road traffic. The Assessment includes the recommendation to install mechanical ventilation in the design of the dwellings.

Environmental Health have requested dust control measures should be adopted during construction to protect local air quality and that a condition is imposed requiring a Construction Management Plan.

As such, subject to conditions, the proposed development is acceptable and complies with Policy DM1 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan and paragraph 180 of the NPPF, 2023.

### Waste and recycling

Surrey County Council has advised that the development needs to provide for adequate facilities for household waste storage and recycling in accordance with Policy SL4 of the Surrey Waste Local Plan. This detail would be considered at the reserved matters stage.

The County Council has requested a condition to secure the provision of a waste management plan demonstrating that waste generated during the construction and excavation phase of the development is limited to the minimum quantity necessary, and that opportunities for the re-use and recycling of construction and excavation residues and water are maximised. A condition requiring the submission of a waste management plan is acceptable as it complies with the 6 tests for imposing conditions set out in the NPPF, 2023.

### Climate Change and Sustainability

Waverley Borough Council has declared a climate emergency. The motion was passed at a Full Council meeting on Wednesday 18<sup>th</sup> September 2019 which sets out the Council's aim to become carbon neutral by 2030. Policy CC1 of the Local Plan (Part 1) 2018 relates to climate change and states that development will be supported where it contributes to mitigating and adapting to the impacts of climate change, setting out a number of measures against which developments should accord. Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions through a number of measures relating to new development. Policy CC2 of the Local Plan (Part 1) 2018 goes on to say that new dwellings shall meet the requirement of 110 litres of water per person per day. A condition is recommended requiring the submission of details to confirm that the dwellings have been designed and completed to meet the requirement of 110 litres of water per person per day, prior to the occupation of the dwellings. Policy DM1 and DM2 of Local Plan (Part 2) 2023 seeks to improve energy efficiency and reduce carbon emissions in the Borough.

Sustainability and Energy Statement prepared by Daedalus Environmental and dated May 2023 was submitted with the application. The Statement explains that each dwelling would be highly energy efficient, adopting a fabric first approach and they will be orientated to maximise solar gain where possible. Heating and hot water would be supplied using highly efficient systems, for example ground source heat pumps.

The precise details in relation to the scheme and its sustainability credentials will be a matter for consideration at the reserved matters stage. The proposed development would be required to provide an electric vehicle charging point for each unit prior to their first occupation, which would be secured by condition. The proposed development would be required to provide highest available headline speed of broadband provision to future occupants in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

As such, subject to conditions, the proposal complies with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of Local Plan (Part 2) 2023 and the NPPF, 2023 in terms of ensuring that the development includes measures to minimise energy and water use.

## Infrastructure

The Utilities Planning Statement Report (October 2022) submitted with the outline planning application confirmed that a connection to the mains water was possible via Keepsake Close but did not mention capacity. However, it did conclude that in respect of water, gas and electricity, from a utility provision perspective there appears to be no hindrance to the serving the Development.

Officers recognise that there are pressures on infrastructure and that this development (as with any development that provides residential accommodation) would add to these pressures. However, the route for raising funds to improve the physical infrastructure is via the CIL bidding process. The CIL charging schedule has been set up specifically to collect money that is then used to fund the physical infrastructure in the Borough which is needed to support new development.

The Infrastructure Delivery Plan (December 2016), prepared to support the Local Plan, demonstrates that relevant consultees considered that the housing growth set within the Local Plan, covering the period to 2032, could be sufficiently supported by existing and planned infrastructure investment. Details of proposed infrastructure relating to water supply, education, health and social care, and emergency services, are clearly set out within the IDP which confirms that the new infrastructure will be funded by CIL, S106 and Surrey County Council. An Infrastructure Delivery Plan Update was also prepared in July 2021 to provide a more up-to-date position of the planned infrastructure, as well as details of the costs and delivery timescales.

## Self-build and Custom Housebuilding

Policy DM36 of the Local Plan (Part 2) 2023 is quite strong on the provision of self-build and custom housebuilding for development proposals of 20 or more additional dwellings. The Council should seek to secure self-build and custom housebuilding in an S106 agreement.

## Conclusion and Planning Balance

The principle of residential development on this site is clearly contrary to the Policy RE1 of the Local Plan (Part 1) 2018.

Although the Neighbourhood Plan allocates sufficient sites for housing with FNP14 and would therefore normally carry substantial weight because the Plan is less than 5 years old, this is based on strategic housing requirements and policies that are out of date.

Paragraph 68 of the NPPF relates to establishing a requirement figure for a Neighbourhood Plan area, and circumstances where this is not possible, which is clarified by footnote 34 as including 'instances where strategic policies for housing are out of date'. The Waverley Local Plan (Part 1) 2018 is out of date for purposes of housing requirements, so by default there is no current housing requirement figure for Farnham NP which would therefore render it out of date for the purposes of housing provision.

Accordingly, in accordance with paragraph 11 of the NPPF, in the absence of a five year housing land supply and given that the policies which are most important for determining the application (Policy ALH1) are out-of-date, the presumption in favour is applied unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this instance the benefits are significant: the delivery of market and affordable housing

where there is a significant shortfall in five year supply and in meeting affordable housing needs, and in a highly sustainable location with genuine opportunities to use alternative modes of transport to the private car; the provision of significant area of open space and play space above policy requirements, including a community orchard; the provision of significant bio-diversity net gain; and economic benefits from construction and future resident spending in the economy.

There will be some localised landscape impacts, and heritage impacts will be less than substantial. The conflict with specific development plan policy carries reduced weight given the lack of five-year supply. However, these are not considered to significantly and demonstrably outweigh the benefits.

### Recommendation

That, delegated authority be given to the Executive Head of Planning Development to grant planning permission subject to the applicant entering into a Section 106 Agreement for SANG and SAMM contributions towards managing and maintaining Farnham Park SANG, securing the provision of affordable housing including a commuted sum, securing open space and play space provision together with on-going management and maintenance and off-site highway works to enhance pedestrian connectivity with town centre, and the following conditions and any additional/amended conditions deemed necessary by the Executive Head of Planning Development:

### **Conditions:**

**1.** The development hereby permitted shall be begun before the expiration of five years from the date of this outline permission.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**2.** The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 5 years from the date of this permission.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

**3.** No development shall commence until the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

**4.** The development hereby permitted shall not exceed 83 dwellings.

Reason:

For the Council to control the amount of development constructed on the site and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1, DM4 and DM5 of the Local Plan (Part 2) 2022.

**5.** The development shall be carried out in accordance with the following approved plans and documents:

Drawing No. A2046\_001 Rev. P4 - Site Location Plan  
Drawing No. A2046\_002 Rev. P4 – Parameters Plan  
Drawing No. A2046\_004 - Parameters Plan Full Site  
Drawing No. 1902021-11 Rev, D – Proposed Access Arrangements  
Drawing No. 1902021-13 - Proposed Highway Improvements - West Street  
Drawing No. 1902021-14 - Proposed Highway Improvements - West Street  
Drawing No. 1902021-15 - Proposed Highway Improvements - Beaver Road  
Drawing No. 1902021-16 - Proposed Highway Improvements - The Hart (1 of 2)  
Drawing No. 1902021-17 - Proposed Highway Improvements - The Hart (2 of 2)  
Drawing No. 1902021-TK01 Rev. C – Swept Path Analysis Refuse Vehicle  
Drawing No. 1902021-TK04 Rev. A - Swept Path Analysis Large Tipper  
Drawing No. 10542 TPP 01 Rev. A - Tree Protection and Removal Plan  
Drawing No. 10542 TS 01 Rev. B - Tree Schedule  
Drawing No. 10542 TCP 01 Rev. D – Tree Constraints Plan

Arboricultural Impact Assessment (ref. 10542\_AIA.001 rev B)  
Landscape Strategy Rev. E (Ref. GLES3004)  
Landscape and Visual Appraisal March 2024  
Biodiversity Net Gain Calculator (March 2024)  
Biodiversity Net Gain Report (March 2024)

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 DM1, DM4 and DM5 of the Local Plan (Part 2) 2022.

**6.** Any reserved matters application relating to scale or layout shall be accompanied by full details of the finished floor levels for each residential building. The finished ground floor levels shall be a minimum of whichever is higher, 300 mm above the existing ground levels of the site, or 600 mm above the estimated river or sea flood level. The development shall be carried out in accordance with the approved details.

Reason:

To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM5 of the Local Plan (Part 2) 2022, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and with Paragraph 169 of the National Planning Policy Framework 2023.

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

- a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels to demonstrate if some infiltration can occur through the proposed SuDS system.
- b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 0.5l/s for the 1 in 1 year rainfall event, 1.4l/s for the 1 in 30 year rainfall event and 2.1l/s for the 1 in 100 (+45% climate change allowance) including multifunctional sustainable drainage systems.
- c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.) including detailed levels and specification for the Flood Corridor.
- d) Evidence to confirm the proposed connection to the southern surface water outfall is in good condition and fit for purpose.
- e) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- f) Details of drainage management responsibilities and maintenance regimes for the drainage system including a robust maintenance for the proposed orifice plates.
- g) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be undertaken in complete accordance with the approved details.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and with Paragraph 169 of the National Planning Policy Framework, 2023.

**8.** Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and be approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason:

To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy FNP1 of the



Farnham Neighbourhood Plan (2013-32) and with Paragraph 169 of the National Planning Policy Framework 2023.

**9.** Any reserved matters application relating to layout/landscaping shall be accompanied by an Arboricultural Method Statement confirming how retained trees on site shall be protected during the course of construction. The development shall be carried out in completely accordance with the agreed Arboricultural Method Statement.

Reason:

In order to protect any trees that are to remain on the site, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2022, Policy FNP1 of the Farnham Neighbourhood Plan 2013-2032 and the National Planning Policy Framework, 2023.

**10.** The development hereby approved shall not be first occupied unless and until the proposed vehicular and pedestrian access to the public highway, via Keepsake Close and Cascade Way, has been provided in accordance with a scheme to be submitted to and be approved in writing by the Local Planning Authority. This route must comply with the Healthy Streets for Surrey Guidance to ensure that the route is safe and attractive for use by sustainable modes of transport and that emergency access to the site could be achieved in the event that the carriageway is obstructed.

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, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

**11.** The development hereby approved shall not be first occupied unless and until a scheme has been delivered through a Section 278 Agreement with the CHA to provide offsite highway improvements, including:

- a) Reinstating faded yellow line markings on Crondall Lane.
- b) Pedestrian crossing and bus stop improvements on West Street (as indicated in drawing 1902021 - 14)
- c) Pedestrian crossing improvements on Falkner Road (as indicated on drawing 1902021-15)
- d) Pedestrian crossing improvements on Long Garden Way and Lion and Lamb Way (as indicated on drawing 1902021-16)
- e) Pedestrian crossing improvements on The Hart, at the junction with West Street.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to provide sustainable transport links, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

**12.** No vehicular access to the site shall be provided from Old Park Lane, either for construction traffic or site traffic.

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, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

**13.** 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 been approved in writing by the Local Planning 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. Once agreed the approved details shall be implemented to the satisfaction of the Local Planning Authority. There shall be no obstruction to visibility splays between 0.6 metres and 2.0 metres high above ground level.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to provide sustainable transport links, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2022, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

**14.** The development hereby approved shall not be first occupied unless and 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 and turning areas shall be retained and maintained for their designated purposes.

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, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

**15.** The development hereby approved shall not be first occupied unless and until a scheme to provide independently accessible secure parking of bicycles, integral to each dwelling or building within the development site and the provision of a charging point with timer for e-bikes by said facilities, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided prior to the first occupation of each dwelling.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2022 and the National Planning Policy Framework, 2023.

**16.** Prior to the 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 and Surrey County Council's "Travel Plans Good Practice Guide". The approved Travel Plan shall be implemented before first occupation of the site 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 to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the National Planning Policy Framework, 2023.

**17.** The development hereby approved shall not be occupied unless and until each of the proposed dwellings and 50% of all visitor parking spaces are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Local Plan (Part 1) 2018 and Policy DM9 of Local Plan (Part 2) 2022.

**18.** No development shall commence until a Construction Transport Management Plan, to include details of:

- a) parking for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works (including measures for traffic management)
- e) provision of boundary hoarding behind any visibility zones
- f) HGV deliveries and hours of operation
- g) vehicle routing
- h) measures to prevent the deposit of materials on the highway
- i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- j) on-site turning for construction vehicles
- k) Detailed plans of amendments to Keepsake Close and Cascade way to enable safe access for construction vehicles, to be in place ahead of any construction works commencing has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development..

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and so as to (Part 1) 2018, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and Policy DM9 of the Local Plan (Part 2) 2022.

**19.** A scheme to ensure that the internal noise levels within the residential units and the external noise levels in back garden will conform to the 'indoor ambient noise levels for dwellings guideline values' specified within BS8233:2014. 'Guidance on sound insulation and noise reduction for buildings', shall be submitted to and approved in writing by the Local Planning Authority. No residential units shall be occupied until the approved scheme is implemented.

Reason:

In order to ensure a satisfactory standard of accommodation for future occupiers, in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy FNP1 of the Farnham Neighbourhood Plan 2013-2032 and Policy DM9 of the Local Plan (Part 2) 2022.

**20.** 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 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 risk to workers, neighbours and other off-site receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and the NPPF, 2023.

**21.** 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 20 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

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 risk to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and the NPPF 2023.

**22.** Following commencement of development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 20, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted to 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 20 of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 21.

- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 20.

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 risk to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and the NPPF, 2023.

**23.** Prior to the submission of any reserved matters application relating to layout/landscaping (as required by condition 2), a final bat mitigation strategy, update reptile surveys, update bat surveys, update badger surveys and update great crested newt surveys shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with any mitigation measures identified as necessary.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy FNP13 of the Farnham Neighbourhood Plan (2013-32).

**24.** Prior to the commencement of development, a Sensitive Lighting Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall detail how all external lighting installed on this development shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and lighting in the UK – Bats and the Built Environment Series". The development shall be undertaken in complete accordance with the approved details thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1), 2018, Policy DM1 of Local Plan (Part 2), 2022 and Policy FNP13 of the Farnham Neighbourhood Plan (2013-32).

**25.** Any reserved matters application relating to layout/landscaping (as required by condition 2) shall include a Landscape and Ecological Management Plan (LEMP). Proposals for ecological enhancement, and where required, compensation and mitigation put forward within the LEMP should be based on the impact avoidance, mitigation and biodiversity enhancement recommendations of the Preliminary Ecological Appraisal (2023 Update) and the Ecological Impact Assessment (prepared by the Ecology Partnership in May 2023) and the results of any protected species presence/likely absence surveys carried out. The LEMP shall include:

- a) Description and evaluation of features to be managed and created including measures to compensate for loss of proposed tree and hedge removal;
- b) Numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings;
- c) Aims and objectives of management;
- d) Appropriate management options to achieve aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule for securing biodiversity enhancements in perpetuity;
- g) Details of the body or organisation responsible for implementation of the LEMP;

- h) Ongoing monitoring and remedial measures; and
- i) Details of legal / funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery

The enhancement proposals put forward within the LEMP shall have been subject to quantifiable evaluation through application of the DEFRA Biodiversity Metric ensure to demonstrate to a measurable net gain. The development shall be undertaken in complete accordance with the approved details.

Reason:

In order that the development should protect protected species and provide biodiversity enhancements, in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy FNP13 of the Farnham Neighbourhood plan (2013-32) and the National Planning Policy Framework, 2023.

**26.** Prior to the commencement of development a detailed scheme for the provision of a Local Equipped Area of Play (LEAP) and Local Areas of Play (LAPs) including the timetable for their implementation shall be submitted for approval by the Local Planning Authority, if required. The LEAP shall be a minimum size of 400 square metres and the LAP a minimum size of 100 square metres. The LEAP and LAPs shall be implemented in accordance with the approved scheme and timetable.

Reason:

In order to provide adequate play-space for children, in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy FNP27 of the Farnham Neighbourhood Plan (2013-32).

**27.** Any reserved matters application relating to layout/landscaping (as required by Condition 3) shall be in broad accordance with Drawing No. GLES004\_01 Rev. 1 - Illustrative Landscape Masterplan in relation to the developable area and location of open space only, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In order to reduce the impact of the development on the Countryside beyond the Green Belt, in accordance with Policies FNP10 and FNP11 of the Farnham Neighbourhood Plan (2013-32).

**28.** A detailed Sustainable Energy Strategy shall be prepared and submitted as part of the reserved matters details and shall be in accordance with the Sustainability and Energy Statement prepared by Daedalus Environmental and dated May 2023. It shall include measures to ensure a reduction in CO<sub>2</sub> emissions across the site measured against the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L). The development shall be carried out in accordance with the approved Sustainable Energy Strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the development achieves a high standard of sustainable design and construction in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of Local Plan (Part 2) 2022 and Paragraphs 153-154 of the National Planning Policy Framework, 2023.

**29.** No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted by the applicant and been approved in writing by the Local Planning Authority.

Reason:

To ensure any archaeological remains are recorded in accordance with Policy DM25 of the Local Plan (Part 2) 2022. This condition is required to be addressed prior to commencement in order that the ability to comply with its requirement is not prejudiced by the carrying out of building works or other operations on the site.

**30.** The submission of a Waste Management Plan to Waverley Borough Council for approval prior to the commencement of development. This plan should demonstrate that waste generated during the construction, demolition, and excavation phase of the development is limited to the minimum quantity necessary; and opportunities for re-use and recycling of any waste generated are maximised. The Waste Management Plan should be implemented as approved.

Reason:

To reduce the generation of waste in accordance with Policy 4 of the Surrey Waste Local Plan 2019 and the National Planning Policy Framework, 2023.

**31.** No development shall be occupied until confirmation has been provided that either:

- i). Surface water capacity exists off site to serve the development; or
- ii). A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan; or
- ii). All surface water network upgrades required to accommodate the additional flows from the development have been completed.

Reason:

Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents, in accordance with Policy CC4 of the Local Plan (Part 1) 2018 and the National Planning Policy Framework, 2023..

**32.** Prior to the commencement of any works above slab level of any of the dwellings hereby permitted the materials for all hard surfaced areas including any roadways, pavements and footway/cycleways, fences and walls (with typical elevation sections including straights and where there are changes in alignment supplied for both including any coping details, decorative brickwork and piers etc.), shall be submitted to and agreed in writing with the LPA. The development shall be completed in accordance with the details as may be agreed. All soil and vent pipes and other flues shall be dark coloured. All electrical meter boxes shall be painted or otherwise coloured to match closely the colour of the facing brickwork or render wall as appropriate.

Reason: In the interests of the appearance and character of the dwellings and to accord with Policy DM4 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan and the National Planning Policy Framework, 2023.

**33.** Prior to the occupation of any of the dwellings hereby permitted a long-term management and maintenance scheme to provide for hard and soft landscaping future maintenance in

perpetuity for public areas shall be submitted to and agreed in writing with the LPA. The scheme shall include the long-term management and maintenance of all shrub, grasses and tree planting in public areas which includes all public open spaces, drainage basins and play areas, and the maintenance of other public facilities including benches and bins and other elements of hard landscaping and public infrastructure works.

Reason: To ensure that the development takes place in an appropriate way and to ensure that such areas are properly managed and maintained as public open spaces and ecological assets in the public interest, and to comply with Policy DM11 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

**Informative:**

1. 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.
2. The granting of any 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.
3. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on the Lead Local Flood Authority's website.
4. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.



5. Sub-ground structures should be designed so they do not have an adverse effect on groundwater.
6. 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: [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on-line via [www.thameswater.co.uk](http://www.thameswater.co.uk). Please refer to the Wholesale; Business customers; Groundwater discharges section.
7. Safe public access must be maintained at all times and no access should be made via the footpath at any time.
8. Should the applicant feel they are unable to ensure public safety while work is underway, a temporary closure may be necessary. A minimum of 3 weeks' notice must be given and there is a charge. Please contact the Countryside Access Officer if this is required.
9. Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.
10. There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
11. Vehicles using the right of way to access their properties must leave and enter the right of way in a forward gear.
12. Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Countryside Access Officer. Please give at least 3 weeks' notice.
13. Contractor's vehicles, plant or deliveries may only access along a right of way if the applicant can prove that they have a vehicular right. Surrey County Councils' Rights of Way Group will expect the applicant to make good any damage caused to the surface of the right of way connected to the development.
14. The granting of planning permission does not authorise obstructing or interfering in any way with a public right of way. This can only be done with the prior permission of the Highway Authority (Surrey County Council, Countryside Access Group).

15. The applicant is encouraged to apply for a Secure by Design Accreditation.
16. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023.
17. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.
18. 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, 2023.

## Agenda Item 7.2

**WA/2024/00277** – Erection of a single storey extension together with extension and alterations to roof to provide habitable accommodation in roof space (as amplified by plan received 02/04/2024) at 1 THE OAKS, COXCOMBE LANE, CHIDDINGFOLD, GODALMING, GU8 4PY

Applicant: Mr Matthew Kiernan -  
Parish: Chiddingfold  
Ward: Chiddingfold  
Grid Reference: E: 495897  
N: 135694  
Case Officer: Clare Woodhatch  
Neighbour Notification Expiry Date: 07/03/2024  
Expiry Date/Extended Expiry Date: 05/04/2024 / 16/05/2024  
Committee Date: 08/05/2024

RECOMMENDATION That, subject to conditions, permission be GRANTED

### 1. Site Description

The application site is located to the west of Coxcombe Lane. The property is a two storey, semi-detached, house with two storey side projection. There is a block of garages to the rear of the property. The immediate area is residential in character, with the Chiddingfold recreation ground located opposite.

### 2. Proposal

Permission is sought for the erection of a single storey rear extension, the provision of 1 rooflight to the front, and two dormers to the rear of the property to provide habitable accommodation in the roof space.

The single storey extension would be approx. 4.6m deep by 2.765m wide and 3.33m in height with an eaves height of 2.725m. It would have a pitched roof with gable end with high level gable window inserted to the rear. The extension would be constructed in red facing brickwork to match the existing and a metal clad roof and would have an area of glazing and roof lights inserted in the roof. Part of the extension would be flat roof, linking it to the rear play room projection. The dormers would be tile hung to match the existing.

The proposals would provide an open plan kitchen/dining room with utility room beyond and a bedroom with en-suite within the main roof.

Internal and external alterations are proposed.

### 3. Relevant Planning History

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
WA/2020/0033	Erection of two storey extension and alterations.	GRANTED 09/03/2020 (implemented)

CA/2013/0001	CHIDDINGFOLD CONSERVATION AREA. Removal of one Snake bark maple.	NO FURTHER ACTION/DISPOSED OF 08/02/2013
WA/1994/0071	Application for Conservation Area Consent for the demolition of village hall and ancillary buildings.	CONSENT GRANTED 18/02/1994
WA/1993/1484	Erection of new village hall and ten dwellings together with garages, parking and associated works following demolition of existing village hall and associated buildings	GRANTED 18/02/1994 (implemented)
WA/1992/1466	Outline application for the demolition of village hall and erection of new village hall with adjoining parking; construction of eight dwellings and garages (renewal of WA/1989/1887).	OUTLINE APPROVAL 15/01/1993
WA/1989/1887	Outline application for demolition of Village Hall and erection of new Village Hall with adjoining parking and construction of 8 dwellings and garages	OUTLINE APPROVAL 19/12/1989

#### 4. Relevant Planning Constraints

Rural Settlement of Chiddingfold  
Surrey Hills Area of Outstanding Natural Beauty (AONB)  
Area of Great Landscape Value (AGLV)  
Chiddingfold Conservation Area  
Wealden Heaths I Special Protection Area (SPA) 5km Buffer Zone

#### 5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ST1, RE3, TD1, HA1, NE1, NE2, CC1 and CC2
- Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (adopted March 2023): DM1, DM2, DM4, DM5, DM9, DM11, DM13 and DM21
- Chiddingfold Neighbourhood Plan 2013-2032 (made August 2021): KP1, BE1, BE2, BE6, TP4, NE1, NE2 and NE4
- South East Plan: N/A

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2016 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- Chiddingfold Design Guide (Prepared in support of Chiddingfold Neighbourhood Plan)
- Chiddingfold Conservation Area Appraisal (2007)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

## 6. Consultations and Parish Council Comments

Parish Council

Object on the following grounds:

Overdevelopment , out of keeping with neighbouring properties, contrary to Chiddingfold Neighbourhood Plan and Waverley parking policy regarding parking, proposal will impact more than 50% of original garden space, property is 1 of a small development of 10 houses constructed with specific intent of meeting demand for small affordable central village properties suitable for older residents and downsizers, there remains a significant shortage of smaller properties in village, especially in village centre, Council supports residents' objections

## 7. Representations

11 letters have been received (from 9 neighbouring properties including one on behalf of 8 of the 10 shareholders of The Oaks Chiddingfold Management Co. Ltd) raising objection on the following grounds:

- Proposals visually dominate/overbearing on No. 2 The Oaks and neighbouring properties
- Extension out of keeping with host property, The Oaks and street scene
- Detracts from neat and uniform design of ten houses, garages and gardens in The Oaks
- Cramped, overdevelopment of property and site
- Cumulative extensions change whole character of The Oaks
- Adverse effect on bulk, setting, character and appearance of property and adjoining properties, including impact on clean/shared roof line
- 3 rear dormers on small house doesn't work
- Metal/zinc cladding to roofs, bifold doors and fixed glazing not in keeping
- Works neither enhance nor preserve character of The Oaks nor the Conservation Area
- Site also within AONB & AGLV, Rural Settlement and Wealden Heaths I SPA 5km Buffer Zone
- Application should be viewed not solely with regard to application property but as part of The Oaks as a whole
- Reduction of daylight and sunlight to neighbouring property

- Overlooking and loss of privacy – properties designed with a stagger to minimise overlooking
- Rear extension 4.6m deep. SPD states maximum should not exceed 4m – creates overbearing, closed in environment and loss of outlook to No. 2. Brick built extension underway at 3 The Oaks is creating new aspect from open garden at No. 2 to brick canyon
- Developments reducing resale value of No. 2
- Reduction in size of already small garden area – breach by using 50% of curtilage for extensions
- Proposed works together with previous two storey extension constitute significant increase in footprint of building – 80%
- White goods in utility room will cause noise to adjacent seating area
- Plans not representative of neighbouring property re rear conservatory
- ‘Nursery’ shown on land to south is Village Hall with multiple uses
- Plan shows part of vehicle access (in ownership of The Oaks Chiddingfold Management Co. Ltd.) within red line – applicants property is smaller in extent/land to northern boundary of site does not abut access road but a grassed and hedged area (in ownership of Management Co.)
- Log burner chimney on north wall shown on one plan as below peak of ridge when protrudes above it
- Plan shows study at first floor – was described as bedroom under WA/2020/0033
- Works convert property into four bedroom house – originally constructed as 2 bed
- Smaller size of properties (2/3 bed) in The Oaks were to provide smaller homes in Chiddingfold for older people and those wishing to downsize
- Plan notes areas of existing house to be demolished – in Conservation area, will demolition be subject to additional planning application?
- Plan shows rear pedestrian access via dedicated parking space and through gate. Given difference in height of ground within applicants garden and Management Companies adjoining land, steps would need to be constructed to render use safe and practical
- Biodiversity & Ecology Checklist answered incorrectly – old established trees and hedgerows within 50m/bordering site
- Biodiversity – bats, nesting birds and protected trees were noted in WA/2020/0033. These considerations need to be revisited
- Green less plot – loss of established hedgerow between 1 and 2 The Oaks with resultant impact on birds, pollinators and wildlife in general
- Up until 2017 garden was green area with mature shrubs/grass – removed and replaced by decking/hot tub and extension
- Hedgerow replaced by featureless wall/fence which is visually unacceptable in rural country setting
- ‘Extensive changes’ to area as a whole mentioned in Design & Access Statement are not apparent from evidence supplied
- Reason for very few alterations at The Oaks is that the majority are bought and occupied by residents who have downsized
- There remains a shortage of two bed properties in village centre – previous permission (WA/2020/0033) and current application would further reduce stock
- Submitted statement says The Oaks does not have any TPO trees - All trees in Conservation Area protected
- Statement says The Oaks does not have any Article 4 Policies – Permitted Development is restricted by condition on original permission for houses

- Heritage Statement flawed, not to scale, photographs irrelevant, artists impression gives false sense of spaciousness – true relationship to neighbours tighter and more intimate, precedent at 2.1 appears to be taken outside of The Oaks development
- Parking – application property has two cars. Property has one dedicated space and garage but garage has been converted into office – no right to park anywhere else on site
- Only parking space with dropped kerb for disabled access is frequently unusable as used as second space by No. 1
- No exclusive right to use estate roads and service areas – construction vehicles and those of workers, together with building materials/storage, should not obstruct areas or Coxcombe Lane. Where will they park? Only dropped kerb at The Oaks needs to be kept clear
- Vehicular movements increased since original permission – impact on confined vehicular way and parking spills onto Coxcombe Lane
- Access used as dropping off point for St Marys School
- Increased vehicular use by occupiers of enlarged property, their visitors and delivery vehicles
- Storage of construction materials and removal of excavation materials may end up in applicants parking space – limited spaces for it in small garden
- Damage to vehicles in neighbouring parking spaces
- Nuisance to residents and users of Coxcombe Lane unless deliveries, storage, contractors parking are strictly controlled
- Whilst applicant has right to enter upon adjoining land included in the estate for sole purpose of repairing, maintaining, painting and rebuilding the house or garage this does not include a right of access for the purpose of building an extension or converting the loft
- Restrictive covenants regarding use of dwellinghouses and further buildings or structures

#### 8. Planning Considerations:

#### 9. 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 site is within the Rural Settlement of Chiddingfold. The principle of extensions to dwellings is acceptable subject to compliance with other policies in the development plan.

The site is within a Conservation Area wherein development should preserve or enhance the character and appearance of the area.

The site is within an AONB & AGLV wherein development must respect, and where appropriate, enhance the character of the landscape in which it is located.

#### 10. Design and impact on visual amenity/landscape character

The site is within the Rural Settlement Area of Chiddingfold. Policy DM13 of the Local Plan (Part) 2018 and Policy KP1 of the Chiddingfold Neighbourhood Plan state that

the principle of development within the settlement boundaries is acceptable and development will be permitted, subject to compliance with other policies in the Development Plan.

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings.

Policies DM1 and DM4 of the Local Plan (Part 2) 2023 seek to ensure development does not create adverse environmental impacts and development in the Borough is of a high quality design and incorporates the principles set out in the policy.

Policies BE1 and BE2 of the Chiddingfold Neighbourhood Plan requires development to respect the rural landscape character and settling of Chiddingfold within the AONB and be of a high quality design that reinforces local distinctiveness and landscape character.

Policy NE4 of the Chiddingfold Neighbourhood Plan requires all development proposals to minimise the occurrence of light pollution.

The site is located within the AONB and AGLV. Policy RE3 of the Local Plan (Part 1) 2018 sets out that new development must respect and where appropriate, enhance the character of the landscape in which it is located. The Surrey Hills Management Plan 2020 – 2025 sets out the vision for the future management of the Surrey Hills AONB by identifying key landscape features that are the basis for the Surrey Hills being designated a nationally important AONB.

The application proposes a single storey rear extension, two rear dormer windows and the installation of a rooflight in the plane for the front roof.

### **Single storey rear extension**

The rear extension would be of a modern design, with part glazed/part metal roof with rooflights inserted. The dwelling is a relatively modern dwelling and this is seen to be an appropriate addition to this property. This approach is considered acceptable at this site. Having regard to the single storey form and location to the rear of the property, the extension would not detract from the character and appearance of the property or wider street scene as only oblique views of the extension would be seen from Coxcombe Lane . The extension to the rear of this dwelling would preserve the character of the Conservation Area.

It is considered that the domestic scale fenestration proposed would not be materially more harmful in terms of light pollution, within the existing residential area, than the existing situation.

Should permission be granted a condition is recommended to ensure that any external lighting installed on the proposed development meets the Institution of Lighting Professionals guidance for the reduction of obtrusive light.



It is considered that the proposals would be of an appropriate form and well related to existing built form, and would not be detrimental to the landscape character of the AONB and AGLV.

The proposals, which would retain adequate external space to the front, side and rear of the property, would not be an overdevelopment of site.

### **Rear Dormers**

The proposed rear dormers would be of matching materials and subordinate to the main roof, set down from the ridge and back from the eaves line, and would reflect the style and size of the existing windows in the existing property. It was noted at the site visit that there are other examples of dormers within the vicinity. Therefore, they would not detract from the character and appearance of the property or wider street scene.

The rooflight proposed to the front would be of an appropriate size and scale and would not dominate the roof plane. It would be in keeping with No. 10 The Oaks, which has a front rooflight and several to the rear, and other properties in the wider street scene with rooflights. It would, therefore, not detract from the character and appearance of the property or wider street scene.

Should permission be granted a condition is recommended to control the hours of works in the interest of the character and amenities of the area.

The proposals would therefore accord with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM13 of the Local Plan (Part 2) 2023, Policies KP1, BE1, BE2 and NE4 of the Chiddingfold Neighbourhood Plan 2013-2032 and the Residential Extensions SPD.

## **11. Conservation Area**

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

Paragraphs 205-209 of the NPPF are of particular relevance.

The application of the statutory duties within Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Policies BE1 and BE6 of the Chiddingfold Neighbourhood Plan seek to preserve or enhance the historic character of Chiddingfold Conservation Area.

Significance of Conservation Area:

The significance of Chiddingfold Conservation Area is due to the nucleated form of the historic settlement around the green, with many examples of medieval buildings fronting the open space. The number and age of buildings suggests a fairly important medieval settlement between Guildford and the coast. Pockford Road (formerly Rye Street) is one of the historic entrances to the village and it is narrow lane with an increasing number of open green spaces to the east, providing a soft transition from village to countryside over the brow of the hill.

The host building is part of a small, modern, development to the west of Coxcombe Lane and it is a neutral component of the Conservation Area.

Impact of Proposal on Significance of Conservation Area:

As set out earlier in the report the rear extension and rear dormer windows would only be glimpsed from wider parts of the Conservation Area and would have no impact on locally distinctive, conservation area views and the proposal would preserve the character of the Conservation Area.

As no harm has been identified, it is not necessary to weigh up the public benefits against any identified harm. The proposal would therefore be in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990, Policy HA1 of the Local Plan (Part 1) 2018, Policy DM21 of the Local Plan (Part 2) 2023 and Policies BE1 and BE6 of the Chiddingfold Neighbourhood Plan 2013-2032.

## 12. Impact on residential amenity

Policy DM5 of the Local Plan (Part 2) 2023 seeks to avoid harm to the amenity of future occupants and existing neighbouring occupants.

Policy BE1 of the Chiddingfold Neighbourhood Plan supports development that protects the amenity of existing and future occupiers of land, buildings and residences.

### Overbearing Form

The application proposes a single storey extension on the rear boundary with the neighbouring property. The extension would project approx. 1.75m further than the conservatory on the rear elevation of the neighbouring property. Given the distances and the height of the single storey extension there would be no overbearing impact on the neighbouring property and the proposals would comply with the guidance contained within the Council's Residential Extensions SPD.

### Overlooking

The main aspect from the proposed rooflight in the front roof plane would be over the existing communal frontage, with the rear dormers looking over the rear garden of the application site. The views from these windows would not be materially more harmful than the existing situation where existing habitable first floor windows face the front and rear. The separation of the proposed windows from the property to the rear comply with the guidance of 18m to main private garden amenity areas and 21m window to window.

### Loss of Light

The proposed single storey rear extension would not cut a 45<sup>0</sup> angle taken from the centre of the rear facing fenestration in the neighbouring conservatory at No. 2 The Oaks and therefore would not cause material loss of light. It is noted that the neighbouring conservatory (permitted under WA/2009/0633) does not extend fully across the back of the property but is set in at the southern side.

Having regard to the location of the proposals to the north of No. 2 The Oaks, and the fact the neighbouring conservatory is double aspect to the rear and south side, the proposals would not cause overshadowing or loss of outlook.

#### Garden Amenity Space of Host Property

Whilst it is acknowledged that the proposals would reduce the existing private garden area at the application site, sufficient space would be retained to allow sitting out and the drying of clothes at approx. 25sqm. The garden area would remain private, useable, secure, defensible and appropriately located. Furthermore, access to open space by the occupiers of the host property is available at the recreation ground on the opposite side of Coxcombe Lane.

The proposals would therefore comply with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2018 and Policy BE1 of the Chiddingfold Neighbourhood Plan 2013-2032.

### 13. Biodiversity and compliance with Habitat Regulations 2017

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

Policy DM1 of the Local Plan (Part 2) 2023 seeks that development does not create adverse environmental impacts, that appropriate mitigation is provided and delivery of net gain.

Policy NE1 of the Chiddingfold Neighbourhood Plan states development proposals will be required to demonstrate the achievement of a biodiversity net gain by ensuring the protection and enhancement of the local environment.

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 submitted Biodiversity Checklist does not identify that any further surveys are required. No concern is therefore raised in this respect.

In relation to concerns raised that a mature hedge on the shared boundary with No. 2 would be removed, it was evident at the site visit that a close boarded fence forms the shared boundary to the south of the site. Whilst the proposal would involve the removal of some vegetation within the site, located adjacent to this boundary, the vegetation is garden ornamental and not of wider public amenity value. No concern is therefore raised in this regard.

An informative is recommended in relation to nesting birds and bats.

The proposal would accord to Policy NE1 of the Local Plan (Part 1), Policy DM1 of the Local Plan (Part 2) and Policy NE1 of the Chiddingfold Neighbourhood Plan 2013-2032.

#### 14. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposals include double or triple glazing, energy efficient lighting, draught proofing, insulation etc. These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

#### 15. Parking

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking.

Policy DM9 of the Local Plan (Part 2) 2023 seeks to promote sustainable transport modes and patterns. Development proposals should provide adequate car parking spaces. Policy TP4 of the Chiddingfold neighbourhood Plan states new development must be supported by appropriate car and cycle parking consistent with the Waverley borough council Parking Guidelines.

The proposals would not alter the existing access, from Coxcombe Lane to the wider site (The Oaks Estate), and no changes are proposed to the parking serving the host property under the current application.

Whilst it is noted that the garage has been converted and only one dedicated space for the dwelling remains, with resultant impact of the applicant potentially parking in visitor spaces within the site, this is a separate matter to the current application which is for extensions and alterations only and will be investigated under separate provision.

In relation to concerns regarding use of other estate parking spaces and Coxcombe Lane for contractor parking and use of parking spaces/surrounding private land for materials/construction processes etc, as the estate and its access/parking areas/land are private, this is a private matter between the interested parties.

The construction process is transient and there is no restriction on parking on Coxcombe Lane. The proposals would therefore not have a detrimental impact upon highway safety or parking.

The proposals would therefore accord with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local plan 2023 (Part 2), Policy TP4 of the Chiddingfold Neighbourhood Plan 2013-2032 and the relevant guidance.

## 16. Representations

The comments raised within the letters of representation and from the Parish Council have been noted and largely addressed in the report above.

In relation to concerns that the Council's Residential Extensions SPD states single storey rear extensions should not normally extend beyond 4m from the back of the existing house and the proposal is 4.6m deep, this is a guideline only and it is considered that the additional 0.6m proposed would not be harmful in visual or neighbouring amenity terms. The proposal would only project approx. 1.75m beyond the neighbouring conservatory at No. 2.

Comments raised in relation to the use of over 50% of the garden relate to permitted development rights restrictions and not applications determined under express planning permission.

In relation to concerns regarding noise from white goods, it is considered that the use of the proposed extensions and garden as a single residential property would not be materially more harmful than the existing situation.

In relation to concerns that the Site Location Plan has labelled the Village Hall incorrectly, officers are aware of the circumstances within the wider street scene. Furthermore, whilst the application site red line includes both the curtilage of the host property and estate land/the estate road back to where it joins Coxcombe Lane, commensurate notice has been served on the relevant parties.

The case officer has visited the site and concluded that there is sufficient information to be able to make a recommendation to the Planning Committee. Whilst discrepancies are noted in relation to the log burner chimney as shown on the plans, the log burner does not form part of the proposed development under consideration and is only indicative of the existing site. It should be noted that the application is determined on the basis of the submitted drawings and not the illustrative plans provided within the Heritage Statement.

In relation to the annotation of the former bedroom as a study under the current application, the applicant can utilise the rooms within the property as they wish.

In relation to the concern that the enlargement of the property will reduce small housing stock, there is no policy restricting the enlargement of this property or who can occupy it.

In relation to demolition in a Conservation Area, the amount of demolition proposed would not require separate consent.

In relation to the rear pedestrian access, it was evident at the site visit that one of the close boarded fence panels is a gate when viewed from inside the site, allowing access into the rear garden. It is located in a raised position above the ground level of the garden.

In relation to the concern raised that the Heritage Statement says The Oaks does not have any Article 4 Policies, but Permitted Development is restricted by condition on original permission for houses, officers are aware of the constraints on the site. The proposals are being sought under express planning permission and not under permitted development rights.

In relation to the point that the estate access is used as a dropping off point for St Marys School, this is a private matter between the interested parties. The estate road is private. Should any damage occur to other vehicles during the construction process, this would be a private matter between the interested parties.

It should be noted that any impact on the resale value of the adjacent properties and restrictive covenants are not a material planning consideration.

## 17. Conclusion

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

### **Recommendation**

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are 1127-SPL-P-D-A-: 1800 rev. P02 Site Location Plan, 1810 rev. P01 Block Plan, 2000 rev. P01 Existing GA Plans, 2010 rev. P01 Proposed GA Plans, 2800 P01 Existing GA Elevations 1 of 2, 2801 rev. P01 Existing GA Elevations 2 of 2, 2810 rev. P01 Proposed GA Elevations 1 of 2, 2811 rev. P01 Proposed GA Elevations 2 of 2 and 2812 rev. P01 Proposed GA Elevations 3 of 3 . 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 Policy DM4 of the Local Plan (Part 2) 2023 and Policies BE1 and BE2 of the Chiddingfold Neighbourhood Plan 2013-2032.

2. Condition:

Construction works, including works of site clearance and ground preparation, and including deliveries to and from the site, shall not take place other than between 08.00-18.00 hours Monday-Friday, 0.800-13.00 hours on Saturdays and at no time on Sundays or on Bank or Public holidays.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM4 of the Local Plan (Part 2) 2023 and Policy BE1 of the Chiddingfold Neighbourhood Plan 2013-2032.

3. Condition:

No development shall take place until detailed specifications of the external materials and surface finishes to be used in the construction 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 TD1 and HA1 of the Local Plan (Part 1) 2018, Policies DM4 and DM21 of the Local Plan (Part 2) 2023 and Policies BE1, BE2 and BE6 of the Chiddingfold Neighbourhood Plan 2013-2032.

4. Condition:

Any external lighting installed on the proposed development shall meet the Institution of Lighting Professionals guidance for the reduction of obtrusive light.

Reason:

In the interest of the character and amenities of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of the Local Plan (Part 2) 2018 and Policies BE1 and NE4 of the Chiddingfold Neighbourhood Plan 2013-2032.

**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 3 above (detailed specifications of external 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 details will not be accepted by the Council without this information and without the appropriate fee for the discharge of the condition.
4. Bats are a protected species under the Wildlife and Countryside Act 1981. Should bats be found during the course of development all works should cease and the relevant authorities notified.
5. The Wildlife & Countryside Act 1981 makes it an offence to damage or destroy the nest of any wild bird whilst that nest is in use or being built. It is also an offence to take or destroy the egg of any wild bird. If nests are found then it is recommended that the advice of either Natural England or a suitably qualified ecologist is sought before any works are undertaken.
6. The applicant is advised that the tree located to the northeast of the application site (outside the site red line) is located within/at the end of a relatively small area of soft ground that runs along the main frontage. The tree makes a positive contribution to landscape character. It should be ensured that all soft ground areas forming the rooting area of the tree are protected from the development process with appropriate ground protection/boarding as necessary provided.
7. 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 2023.



# Agenda Item 7.3

**WA/2023/02786** – Alterations to roof space including dormer extensions and installation of rooflights at WILLOWHAYNE BARNETT LANE WONERSH GUILDFORD GU5 0RU

Applicant: Mr & Mrs Wingfield  
Parish: Wonersh  
Ward: Bramley & Wonersh  
Case Officer: Sera Elobisi  
Neighbour Notification Expiry Date: 16/01/2024  
Expiry Date/Extended Expiry Date: 15/05/2024  
Committee Meeting Date: Planning Committee 08/05/2023  
RECOMMENDATION That, subject to conditions, permission be  
**GRANTED**

## 1. Summary

The application has been brought before the Planning Committee given the number of objections (22 letters from 13 addresses) exceeds the limit for full applications set out in the scheme of delegation.

The development is for alterations to the existing roof space to include the erection of dormer extensions and installation of rooflights to the dwelling at Willowhayne, Barnett Lane.

Officers consider the proposal is acceptable with regards to the impact on design and visual amenity, residential amenity, and other related matters.

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval, subject to appropriate conditions.

## 2. Site Description

The application site is located on the northern side of Barnett Lane opposite the junction with Woodyers Close. Willowhayne is a new detached two-storey dwelling, with accommodation in the basement. The building was further extended at the rear, following grant of permission (WA/2022/01333) for a two-storey rear extension. The site is within the Metropolitan Green Belt, within a Rural Settlement and the Wonersh Conservation Area. The area is semi-rural in character comprising a mix of semi-detached and detached dwellings of varying architectural style and form. Site levels are relatively flat.

## 3. Proposal

The application seeks permission for:

- Erection of gable roof dormers in the roof slopes. The submitted plans show a total of six dormers proposed in the front and rear roof slopes of the dwelling, with four dormers in the rear roof and two in the front roof slope.
- Installation of four rooflights in the side roof slopes of the dwelling.

#### 4. Relevant Planning History

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
WA/2022/0 2469	Alterations to roof space including dormer extensions to provide additional habitable accommodation.	WITHDRAWN 01/12/2022
WA/2022/0 1333	Erection of a two storey extension and alterations.	GRANTED 28/07/2022 (implemented)
WA/2020/2 085	Application under section 73 to vary condition 1 of WA/2020/0740 (approved plan numbers) to allow repositioning of dwelling.	GRANT 01/03/2021 (implemented)
NMA/2020/ 0164	Amendment to WA/2020/0740 for changing specific door openings to window openings and amending the internal layout.	NON MATERIAL AMENDMENT ALLOWED 05/01/2021 (implemented)
WA/2020/0 740	Erection of a dwelling and associated works following relevant demolition of existing unlisted dwelling within a conservation area (as amended by plans received 21/07/2020).	GRANT 11/09/2020
CA/2010/0 008	WONERSH CONSERVATION AREA. 1x Cherry - overall reduction by approx. 30%	NO FURTHER ACTION/DISPO SED OF 02/03/2010

#### 5. Relevant Planning Constraints

- Rural Settlement of Wonersh
- Wonersh Conservation Area
- Metropolitan Green Belt
- Area of High Archaeological Potential
- Ancient Woodland 500m Buffer

#### 6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3, RE2, RE3
- Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM4, DM5, DM9, DM13, DM14

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Council's Parking Guidelines (2013)

- Bramley Neighbourhood Plan (2017-2032)
- Bramley Conservation Area Appraisal SPD (2005)
- Wonersh Village Design Statement (2007)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

## 7. Consultations and Parish Council Comments

Wonersh Parish Council	Objection. Members consider the proposals to be: <ul style="list-style-type: none"> <li>- Overdevelopment of the plot.</li> <li>- Inappropriate development in the conservation area.</li> <li>- Overlooking neighbouring properties and leading to a loss of privacy.</li> </ul>
WBC Heritage	The Heritage Team considers no harm to the Conservation Area.

## 8. Representations

22 letters from 14 addresses have been received raising objection on the following grounds and these will be addressed further in the report.

Character/amenity	Officer's comments
Overdevelopment of the site not in keeping with the development in the local area.	See Paragraphs 10-12
Residential amenity	Officer's comments
Overlooking and loss of privacy.	See paragraph 13
Overbearing impact to adjacent dwellings.	See paragraph 13
Biodiversity/natural habitat	
Light pollution to the night sky as a result of excessive glazing.	See paragraph 16
The application building is demonstrably higher than neighbouring Bay Cottage, an architectural error that should be corrected.	See paragraph 18
The submitted drawings are inaccurate depiction of the existing building. Lantern in ridge of the roof not shown on the plans.	See paragraph 18
Parking pressure on the road.	See paragraph 14

## 9. Planning Considerations:

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. The NPPF sets out a presumption in favour of sustainable development, requiring that development which accords with an up-to-date local plan should be approved without delay.

Paragraph 201-203 requires LPA's to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

## 10. Principle of development and the impact on the Green Belt

The NPPF sets out that the essential characteristics of the Green Belt are its openness and permanence. Certain forms of development are considered to be appropriate and will be permitted provided they do not conflict with the exceptions listed in paragraphs 142 and 156 of the NPPF. Regarding this proposal the relevant section would be:

Paragraph 154 (c) - the extension or alteration of a building if it does not result in disproportionate additions over and above the size of the original building.

The application site is within the settlement boundary of Wonersh, a village within the Green Belt.

Policy DM13 of the Local Plan (Part 2) 2023 states that for settlements, except those washed over by the Green Belt, the principle of development within the settlement boundaries identified on the Policies Map is acceptable and development will be permitted, subject to compliance with other policies in the Development Plan.

The site is located within the rural settlement of Bramley and as such, would be assessed under Part a of Policy DM14, which requires extensions to not be disproportionate to the original building. Policy DM14(a) sets out that, in such areas, development, including residential extensions, may be appropriate provided it is not disproportionate to the main building, subject to appropriate consideration of other relevant planning considerations and policies. This is in order to preserve the openness of the Green belt, in accordance with Paragraphs 142-156 of the NPPF.

The proposed dormers would be well related in design and scale to the main dwelling and they would not result unacceptable scale or massing to the dwelling or roof form. The use of matching materials would help it sit well within the vernacular of the area. The development in relation to other dwellings in close proximity and the wider residential area, is not out of scale or dominant within the setting, nor is any harm identified to the Green Belt or the openness of the land within it.

The development would preserve the openness of the Green Belt. In light of the above, the proposal would be appropriate form of development in the Green Belt and would

be in accordance with Policy RE2 of the Local Plan (Part 1) 2018, Policies DM13 and DM14 of the Local Plan (Part 2) 2023 and the guidance contained in the NPPF 2023.

#### 11. Design and impact on visual amenity

Paragraph 135 of the NPPF requires planning policies and decisions to ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Policies DM1 and DM4 of Local Plan (Part 2) 2023 states that development should not cause harm or damage to existing environmental assets and, and maximise opportunities to enhance such assets. All new development will be expected to be of a high quality design and should respond effectively to its surroundings, reinforcing local distinctiveness and landscape and historic townscape character.

The proposed development would comprise the erection of pitched roof dormers in the front and rear roofslope of the dwelling and the installation of roof lights in the side roofslopes. Amendments were received during the course of the application with the numbers of dormers in the front roofslope, reduced from three to two. The dormers would be of an acceptable scale and form and their siting below the existing ridge line would ensure their subservience. The dormers would not detract from the integrity of the roof.

Officers note the concern raised over the development not in keeping with the surrounding built form. Observations following an Officers site visit noted that the proposed roof extensions and alterations would result in a dwelling that would not appear out of place or unduly prominent within the streetscene, nor would it dominate neighbouring dwellings.

Guidance contained within the Bramley Neighbourhood Plan BNP-G3, states that development must be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located. New development must be designed so that it creates safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

Officers consider the proposal represents an acceptable level of development that would not be overly dominant or out of character with the existing street context and as such, the proposal would accord with the aims of the design policies listed under Policies TD1 of the Local Plan Part 1, DM1 and DM4 of the Local Plan Part 2 and Residential Extension SPD.

## 12. Impact of the development on the character of the Wonersh Conservation Area

The application site lies within Wonersh Conservation Area.

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

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

Policy DM21 of the Local Plan (Part 2) 2023 states that the design of all development, within or adjoining Conservation Areas, should be of high quality and responding appropriately to the character of the surrounding buildings in terms of scale, height, layout, design, building style, detailing and materials. Proposals which would cause substantial harm to the heritage asset will not be permitted unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of or harm to the heritage asset.

The Council's Heritage Officer has made comments with regards to impact of the proposal on the heritage asset's significance, taking into account paragraphs 201 - 203 of the NPPF:

The significance of Wonersh Conservation Area is that it is built on the junction of two historic routes with a number of listed buildings and a Church of Saxon origin. Wonersh's historic centre has changed very little since 1870. The sinuous street contributes greatly to the character of the place and being lined by a considerable number of listed buildings forms the nucleus of the Conservation Area. The area also includes Wonersh Park and its preserved 18th century gateway and converted stables, although the 17th century mansion was demolished in 1935.

The host building fronts the northern side of Barnett Lane and it is a modern, neutral component of the Wonersh conservation area. The dwelling is set well back from the street and is partially screened by trees and shrubbery.

The proposed front dormers are of complementary design, scale, and materials, and sit comfortably on the principal roofslope. They will not appear unduly intrusive in streetscene views and the works to the side and rear roof slopes of the dwelling will be barely perceptible. The proposed alterations to the roofscape of the building cause no harm to the significance of the Wonersh designated area.

The Heritage Officer considers the proposal not to result in harm to the heritage assets.

The proposal would be in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990), Policy HA1 of the Local Plan (Part 1) 2018, Policy DM21 of the Local Plan (Part 2) 2023, Bramley Conservation Area Appraisal (2005) and the revised NPPF 2023.

### 13. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new developments are designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Policy DM5 of the Local Plan (Part 2) 2023 states that new development should not harm the amenities of the occupants of neighbouring properties by way of overlooking, loss of daylight or sunlight or overbearing appearance.

The Wonersh Village Design Statement was adopted in 2007 and form part of the development plan for the area. Building extensions and improvements should maintain harmony with adjacent buildings and space between them.

The application site is surrounded by properties on all sides. Therefore, officers will assess the impact of the development on each adjacent property. Officers do note comments by neighbours regarding impact on loss of light, overbearing development and loss of privacy which will be assessed below.

The neighbours likely to be impacted by the development are:

#### Bay Cottage and Little Acre

'Bay Cottage' and 'Little Acre' are located west and east of the site respectively. The rooflights proposed in the side roof slopes of the dwelling would be sited 1.7 metres above floor levels with restricted levels of outlook and as such, would not have any negative impact on the living conditions of the occupiers of these dwellings. The second floor windows would be located directly above the existing first floor windows, with direct overlooking into the rear garden of the application dwelling. The proposed additional windows would not exacerbate the current levels of overlooking from the first floor rear windows to warrant a refusal on privacy grounds. It is important to note also the mutual levels of overlooking from the existing first floor rear windows of neighbouring Bay Cottage.

#### The Fosse Edge

The Fosse Edge is positioned north-west of the application site. There would not be direct overlooking onto neighbouring 'The Fosse Edge'. Furthermore, the separation distance from windows serving habitable rooms is such that there would be no harmful or overbearing impact on its occupants, as a result of overlooking or loss of privacy.

#### Nos 1 & 2 Woodyers Farm

South of the application dwelling and with their rear gardens facing Barnett Road, are Nos. 1 and 2 Woodyers Farm. The front dormer windows would be located over 15.4 metres and 18 metres from the road. Given the large-scale separation from the nearest sensitive windows (33m and 37m respectively) which is well in line with the 21m highlighted by Residential SPD, Officers do not consider there would be material overlooking or overbearing impact. Whilst the front dormer windows would be visible from the rear gardens of these dwellings, they would be positioned at angle such that there would not be direct overlooking into the neighbouring gardens.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023 and the Residential Extensions SPD.

#### 14. Impact on parking

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document, prepared after the Surrey County Council Vehicular and Cycle Parking Guidance. Paragraph 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Policy ST1 of the Local Plan (Part 1) 2018 and DM9 of the Local Plan (Part 2) 2023 require developments to have appropriate provision for car parking, having regard to the type of development and its location, in accordance with local standards.

The proposed application is a householder extension to create accommodation in the existing roofspace. The proposals do not include any changes to the access or parking arrangements, and these are remaining as existing.

There are neighbour concerns that the uplift in the number of bedrooms to 7 would give rise to parking on Barnett Lane. However, the site has ample parking provision and given that this is a residential extension, Officers do not consider that the increase in the number of bedrooms would lead to reduced parking on the site to unacceptable levels which could consequently lead to a reliance of on-street parking.

The proposal accords with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023 and the Council's Parking Guidelines (2013).

#### 15. Archaeological impact

The site is located within an area of high archaeological potential. However, given that the development would be contained above ground level, there would be no archaeological impact. The proposal would be in accordance with Policy HA1 of the Local Plan (Part 1) 2018.

#### 16. Biodiversity and compliance with Habitat Regulations 2017

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

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

Due to the nature of the application, and the separation from the woodland, it is not considered to be materially harmful in this respect.



Neighbours have raised concerns over excessive glazing and possible impact to the night sky. The additional windows and rooflights would not be materially harmful to the natural habitat.

The proposal would accord to Policy NE1 of the Local Plan (Part 1), Policy DM1 of the Local Plan (Part 2) and Paragraphs 179 and 180 of the NPPF 2023.

## 17. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted in support of the application. The proposals include:

- Energy use being minimised where possible;
- The proposed new fenestration to be double glazed and draught proofed;
- Low energy LED light bulbs to be utilised in the new extension and elsewhere inside and outside the dwelling;
- Insulation to be provided to the floors, walls and roof in accordance with the requirements of the building regulations;
- The windows and doors to be pre-fabricated;
- High capacity gutters to be used;
- Where possible, reclaimed/recycled materials to be used (this will be limited due to the small scale of the development);
- Any timber used in the construction will be sourced from a local, sustainably managed forest;
- Any waste from the site will be removed to a licenced materials recovery facility;
- In order to increase biodiversity, it is proposed to enhance the garden planting for the benefit of pollinators such as butterflies and bees;
- Peat free compost will be used.

These measures are considered proportionate to the scale of development proposed and would comply with the relevant policies and guidance. No concern is therefore raised.

## 18. Other Matters

The roof lantern being constructed in the centre of the roof lantern does not form part of this application. The applicant is aware that planning permission is required for

alterations to the roof. A separate planning application should be submitted for proposed works to install a roof lantern.

The approved height of the building is 8.7 metres as shown in the proposed elevation drawings. There is no indication that the height of the building exceeds that which was approved and there is enforcement investigation into this matter.

## 19. Conclusion

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

### **Recommendation**

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

Location Plan

1488/P-501 Existing and Proposed Block Plan

1488/P-502 (Rev A) Proposed Plans and Sections

1488/S-503 Existing Elevations

1488/P-503 (Rev A) Proposed Elevations

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 DM1 and DM4 of the Local Plan (Part 2) 2023.

2. Condition:

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the submitted application shall be made without the prior written consent of the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan (Part 2) 2023.

3. Condition:

The development shall be carried out in accordance with the appropriate proposed measures identified within the submitted Climate Change and

Sustainability Checklist unless first agreed in writing with the Local Planning Authority.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policy DM2 of the Local Plan (Part 2) 2023 and the Council's Climate change and Sustainability SPD (2022).

**Informatives:**

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 2023.

This page is intentionally left blank

## Agenda Item 7.4

**WA/2023/02240** – Erection of a detached dwelling and a garage to provide ancillary accommodation above; erection of an extension and alterations to existing dwelling. at LITTLE HEATH LINKSIDE WEST HINDHEAD GU26 6PA

Applicant: Simon Foster - KAT Investments (Surrey) Limited  
Parish: Haslemere CP  
Ward: Hindhead & Beacon Hill  
Case Officer: Dana Nickson  
Neighbour Notification Expiry Date: 10/11/2023  
Extended Expiry Date: 15/04/2024  
Committee Meeting Date: Planning Committee 08/05/2024

RECOMMENDATION That, subject to conditions, permission be GRANTED

### 1. Site Description

The application site is located on the south-eastern side of Linkside West in Hindhead. The property is a two storey dwelling with a detached garage to the side and a large amenity area to the rear. The character of the area is residential. The site levels are relatively flat.

### 2. Proposal

Planning permission is being sought for:

- The subdivision of the plot and the erection of a detached dwelling located towards the rear of the site and perpendicular to the existing dwelling.
  - The dwelling would be two storey and would incorporate 4 bedrooms, measuring a maximum of approximately 15.8m in width and between 7m and 10m in depth, with a maximum height of approximately 8.6m and eaves height of 5.4m. The dwelling would be grey facing brick with a slate roof tiles, aluminium windows and doors and would incorporate extensive glazing and a stone cladding feature to the front.
  - A linked outbuilding is proposed to the front of the dwelling, incorporating a double garage with a 5th bedroom and ensuite above, this part of the dwelling would measure 7.5m in width and between 6.5m and 8m in depth with a maximum height of 6.3m and eaves height of 3m. The materials would be charred timber cladding with aluminium windows and the garage doors would be charred timber cladding to match the rest of the outbuilding.
  - A flat green roofed glazed structure to a height of 2.8m would link the outbuilding to the dwelling.

This dwelling is referred to as Plot 2 on the submitted plans.

- The application also proposes extensions and alterations to the existing dwelling comprising of:
  - A single storey extension that would infill an area to the side/rear measuring approximately 4.1m in width and 6m in depth, with a maximum height of 5m. The extension would incorporate a glazed gable ended feature to the rear.

- Removal of the front bay window.
- Alterations to fenestration.

This existing dwelling is referred to as Plot 1 on the submitted plans.

- A new vehicular access is proposed from Linkside West, that would serve both Plots, as well as an access driveway parallel with the northern boundary, to serve Plot 2.

### 3. Relevant Planning History

Reference	Proposal	Decision
WA/2023/02534	Erection of a detached dwelling with access and associated works following demolition of existing detached garage; creation of new vehicular access to existing dwelling.	Withdrawn 21/03/2024
WA/2021/01774	Erection of 2 dwellings and associated works following demolition of existing outbuilding; alterations and extensions to existing dwelling.	Refused 19/01/2022 Appeal Dismissed 04/01/2023
WA/1986/2073	Erection of a first-floor extension to provide bedroom and bathroom. Extension to garage/store to provide additional garage,	Granted 12/02/1987
WA/1979/1140	Extension to sun lounge and utility room and alterations to WC and shower room	Granted 17/08/1979

### 4. Relevant Planning Constraints

Built-Up Area

Haslemere Design Statement

Haslemere Neighbourhood Plan

East Hants Special Protection Area 5 Km zone

Wealden Heaths I Special Protection Area 5 Km zone

Wealden Heaths II Special Protection Area 5 Km zone

Tree Preservation Order

CIL Charging Schedule Zone A

### 5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ST1, AHN3, TD1, NE1, NE2, CC1, CC2
- Waverley Borough Local Plan (Part 2) 2023: Site Allocations and Development (adopted March 2023): DM1, DM2, DM3, DM4, DM5, DM7, DM9, DM11
- Haslemere Neighbourhood Plan (2021): H1, H2, H5, H6, H7, H8, H9, H12

Other guidance:

- The National Planning Policy Framework (updated December 2023 (NPPF))

- The National Planning Practice Guidance (updated November 2023) (NPPG)
- Nationally Described Space Standards (2015)
- BRE Site layout planning for daylight and sunlight: A guide to good practice (updated 2022)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicle, Cycle and Electric Vehicle Parking Guidance (2023)
- Haslemere Design Statement (2012)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

## 6. Consultations and Town/Parish Council Comments

<b>Consultee</b>	<b>Comments</b>
SCC Highways	No objection subject to conditions
WBC(Tree & Landscape Officer)	No objection subject to conditions
Haslemere Town Council	<p>Objection</p> <p>The proposed works to the existing dwelling do not integrate with, respect the character or appearance of the street scene, contrary to policy H6.1 of the Haslemere Neighbourhood Plan, TD1 of the Local Plan Part 1 and DM4 of the Local Plan Part 2.</p> <p>The scale and mass of the proposed works to the existing dwelling will result in overdevelopment of the site contrary to policy H6.1 of the Haslemere Neighbourhood Plan, TD1 of the Local Plan Part 1 and DM4 of the Local Plan Part 2.</p> <p>The new dwelling similarly would result in overdevelopment of the site contrary to policy H6.1 of the Haslemere Neighbourhood Plan, TD1 of the Local Plan Part 1 and DM4 of the Local Plan Part 2.</p> <p>The new windfall dwelling would result in a densification of the site which is not consistent with, or responding positively to, the character &amp; appearance of the immediate area contrary to policies H2 and H3 of the Haslemere Neighbourhood Plan.</p> <p>The proposals will result in overlooking which will harm the residential amenity of neighbours contrary to policy H6 of the Haslemere Neighbourhood Plan, TD1 of the Local Plan Part 1 and DM4 of the Local Plan Part 2.</p>

## 7. Representations

101 letters have been received, from 55 different households raising objections on the following grounds:

- The proposal does not meet the requirements of the Waverley and Haslemere policies, as well as the Haslemere Design Statement and the NPPF.
- This is not a built-up area as referred to in the Planning Statement – the Linksides are characterised by large houses on spacious plots with garages and there is no on street parking which makes it a pleasant place to walk.
- Overdevelopment of the plot; cramped form of development; the density is not consistent with the character of the area.
- The subdivision of plots on Linkside is not supported; Linkside has restricted covenants which need to be considered in assessing this proposal.
- The density of Linkside should not be compared to Grove Road. The covenant for the Linksides clearly states the density of housing permitted on the plots.
- The surrounding area is characterised by individually designed properties occupying large plots with no shared drives – this proposal is out of character.
- The developer is trying to distance Little Heath from the Linkside development and connect it to Grove Road.
- The Linksides residents have applied to WBC months ago for special status relating housing density.
- There are clear precedents of applications refused for subdivision of plots within the Linksides: Acorn Hill, Avening and the recent refusal of Little Heath itself. This application must be refused on the same grounds as planning policy has not changed.
- The proposed house would be clearly recognised as a separate house in strong contrast to the others; incongruous design, too high.
- The proposal would block natural light; impact on the Right of Light.
- Large houses in small gardens; not in keeping with the rest of the area. The Plot division would result in very small gardens for both plots. There should only be one dwelling per plot.
- Developer focused on planning policies and housing supply issues and ignored the main reason for refusal – undesirable back land development.



- The Appeal Decisions referred to by the developer are not relevant, they do not involve subdivisions of the plots.
- Overlooking and loss of privacy.
- Light pollution from the excessive glazing; sound pollution.
- Loss of views.
- The proposal will destroy the peacefulness and tranquillity of the Linksides.
- There would be a further application on this plot, the development would match the previously refused application WA/2021/01774 that was also dismissed at appeal; this application is a tactic to get the previously rejected application approved; this is an incomplete application; both applications should be considered together.
- The second application was submitted after the comment deadline for the first application; WA/2023/02440 and WA/2023/02534 are not independent of each other and rely on each other.
- Inconsistencies in the Design & Access Statement and Planning Statement, still referring to the third house. They fail to consider Policy BE6 that protects from this kind of development.
- The numbering of Plots 2 and 3 over two applications appears deliberately confusing. They contain many inconsistencies and too few dimensions.
- The Street Scene is poor quality and misleading.
- The appeal report was poorly considered and full of conflicting information.
- Even if limited to one additional house it will remain an infilling against relevant planning policies.
- The site is close to AONB and very close to the woodlands and National Trust Land.
- Loss of trees and heavily glazed buildings will negatively interfere with the bats and wildlife and result in excessive light pollution.
- 7 healthy trees have already been removed and more are to be removed.
- Impact on Flood Risk from the increased development within the plot.

- Insufficient parking provided; will result in parking on the road and outside neighbouring properties; driver and pedestrians safety risks.
- Concerns regarding the increased traffic during building works and beyond.
- This application is an abuse of the planning process; underhand tactics to achieve the same goal.
- The developer has not tried to contact and liaise with the neighbours; brags on their website that they get planning permission where other have failed.
- Applicants make no attempt to address the reasons for refusal of the previous application.
- The application should have not been accepted for submission as it is not materially different from the previously refused application. It would be inconsistent of WBC if they were not to refuse this application again.
- If this application is allowed, it will create a precedent for other plots being subdivided which will destroy the character of the Linkside.

Officers Response: The issues raised in the objections are all noted. The material planning considerations will be addressed within the paragraphs below and the remaining matters will be addressed at the end of the report.

#### 8. Planning Considerations:

##### 9. Principle of development

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

Policy SP2 of the Local Plan Part 1 (2018) states that development will be focused on the four main settlements (Farnham, Godalming, Haslemere and Cranleigh).

The application site is not located within one of the four main settlements and the associated amenities. However, it is located in a residential area in Hindhead, close to other dwellings and in close proximity to the shops and amenities of Beacon Hill. As such, the principle of extensions and alterations to an existing dwelling and the erection of additional dwellings is considered acceptable subject to residential and visual amenity impact as well as other material considerations.

##### 10. Planning history and differences with previous proposal

The planning history is a material consideration.

Planning permission has been previously refused under planning application WA/2021/01774 for the erection of 2 dwellings and associated works following demolition of existing outbuilding and alterations and extensions to existing dwelling. The proposal was subsequently dismissed at appeal (Ref. APP/R3650/W/22/3296043). The application was refused for three reasons which are summarised below:

1. That the development of the site constituted undesirable backland development and would conflict with the pattern of development, detrimental to the street scene and overall prevailing character of the area.
2. That the development would cause harm to the residential amenity of Duno and Tarraleah
3. That the bat survey recommended further emergence surveys and in the absence of these surveys it was not possible to establish species presence, population size and mitigation or avoidance requirements.

In dismissing the appeal, the Inspector concluded the following:

### **Character and Appearance**

The Inspector concluded that the erection of a dwelling on Plot 2 (which is not proposed in this application) would cause harm as the width of the proposed dwelling and its close positioning to the existing dwelling would be out of keeping with the plot widths and the spacing to the sides of the buildings of other properties in the area.

In considering Plot 3 the Inspector concluded that its backland location would be unusual though not unique, and that whilst the dwelling would intensify the built form, that the plot is deeper than other surrounding properties. This positioning as well as the deep plot would ensure that the spacious character of the area would not be unduly reduced.

### **Living Conditions**

The Inspector assessed the relationship between both of the proposed dwellings and concluded that neither would have an unacceptable harmful effect on the living conditions of neighbouring occupiers with regards to privacy and overlooking.

### **Bat Survey**

The third reason for refusal related to the absence of emergence surveys, the appellant provided a Bat Presence/Likely Absence Survey (June 2022) which identified a number of roosts and set out the need for mitigation which satisfied the Inspector that this matter could be satisfactorily addressed.

A copy of the Inspector decision letter is appended to this report (Appendix 1).

- The difference between the current proposal and the appealed application is that the third plot has been omitted from the current proposal. This proposal

consists from the extensions and alterations to the host dwelling and the erection of an additional dwelling to the rear of the site, rather than 2 dwellings.

The planning consideration is whether the current proposal addresses the planning harm from the previous reasons for refusal and appeal decision and whether the scheme and is acceptable in its own right.

For clarification purposes, a further application for the erection of a new dwelling to the side of the existing dwelling (WA/2023/02534) was submitted on 09/11/2023, which proposed a third dwelling as proposed in the previously refused scheme, on its own. That application was since withdrawn on 21/03/2024.

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 publication of the updated National Planning Policy Framework in 2023 and the adoption of Local Plan (Part 2) 2023.

The Climate Change and Sustainability checklist is also now a requirement.

The Inspector's Decision on planning application WA/2021/01744 is also a material planning consideration that has been given significant weight in the considerations below.

11. The size, scale and design and size of the proposal and its impact in the character and appearance of the street scene and the wider area

Paragraph 128(d) of the NPPF 2023 states (inter alia) that planning decisions should support development that makes efficient use of land, taking into account the desirability of maintaining the area's prevailing character and setting (including residential gardens).

Further, at paragraph 135(c), the NPPF states that planning decisions should ensure that developments are sympathetic to the local character and history, including the surrounding built environment and landscape setting.

Policy TD1 of the Local Plan (Part 1) 2018 requires new development to be of a high quality design that responds to the distinctive local character of the area in which it is located.

Policy DM4 of the Local Plan (Part 2) 2023 states that all new development would be expected to respond effectively to its surroundings taking into account (inter alia) the scale, height, mass and form of adjacent surrounding structures as well as established street patterns, building setbacks, rooflines and streetscape rhythm including the spaces between buildings.

Policy H6 of the Haslemere Neighbourhood Plan (2021) requires new development to be of high quality design and respect the character and appearance of the surrounding area and be in keeping with the existing streetscape.

Policy 6 of the Haslemere Design Statement states (inter alia) that proposals for new buildings should relate to their surroundings, and should be sympathetic to their environment; variety in scale and texture is encouraged to add interest to the street scenes and contemporary designs should be of a high standard and complement their context. Extensions to existing dwellings should be carefully considered, to reflect the style of the original dwelling and avoid having an adverse effect on the street-scene.

With regards to garden land and infilling, the Haslemere Design Statement further states, that should only be permitted when:

- there is garden area appropriate to new and existing dwellings.
- there is adequate off -street parking.
- they do not have a detrimental impact on the existing character of the area or local biodiversity.

The area known as the Linksides, is characterised by individually designed dwellings, displaying a varied palette of materials, set within generous plots with tree lined streets and of a general verdant appearance.

The application site is located on the south-eastern side of, and facing Linkside West, in between the rear of the properties on Linkside South and Grove Road. Most plots have an average width slightly wider than the dwellings, and benefit from deep rear gardens; however, some of them have smaller gardens, in particular in the area surrounding the application site. Little Heaths benefits from a wider plot (37m) and a rear amenity area deeper than the ones of the adjoining properties (60m), resulting in a significantly larger rear garden.

The host dwelling and the detached garage are located centrally within the plot in terms of width and set back from the road.

In order to address the first reason for refusal of planning application WA/2021/01774 and the subsequent appeal decision, the second additional dwelling located to the side of the host dwelling does not form part of the current proposal.

The proposal seeks to subdivide the plot in two and introduce a two storey detached dwelling with a linked garage with room above to the rear of the side, accessed from a access driveway parallel with the northern boundary. The submitted plans refer to the host dwelling as Plot 1 and the proposed dwelling as Plot 2. It is acknowledged this led to some confusion, as the 2021 application referred to the current Plot 2 as Plot 3, and Plot 2 was the second additional dwelling that does not form part of this proposal.

#### *Plot Sizes and Density*

The application site measures 2,230sqm (0.223ha) and the subdivision of the plots would result in Plot 1 measuring 1,117sqm (0.1117ha) and Plot 2 measuring 1,113sqm (0.1113ha).

The surrounding properties measure as follows, clockwise starting from the north of the site:

Reydon 1,171sqm (0.117ha)  
Birkdale Cottage – 990sqm (0.099ha)  
Laurel Cottage – 1,100sqm (0.11ha)  
Terrigal – 830sqm (0.083ha)  
Tarraleah – 760sqm (0.076ha)  
Rosemoor – 870sqm (0.087ha)

The proposed plots sizes and density are therefore considered to be appropriate and in keeping with the surrounding area.

The comments received from objectors stating that the site should not be compared to Grove Road are noted. It is however a fact that the site adjoins the rear of Grove Road. Nevertheless, the plot sizes would be comparable to the ones on Linkside South directly adjoining the site, and other sites in the wider Linkside area.

### *Layout*

The proposed layout comprises the existing dwelling to the front of the application site and the proposed dwelling to the rear. Plot 1, the existing dwelling and garage would remain unchanged, facing Linkside West. The orientation of the dwelling to the rear (Plot 2) has been rotated to face the northern boundary with the side elevation backing into the rear amenity area of the existing dwelling.

The proposed dwelling would maintain a 2m separation distance to the eastern side boundary and a minimum separation distance of 1.4m to the western side boundary. Given that the western boundary would adjoin the rear amenity area of the existing dwelling, there would be a separation distance of approximately 16.5m between the two buildings and therefore there would be sufficient space between the buildings to prevent the dwellings appearing cramped within the site.

The dwelling on Plot 2 would be sited relatively in the middle of the plot, width wise, maintaining a separation distance of approximately 14.5m to the front (northern) boundary and between 10.7m and 14.7m to the rear (southern) boundary.

The linked outbuilding would be located to the north of the dwelling and would maintain a separation distance of between 2m and 3.3m to the northern boundary.

A new vehicular access is proposed from Linkside West that would lead to the proposed dwelling to the rear via an approximately 3.8m wide access driveway parallel with the northern boundary.

Additional hardstanding is proposed to the front of Plot 1 and there would be ample space on the hardstanding proposed at the front of Plot 2 to adequately accommodate turning and parking of vehicles.

The comments received from the objectors regarding the proposed dwelling being located to the rear of the site are noted; whilst most of the dwellings in the surrounding area are located towards the front of the plot, some are located towards the middle and

others are being located towards the rear of the plot, (Magpies, Grove Road), Hawk House (Linkside South).

Whilst there is no other example of backland development in the immediately surrounding area, the Inspector stated in the Appeal Decision of planning application WA/2021/01774 that, whilst:

*“The addition of this dwelling would intensify the build form, the appeal site has a deeper plot than other surrounding properties. The main section of the proposed dwelling on (Plot 2 under the current application) would be situated to the rear of the existing dwelling. This positioning, although not directly fronting and being perpendicular on the road, as well as the deep plot, would ensure that the spacious character of the area would not be unduly reduced. I appreciate this dwelling would be served by a long driveway access along the northern boundary of the appeal site, but as part of this proposed access would be shared with the existing dwelling and the area of land to the north of the existing building would remain largely open, I do not find this element of the proposal would detract from the area’s character.”*

The Inspector’s assessment of the proposed dwelling to the rear of the site, labelled Plot 2 under this application, is a material consideration in the assessment of this application. In light of this, Officers consider the proposed layout to be acceptable.

#### *Scale, Height and Mass*

There would be no increase in the height of the existing dwelling and the additional mass as a result of the proposed side/rear infill extension would afford limited views from within the streetscene.

The proposed dwelling to the rear would have a maximum height of approximately 8.6m, which would be some 1m higher than the existing dwelling; however, this is not considered excessive for a detached two storey house and it is noted that the properties in the surrounding area vary considerably in height, scale and mass.

This view is supported by the Inspector in the Appeal Decision of planning application WA/2021/01774: “giving the range of properties in the area, the size and scale of the proposed dwellings would not be harmful.”

#### *Design, Materials and Appearance*

The proposed extension to the host dwelling (Plot 1) would have a contemporary design and would be finished in zinc cladding with a gabled ended glazed inset wall to the rear. The existing property would be modernised following the removal of the front bay window, by replacing the existing traditional dormers with taller zinc cladded dormers and contemporary glazing, as well as replacing the existing fenestration with floor to ceiling contemporary fenestration.

The proposal is not different from the extensions and alterations proposed under the previous scheme, and Officers considered they would not be detrimental in the wider street scene, which was also echoed in the Inspector’s Appeal Decision.

The proposed dwelling to the rear (Plot 2) would have a contemporary design with an asymmetric roof and central gabled ended projections on both the front and rear elevation as well as a two storey bay window with a central stone cladding feature to the front. The dwelling would be built out of contemporary materials, featuring grey facing brick, slate roof tiles and polyester powder coated aluminium fenestration. In contrast, the proposed outbuilding incorporating a garage with a bedroom above would have a simple shape and would be constructed out of charred timber cladding. The glass link with a green roof would provide easy access between the main dwelling and the outbuilding.

It is acknowledged that the proposed dwelling is more contemporary in design than the surrounding properties; however, contemporary design and use of different materials is not discouraged, and in fact supported in the Haslemere Design Statement. It is also acknowledged that the property would incorporate a significant amount of glazing and it is noted that Officers previously found the design of the proposed dwelling to be out of keeping and the amount of glazing to be excessive. However, as stated previously, the Inspector's Appeal Decision is a material consideration in the assessment of this proposal which must be given considerably weight, and the Inspector found the design of the proposed dwelling, including the window configuration to cause no harm to the character of the area.

The proposed site plans indicate a pair of entrance gates within the site, on the access driveway towards the proposed rear dwelling which are also shown on the CGI images, however, no elevations and details of the design have been provided. As such, it is considered reasonable to impose a condition ensuring details are provided prior to construction of the gates.

### *Size*

Policy AHN3 of the Local Plan (Part 1) 2018 relates to housing types and sizes with there being a need for market housing in Waverley, mainly for three bedroom dwellings (38.2%), followed by two beds (32.1%) then by four + beds (20.4%) and one beds (9.3%).

There is similar need in Haslemere, as stated under Policy H5 of the Haslemere Neighbourhood Plan (2021), mainly for three bedroom dwellings (34.1%), followed by two beds (32.6%), then four beds (19.7%) and one beds (13.7%). A four beds property with a fifth bedroom in the ancillary building is proposed and therefore the dwelling size is supported.

### *Conclusion*

The Inspector's decision on the previous application identified harm as a result of the additional dwelling to the side of the existing dwelling (referred to as Plot 2 in the Appeal Decision) eroding the spacious, verdant character of the area. No harm to the character of the area or impact on residential amenity was identified as a result of the proposed dwelling to the rear of the site (referred to as Plot 3 in the Appeal Decision).

As such, it is considered that this reason for refusal has been sufficiently addressed and that no identified harm is caused by the current application.



The proposal would therefore accord with Policy TD1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of the Waverley Local Plan (Part 2) 2023, Policy HS6 of the Haslemere Neighbourhood Plan (2021), the Haslemere Design Statement (2012), the Residential Extensions SPD (2010) and the NPPF 2023.

The comments received from the objectors regarding the intentions of the developer to build the third plot that should be considered as part of the overall proposal are all noted. A planning application has indeed been submitted to the Council (WA/2023/02534) which was subsequently withdrawn. Therefore the only proposal under consideration is the current one, which has been assessed on its own merits.

## 12. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development. Policy DM5 of the Local Plan (Part 2) 2023 states that new development should not harm the amenities of the occupants of neighbouring properties by way of overlooking, loss of daylight or sunlight or overbearing appearance.

It is acknowledged that the second reason for refusal of planning application WA/2021/01774 referred to the impact of the proposal on the amenities of the neighbouring properties, namely Duno (Terrigal) and Tarraleah. However, the Inspector concluded that the proposal would not have an unacceptable harmful effect on the living conditions of the occupiers of the neighbouring properties which is a material consideration in the assessment of the current application.

Whilst the application site shares a common boundary with nine different properties, the neighbours potentially impacted by the proposal are the immediately six adjoining dwellings as the properties across the road on Linkside West would enjoy the same relationship with the application site as they currently do.

In order to ensure the amenity of the neighbouring properties is protected, a variety of tests are applied. One of the tests is the BRE 45-degree and 25-degree rules of thumb to test the impact on daylight and sunlight to neighbouring windows. The 45-degree test is used to check development that is perpendicular to a window and the 25-degree test is used where the development is opposite a window.

With regards to potential overlooking and loss of privacy, the general rule of thumb is that there should be a distance of at least 21m between proposed windows and those of neighbouring properties and 18m between proposed windows and neighbouring private amenity area.

### *Reydon and Birkdale Cottage*

These neighbouring properties are located to the north of the application site at a distance of approximately 11.5m and 15m from the shared boundary..

No additional built form is proposed to the northern side of Little Heath and the proposed access driveway that would run parallel with the northern boundary would

allow vehicles to access Plot 2 and therefore the use would be limited and unlikely to cause significant harm to residential amenity in terms of noise and disturbance.

It is therefore considered that the proposal would not result in undue harm to the amenities of the occupiers of these dwellings.

#### *Laurel Cottage*

This property is located to the north of the application site at a distance of approximately 16m from the shared boundary. The proposed built form closest to the shared boundary with Laurel Cottage would be confined to the corner of the application site located between 2m and 3.3m from the shared boundary.

The proposed garage with accommodation above would slope away from the common boundary, from 2.6m to 6.3m (at a distance of approximately 8.6m from the boundary) at which is unlikely to appear overbearing as viewed from the rear of this dwelling. In addition, whilst the garage would be located to the south of the rear amenity area at this property, given its height an distance to the common boundary, it is not considered to result in undue loss of light or overshadowing.

#### *Terrigal (Duno)*

This property is located to the south-east of the application site and benefits from a long rear garden of approximately 42m directly to the east of the proposed additional dwelling. Whilst it is noted that the site plan does not accurately show the extent of this dwelling which benefits from a single storey rear extension and a conservatory not shown on the plan, the first-floor rear facing windows of the proposed dwelling would be some 21m away from the first-floor rear facing windows at Terrigal and some 11m from the rear amenity area directly in front of the rear elevation.

Whilst this distance would be under the recommended distance of 18m and the Inspector acknowledged there would be some views towards the amenity area, given that the proposal would not be sited directly behind this property, the views would be at an angle and therefore not considered to result in unacceptable overlooking and loss of privacy. Such views would be comparable from the ones currently afforded from the first floor windows at the adjoining properties towards the rear amenity area this dwelling, which are oblique views that are common in residential areas such as this.

In terms of loss of light, the proposed development conforms with the 45 and the 25-degree rules and therefore no material loss of light would occur.

However, the proposed additional dwelling would be located 2m from the common boundary and given its scale, would be visible over the boundary hedging from the rear of this neighbouring garden. The Inspector considered the outbuilding close to the boundary with the application site to afford sufficient separation distance between the proposal and the rear of the garden at Terrigal.

It is noted from the comments received from the occupiers of this dwelling that the outbuilding was since dismantled; however the outbuilding was not the only mitigating factor and the proposed dwelling would only adjoin a small section of the overall garden, which given the length of the amenity area, on balance, is not considered to result in such a degree of harm as to warrant a refusal on these grounds.

### *Tarraleah*

This neighbouring property is located directly to the rear of the proposed dwelling and would therefore have the most direct relationship with the proposal. However, there would be a separation distance of approximately 23m between the rear elevations and their respective first-floor windows and of between 10.7m and 14.7m to the common boundary.

The Inspector acknowledged that the rear amenity area at this property is shorter than the one of the surrounding properties, at around 11m at the nearest point; however, considered that the established boundary treatment would provide an effective screen to the sections of the garden that are closest with the application site. The Inspector also considered that although the vegetation might be pruned, this is typically undertaken as part of ongoing maintenance and the submitted plans also show landscaping along this boundary.

In addition the proposal would be sited to the north of this neighbouring property and would comply with the 45 and the 25-degree rules, therefore no material loss of light would occur.

### *Rosemoor*

This neighbouring property is located to the south of the existing dwelling where no built form is proposed. The closest point of the proposed additional dwelling would be some 33m to the north-east, as such, it is not considered to result in harm to the amenities of the occupiers of this dwelling.

### *The relationship between Little Heath and the additional dwelling to the rear*

The proposed dwelling would be orientated perpendicular to the existing dwelling, as such, there would be no direct views between main elevations. It is noted however that the proposed dwelling benefits from a small side window on the elevation facing the rear amenity area at Little Heath. Given that this window would serve a bedroom that benefits from three additional windows to the rear, it is considered reasonable to impose a condition to ensure this window would be obscurely glazed and unopenable unless 1.7m above the finished floor levels of the room it serves.

In addition, there would be a separation distance of approximately 16m between the two dwellings and the proposal would comply with the 45 and 25-degree rules, therefore not resulting in material loss of light.

The comments received from the objectors with regards to light pollution as a result of the extensive glazing are all noted. The amount of glazing is not considered excessive for a contemporary dwelling and domestic scale light bulbs would be installed in all the rooms. In addition, it is likely that the future occupiers of the dwelling would install blinds which would significantly reduce the amount of light from those windows late evenings in the summer and late afternoons in the winter.

The comments regarding potential sound pollution are also noted, however, it is not anticipated that noise generated from one additional family dwelling within a residential

area would be to such a degree so as to cause nuisance to the occupiers of the surrounding properties.

In light of the above, and in light of the Inspector's assessment of the proposal on the amenities of the occupiers of the adjoining properties, it is considered that the proposal would not result in such a degree of harm so as to warrant a refusal on these grounds.

The proposal would therefore sufficiently accord with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023, Policy H6 of the Haslemere Neighbourhood Plan (2021) and the Residential Extensions SPD (2010).

### 13. Provision of suitable living accommodation

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site play space provision, appropriate facilities for the storage of waste and private clothes drying facilities.

Policy DM5 of the Local Plan (Part 2) 2023 sets out that all development should demonstrate that they provide adequate internal and external space in order to ensure an appropriate living environment for future occupiers and meeting the Nationally Described Space Standard is a minimum requirement. In addition, external space should be provided; where an area of private garden is proposed for the exclusive use of a dwelling house, this should be at least 10m in depth and the width of the dwelling.

#### *Internal Space*

The plans indicate that the proposal comprises a 5-bed dwelling over two levels (Plot 2) and alterations to the existing dwelling (Plot 1). Whilst existing dwellings are not usually included in the internal space assessments, Plot 1 has also been included on this occasion.

The Government Technical Housing Standards – nationally described space standards (2015) requires dwellings to meet certain internal space standards as detailed below:

Plot No.	Unit size (bed/person) 2 storey dwelling	Minimum GIA (sqm) as required by THS	Proposed GIA (sqm)	Does it comply?
1	4b/8p	124sqm	219sqm	Yes
2	5b/8p	128sqm	293sqm	Yes

In addition, the Government Technical standards require in order to provide a double (or twin bedroom) a room should be at least 2.5m wide and have a floor area of at least 11.5sqm. The proposed bedrooms would comply with these requirements.

#### *Outdoor Amenity Space*

Paragraph 135(f) of the NPPF 2023 states that planning policies and decisions should ensure that developments create places that are (inter alia) safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users.

Part 5 of Policy TD1 of the Local Plan (Part 1) 2018 sets to maximise opportunities to improve the quality of life and health and well-being of current and future residents, by the provision of:

- private amenity space.
- on site playspace provision (for all ages).
- private clothes drying facilities.

Policy DM5 of the Local Plan (Part 2) 2023 states that where an area of private garden is proposed for the exclusive use of a dwelling house, as a guideline, this should be at least 10m in depth and extend the whole width of the dwelling.

The plans indicate that the remaining rear garden at the existing dwelling (Plot 1) would have a depth of approximately 15m with a width far greater than the width of the dwelling. In addition, there would be additional amenity area to the side of the house/the rear of the garage.

With regards to the additional dwelling (Plot 2), the plans indicate that the rear amenity area would be wider than the width of the dwelling with a depth between 10.7m and 14.7m.

The comments received from objectors regarding insufficient amenity space for the size of the dwellings are noted; however, the proposed amenity areas comply and exceed the minimum standards. This view is also supported in the Officer Report for planning application WA/2021/01774 and the Inspector's Appeal Decision.

#### *Outlook and Ventilation*

All habitable rooms would benefit from appropriate outlook and ventilation and some of the rooms would be dual aspect.

It is noted that there would be one first floor window to the side elevation of the proposed dwelling that would be in close proximity to the boundary with Little Heath; however, given that the window is a secondary window to a bedroom that benefits from three additional windows to the rear, it is considered reasonable to impose a condition to ensure this window would be obscurely glazed and unopenable unless 1.7m above the finished floor levels of the room it serves.

The proposed linked outbuilding would also benefit from a first floor side window in close proximity with the boundary with Laurel Cottage and Terrigal; given that this window would serve a staircase and there is an additional window on the opposite elevation, it is considered reasonable to impose the same condition for this window as well.

#### *Cycle Storage*

The Surrey Vehicle, Cycle and Electric Vehicle Parking Guidance has been updated in 2023 and states that cycle parking should be designed and provided in accordance with government guidance and the NPPF. For residential provision, the location of the cycle parking should be convenient, accessible and fit for purpose. For a three-bed or more house, a minimum of 2 cycle space should be provided.

There would be sufficient space inside the existing/proposed garages to accommodate at least two cycles.

#### *Refuse and Recycling Provision*

Part 5 of Policy TD1 of the Local Plan (Part 1) 2018 requires that appropriate facilities for the storage of waste (including general refuse, garden, food and recycling) are provided for all new dwellings.

The Waverley Bin Provision Guidance for Developers requires each new household to be provided before occupation with a 180ltr black refuse bin, 240ltr blue recycling bin, 23ltr green food waste caddy and a 7ltr grey/silver food waste caddy. In addition, all new individual properties need to accommodate a minimum of 3 wheeled bins.

The guidance states that residents need to be made fully aware before they purchase their property that they are expected to present their bins at the kerbside of the nearest public adopted highway for collection. The distance that waste collection crews can walk to collect bins for emptying must not exceed 15m for two-wheeled bins and 10m for four-wheeled bins.

Whilst it is noted that the proposed bins location with the temporary bins location have been mixed up on the plans, it is clear this is a drafting error. The location of the bins for the proposed dwelling would be to the side of the garage, and the temporary location of bins on collections days would be further down the access driveway and some 15m away from the kerbside, which would be on the limit, but within the accepted tolerance for collection crews to walk and collect the bins for emptying.

Whilst the drag distance to the collection point would be approximately 32m, given that this is not an unusual situation within the Borough, on balance, this is considered to be acceptable.

In light of the above, it is considered that the proposal would provide a suitable residential environment for future occupiers. The proposal would therefore sufficiently accord with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023, the relevant SPDs and planning guidance and the NPPF 2023.

#### 14. Five Year Housing Land Supply or Housing Land Supply

The Council published its latest Five-Year Housing Land Supply Position Statement, with a base date of 1 April 2023 in October 2023. Since the Position Statement was published the annual housing requirement for the Borough has changed following the publication of the updated affordability ratios by the Office for National Statistics. The new annual housing requirement figure is 710 dpa. In addition, the number of homes in the five-year supply has also changed since the publication of the Five-Year Housing Land Supply Position Statement 2023. Having regard to the findings of the Planning Inspector for the Land East of Knowle Lane, Cranleigh (Appeal reference APP/R3650/

W/23/3326412) the Council considers it has a deliverable supply of 2,493 dwellings. This equates to a 3.5-year housing land supply.

As the Council cannot presently demonstrate a five-year housing land supply, paragraph 11(d) of the NPPF 2023 is engaged via footnote 8. Therefore, unless the site is located in an area, or involves an asset, of particular importance, that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrably outweigh the benefits when assessed against the Framework as a whole.

The application proposes the erection of one additional dwelling. It would therefore represent a very minor contribution to housing supply. In considering this matter in the previous appeal the Inspector concluded that the erection of 2 dwellings would make a contextually small contribution to the Council's housing supply and therefore attached limited weight to this. The Inspector attached substantial weight to the harm to the character and appearance of the area. Given the lack of harm identified above to the character and appearance of the area the contribution to housing supply resulting from this development is given significant weight in the planning balance.

#### 15. Effect on East Hants and Wealden Heaths SPAs

The application site is located within the East Hants Special Protection Area 5 Km zone and the Wealden Heaths I Special Protection Area 5 Km zone.

The proposal would result in an increase in people residing (permanently) on the site. However, due to the availability of alternative recreational opportunities within the area, which could divert residents from use of the SPAs, the proposal is not likely to have a significant effect upon the integrity of the SPAs in accordance with Policy NE1 of the Local Plan 2018 (Part 1). An appropriate assessment is not therefore required.

#### 16. Biodiversity and compliance with Habitat Regulations 2017

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

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

It is noted that planning application WA/2021/01774 was also refused for the lack of Ecological Information (the third reason for refusal). However, this was provided in the Appeal submission and the Inspector found it to be adequate as whilst the reports have identified a number of roosts, given that mitigation measures could be utilised to avoid unacceptable impact, the matter could be satisfactorily addressed.

The same report, titled Bat Presence/Likely Absence Survey, prepared by Surrey Wildlife Trust Ecology Services, and dated 10/06/2022 was submitted in support of this application. Whilst it is acknowledged that Ecology Reports are valid for 18 months, the report was only 13 and a half months old at the time of the submission of the application (28/07/2023). In addition, given that a bat roost was recorded at this site,

a bat mitigation licence from Natural England would be required and the licence would require updated surveys regardless. As such, no ecological concerns are being raised subject to the applicant adhering to the advice contained within the report, which can be secured by way of condition.

In addition, and in order to comply with Policy H10 (Dark skies) of the Haslemere Neighbourhood Plan (2021) it is considered reasonable to impose a condition ensuring any external lighting installed would meet the Institute of Lighting Professionals guidance for the reduction of obtrusive light.

In light of the above and having regards to the completed Biodiversity Checklist and the environmental constraints, it is considered that the proposal is in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023, Policy H10 of the Haslemere Neighbourhood Plan (2021) and Paragraphs 185 and 186 of the NPPF 2023.

## 17. Parking and Highway Safety

Paragraph 115 of the NPPF (2023) states that development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe. Policy ST1 of the Local Plan (Part 1) 2018 states, inter alia, that provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

The County Highways Authority was consulted on this application and has undertaken an assessment in terms of safety, capacity and policy grounds. The CHA confirms that this application has been considered individually and the conditions and informatives apply to this application only.

The proposed dwelling would be accessed via a new access road from Linkside West which is considered acceptable subject to specific conditions being imposed and informatives added to the decision notice. The proposed access would require the removal and replacement of a highways tree and, as such, the relevant informative has also been included. The CHA does not consider that the proposed development would result in a significant increase in vehicular trips on the surrounding highway network, nor does the CHA consider that the proposal would have a material impact on highway safety.

The CHA also suggests conditions referring to cycle parking and electrical vehicle charging; however, given that Officers assessed there is sufficient space to provide cycle parking in the existing/proposed garages and that electric vehicle charging is covered by the building control regs, it is not necessary to impose those conditions.

The CHA also noted that the proposed on-site parking would be in line with parking guidelines and the surrounding road network is subject to unrestricted parking; however, the LPA further assessed the parking provision below.

With regards to on-site parking provision, Appendix 2 of the Council's Parking Guidelines (2013) sets out the minimum number of parking spaces that would normally be expected for residential developments as follows:



<b>Locational Characteristics</b>	<b>Town Centre</b>	<b>Rest of Waverley</b>
1 bed	1 space per unit	1 space per unit
2 bed	1 space per unit	2 spaces per unit
3+ bed	1.5 spaces per unit	2.5 spaces per unit

The application site is not located within a town centre location and should therefore comply with the 'rest of Waverley' guidance.

Both properties would benefit from a double garage and there would be ample parking on the front driveways to accommodate at least two other vehicles, which would result in 4 on-site parking spaces per dwelling which exceeds the minimum requirements.

The comments received from objectors regarding highway safety and on-site parking provision have been fully assessed above and no concern is raised.

The proposed development is considered to comply with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2023, Policy H7 of the Haslemere Neighbourhood Plan (2021) the Council's Parking Guidelines (2013) and the NPPF 2023.

## 18. Trees and Landscape

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

Policy DM11 of the Local Plan (Part 2) 2023 sets out that development should retain trees, woodland and important features such as hedges. In the event that removal cannot be avoided, appropriate mitigation should be provided.

Policy H9 of the Haslemere Neighbourhood Plan (2021) states that development proposals will be supported where they conserve and enhance trees, hedgerows and woodlands of value. Development proposals that affect trees, hedgerows or woodland of value should demonstrate they have been informed by a qualified arboriculturist or ecologist and include a management plan. The site survey should also include an Arboricultural Method Statement and associated Tree Protection Plan.

A Tree Survey and Impact Assessment prepared by Keen Consultants and dated July 2023 was submitted in support of the application. The report identifies the protected trees and includes Tree Constraints and Tree Protection Plans.

The Council's Tree Officer was consulted on this application and reviewed the submitted information.

The proposed access will require the loss of T2 whitebeam which is subject of TPO control (TPO 5/03 T43). The character of Linkside West is of a mature tree lined residential highway, a gap to the front of Little Heath is not in keeping with this character. With regard to a relatively young age class and small size the loss of T2 whitebeam can be adequately mitigated by replacement planting in a prominent position with 1x extra heavy standard replacement tree of comparable species.

The root protection area (RPA) of T1 Scots pine (also subject of the Order) has been plotted in a regular circular fashion which does not account for a constrained rooting environment affected by the highway and a foreseeable asymmetric root distribution.

To retain and improve growing conditions for T1 and a forthcoming replacement tree the construction of the access and nearby driveway areas should follow 'no - dig' principles and incorporate a fit for purpose cellular confinement system or other suitable system.

The proposal will result in foreseeable pressure to prune Trees T8 & T7 on occupation and some facilitative pruning is noted. With regard to the submitted tree quality assessment this would not be considered an overriding constraint to the proposal.

Retained trees provide screening and will preserve a mature character to the locale, there is opportunity to improve the site's relationship with its setting with appropriate tree planting on the boundaries.

The Council's Tree Officer concludes that the proposal would be acceptable from a Trees and Landscape perspective subject to specific conditions being imposed, including pre-commencement conditions.

The comments received from the objectors with regards to the impact on trees are all noted; as the Council's Tree Officer, in his professional capacity found the proposal to be acceptable subject to conditions, no concerns are raised on arboricultural grounds.

In light of the above, the proposal would accord with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023, Policy H9 of the Haslemere Neighbourhood Plan (2021) and the NPPF 2023.

## 19. Climate Change & Sustainability

Policy CC1 of the Local Plan (Part 1) 2018 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the Local Plan (Part 2) 2023 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist as well as a separate Energy Statement have been submitted in support of the application. The proposals include double glazing, draught proofing, low energy lighting and wherever possible will use local sustainable materials. In addition, permeable surfaces will be incorporated as well as food waste and garden waste composting facilities. The Energy Statement lists renewable energy feasibility options as well as draft dwelling emissions and daily water consumption. These measures are considered proportionate to the scale of

development proposed and would comply with the relevant policies and guidance. No concern is therefore raised subject to the proposed measures being secured by way of condition.

## 20. Community Infrastructure Levy

The proposal would be CIL liable, and according to the CIL charging schedule zone it falls within zone A.

## 21. Matters raised in representations

The material planning issues have been fully assessed in the planning considerations above.

With regards to the comments regarding the covenants stipulated in the deeds for the properties on the Linksides, it must be noted that the presence of a restrictive covenant is not a material planning consideration and therefore it cannot be taken into account.

Several comments mention Policy BE6 of the Local Plan 2002 as not being taken into consideration and that residents applied to WBC for the Linksides to be included under this policy for special status regarding housing density. The Local Plan 2002 has been replaced by the Local Plan (Part 2) 2023 and the policy has not been carried over. In any event, the policy referred to specific areas of the Borough and did not include the Linksides and therefore has no bearing on the assessment of this proposal.

With regards to the inconsistencies in the initially submitted Design & Access Statement and Planning Statement, still referring to the third house, this was in part given that the applicant intended to submit a separate application for the third house. The application was indeed submitted and subsequently withdrawn and the documents have been updated accordingly. If any errors still remain, this would be due to an administrative error, the proposal under consideration is clearly for only one additional dwelling and the wording in the statements is not binding in the decision notice.

References have been made to several appeal decisions in the vicinity that do not support the subdivision of the plots. These appeal decisions have also been put forward for consideration in the letters of representations sent for the Appeal of planning application WA/2021/01774. The Inspector concluded in the Appeal Decision that whilst the comments on the relevance of the appeal decisions put forward by different parties on other sites are noted, it was evident from the details presented that they turned on their own particular merits, as did the appeal on planning application WA/2021/01774.

The only Appeal Decision relevant to this proposal is the one on the previously refused scheme - APP/R3650/W/22/3296043.

The Proposed Street Scene is considered sufficiently adequate to assess the proposal.

It must also be noted that whilst they are helpful, there is no requirement for annotated dimensions on the plans as long as they are to scale and therefore can be measured.

Several comments refer to the application site being located close to the AONB; however the application site is not within the AONB and, as such, the AONB policies do not apply to this proposal.

The comments regarding the impact on flooding are also noted. The site is not located within a Flood Zone and the proposed hardstanding is not considered to be excessive so as to have an impact on the flood risk in the area, which is also echoed in the Inspector's Appeal Decision on the previous application.

Whilst developers are encourage to engage with the neighbourhood before submitting a planning application, this is only advise and not a requirement.

The only situation when a Local Planning Authority can refuse to accept a planning application for consideration is when it is absolutely identical with a previous application. In this case there is a significant difference, in the fact that the current application only proposes one additional dwelling instead of two.

With regards to the concerns referring to increased traffic during the construction phase, this would only be temporary and not a reason to preclude planning permission.

With regards to the concerns that if approved, this application would create an unwanted precedent in the area, it must be noted that every application is assessed on its own merits.

Whilst loss of views is often cited in planning objection letters by neighbours understandably concerned on how a proposal would affect their property, unfortunately, there is no right to a view under the planning system.

## 22. Planning Balance and Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, and there would be no adverse effects as a result of the proposal, as such, planning permission is recommended for approval.

### **Recommendation**

That permission GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are:

- Location Plan (1:2500, drawing no. 212-100)
- Proposed Site Plan (1:200, drawing no. 411-001)
- Proposed Site Separation Distances (1:200, drawing no. 411-101)
- Plot 1 – Proposed Floor Plans (1:100, drawing no. 412-100)
- Plot 1 – Proposed Elevations (1:100, drawing no. 413-100)
- Plot 2 – Proposed Floor Plans (1:100, drawing no. 412-200)
- Plot 2 – Proposed Elevations (1:100, drawing no. 413-200)
- Proposed Street Elevation (1:50, drawing no. 413-001)
- Proposed Movement and Access Strategy (1:200, drawing no. 411-002)
- Proposed Site Landscape Plan (1:200, drawing no. 415-100)

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 DM1 and DM4 of the Local Plan (Part 2) 2023.

2. Condition:

No 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 Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1 and DM4 of the Local Plan (Part 2) 2023.

3. Condition:

Prior to the installation of that part of the development, scaled elevations for the proposed gates on the access road to Plot 2, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be then carried out in accordance with the approved plans.

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 DM1 and DM4 of the Local Plan (Part 2) 2023.

4. Condition:

Prior to first occupation of the development hereby permitted, the proposed first floor window on the western side elevation of the additional dwelling (shown on the plans as serving a bedroom); and the proposed window on the eastern side elevation of the linked outbuilding (showed on the plans as serving a staircase) shall be glazed to Pilkington Textured Glass Privacy Level 5 or standard equivalent and be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor levels of the rooms in which the windows are installed. This shall be retained at such a privacy level for the lifetime of the development and shall not at any time be replaced with clear glazing.

Reason:

In the interests of residential amenity in accordance with Policies DM1 and DM5 of the Waverley Local Plan (Part 2) 2023.

5. 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 on the side elevations of the additional dwelling hereby permitted without the written permission of the Local Planning Authority.

Reason:

In the interests of residential amenity in accordance with Policies DM1 and DM5 of the Waverley Local Plan (Part 2) 2023.

6. Condition:

The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Linkside West hereby approved has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason:

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 (Part1) 2018, Policy DM9 of the Local Plan (Part 2) 2023, and the Council's Parking Guidelines (2013).

7. Condition:

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

Reason:

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 (Part1) 2018, Policy DM9 of the Local Plan (Part 2) 2023, and the Council's Parking Guidelines (2013).

8. Condition:

The development hereby approved shall be completed at all times in accordance with the recommendations set out in the Bat Presence/Likely Absence Survey

prepared by Surrey Wildlife Trust Ecology Services, dated 10/06/2022, submitted with this application.

Reason:

To ensure ecological protection of the site in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and the guidance contained in the NPPF.

9. Condition:

In this condition 'retained tree' means an existing tree, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.

b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

c) tree protection shall be maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site.

d) any arboricultural protection information and plans submitted as part of the application, and listed in the approved plans condition, or submitted to meet a condition of consent shall be implemented and adhered to at all times during the construction process unless otherwise agreed in writing with the Local Planning Authority. This shall include any requirement for arboricultural supervision and site monitoring.

This condition may only fully be discharged on completion of the development subject to satisfactory written evidence of contemporaneous supervision and monitoring of tree protection throughout construction by the appointed arboriculturist.

Reason:

In the interests of the protection of trees and their rooting areas of which contribute visual amenity and character to the area in accordance with Policy NE2 of Waverley Borough Local Plan (Part 1) 2018, and Policy DM11 of Waverley Borough Local Plan (Part 2) 2023.

10. Condition:

No development shall take place until an Arboricultural Method Statement & an amended tree protection plan in line with BS 5837:2012 is submitted to and approved in writing by the Local Planning Authority to include appropriate 'no-dig' construction and cellular confinement system near the tree identified as T1 (Scots

pine), and the position of a replacement tree at the site frontage, arrangements for arboricultural supervision and site monitoring and any other activities with the potential to adversely impact retained trees including instillation of services.

Reason:

In the interests of the protection of trees and their rooting areas of which contribute visual amenity and character to the area in accordance with Policy NE2 of Waverley Borough Local Plan (Part 1) 2018, and Policy DM11 of Waverley Borough Local Plan (Part 2) 2023.

11. Condition:

No development shall take place until the approved tree protection measures are installed, and any further information provided in accordance with the submitted arboricultural information. The applicant shall arrange a pre-commencement meeting after the installation of the tree protection between the Local Planning Authority and the applicant's project arboriculturist to allow inspection and verification of the protection measures and agree arboricultural supervision arrangements and tree protection monitoring frequency.

Reason:

In the interests of the protection of trees and their rooting areas of which contribute visual amenity and character to the area in accordance with Policy NE2 of Waverley Borough Local Plan (Part 1) 2018, and Policy DM11 of Waverley Borough Local Plan (Part 2) 2023.

12. Condition:

No development shall take place until full details of all proposed tree planting, including appropriate replacement planting of the tree identified as T2 (whitebeam), arrangements to ensure the provision of adequate rooting volume to sustain planted trees into maturity, the proposed times of planting, and arrangements for aftercare over a period of 5 years have been approved in writing by the Local Planning Authority and all tree planting and aftercare shall be carried out in accordance with those details and at those times. If within a period of five years from the date of the planting of any tree, that tree, or any planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:

In the interests of the protection of trees and their rooting areas of which contribute visual amenity and character to the area in accordance with Policy NE2 of Waverley Borough Local Plan (Part 1) 2018, and Policy DM11 of Waverley Borough Local Plan (Part 2) 2023.

13. Condition:



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

Reason:

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

14. Condition:

The development shall be carried out in accordance with the appropriate proposed measures identified within the submitted Climate Change and Sustainability Checklist and accompanying Energy Statement, unless first agreed in writing with the Local Planning Authority.

Reason:

In the interests of achieving a high standard of sustainability in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policy DM2 of the Local Plan (Part 2) 2023 and the Council's Climate change and Sustainability SPD (2022).

**Informatives:**

1. The development hereby permitted is CIL liable. 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of development is defined in Regulation 7 of the CIL Regulations 2010 (as amended). Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges. For further information see our webpages ([www.waverley.gov.uk/CIL](http://www.waverley.gov.uk/CIL)) or contact [CIL@waverley.gov.uk](mailto:CIL@waverley.gov.uk)
2. The applicant is reminded that all bat species, their breeding sites and resting places are fully protected by law, as such, a European Protected Species License (EPS) needs to be obtained from Natural England before any works can commence on site.
3. The following British Standards should be referred to: a) BS 3882:2015 Specification for topsoil; b) BS 3998:2010 Tree work – Recommendations; c) BS 3936-1:1992 Nursery Stock - Part 1: Specification for trees and shrubs; d) BS 4428:1989 Code of practice for general landscaping operations (excluding hard surfaces); e) BS 5837:2012 Trees in relation to demolition, design and construction – Recommendations; f) BS 7370-4:1993 Grounds maintenance part 4. Recommendations for maintenance of soft landscape (other than amenity turf); g) BS 8545:2014 Trees: from nursery to independence in the landscape –

Recommendations; h) BS 8601:2013 Specification for subsoil and requirements for use.

4. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, ([www.ccscheme.org.uk](http://www.ccscheme.org.uk)) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm. Where repeated problems occur the Highway Authority may use available powers under the terms of the Highways Act 1980 to ensure the safe operation of the highway.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover or to install dropped kerbs. Please see [www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs](http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs).
6. The permission hereby granted shall not be construed as authority to carry out any works (including Stats connections/diversions required by the development itself or the associated highway 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 (including Stats connections/diversions required by the development itself or the associated highway works) on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).
7. In the event that the access works require the felling of a highway tree not being subject to a Tree Preservation Order, and its removal has been permitted through planning permission, or as permitted development, the developer will pay to the Council as part of its licence application fee compensation for its loss based upon

20% of the tree's CAVAT valuation to compensate for the loss of highway amenity.

8. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.
9. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. With regard to an e-bike socket in a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

This page is intentionally left blank



## Appeal Decision

Site visit made on 27 July 2022

by **F Rafiq BSc (Hons) MCD MRTPI**

an Inspector appointed by the Secretary of State

**Decision date: 4 January 2023**

---

**Appeal Ref: APP/R3650/W/22/3296043**

**Little Heath, Linkside West, Hindhead GU26 6PA**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Urban Matrix Ltd against the decision of Waverley Borough Council.
  - The application Ref WA/2021/01774, dated 28 June 2021, was refused by notice dated 19 January 2022.
  - The development proposed is the erection of two dwellings and associated engineering work following demolition of existing ancillary outbuilding; alterations and extensions to existing dwelling.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matter

2. The third reason for refusal related to the absence of emergent surveys and stated that it was not possible to ascertain whether there would be harm to protected species. In response to this particular matter, the appellant has provided a 'Bat Presence/ Likely Absence Survey' (June 2022) which identified a number of roosts and set out the need for mitigation. The Council has not provided a response to this document. Given that mitigation measures could be utilised to avoid unacceptable impact as set out in this submitted document, I am satisfied that this matter could be satisfactorily addressed.

### Main Issues

3. The main issues are the effect of the proposal on (i) the character and appearance of the area, and (ii) the living conditions of neighbouring occupiers with regards to privacy and outlook.

### Reasons

#### *Character and Appearance*

4. The appeal site is situated in a predominantly residential area, typified by large, detached houses of varying styles, set in generous grounds. There is variation in the building lines, although buildings are set back from the road, behind established planting and grassed areas that contain trees. These factors as well as the spacing between dwellings that enable views towards rear garden areas, contributes to the spacious, verdant character of the area.
5. The appeal site differs from the immediate neighbouring properties to the north and south, in that it faces Linkside West rather than Linkside South or Grove

- Road. Despite this difference, its setback positioning with a garden area to the front reflects the dwellings to either side that are setback behind garden areas despite their differing orientations.
6. The proposed dwelling identified as plot 2 would replace an existing garage. Although it would be sited in broadly the same position as the existing structure, its two-storey height would span across most of the width of this plot. Alongside the existing dwelling, it would extend the two storey built form across a large section of the site's frontage to Linkside West. Although I acknowledge there are certain factors that differentiate the appeal site from others in the area, including its current larger plot size, I do not consider that this site is read in isolation from other properties. It is seen from various vantage points along Linkside West in the context of its immediate neighbouring properties and its wider setting. The width of the proposed dwelling in plot 2, and its close positioning to the existing dwelling, would be out of keeping with the plot widths and the spacing to the sides of buildings of other properties in the area. The proposed dwelling in plot 2 would also obstruct views towards rear garden areas, reducing the spaciousness of the area.
  7. Reference has been made by the appellant to the appeal site being in a transitional area, with Grove Road being substantially less verdant and having hedging which is more urban in form. From my site observations, Grove Road, although having front property boundaries that are formed of more regularly trimmed vegetation and there being an absence of a grass verge area adjoining the footway, many properties did nevertheless contain a variety of planting and trees within garden areas which contributed to the verdant, spacious character of the area. Whilst there may be differences between the various roads in the area, including the density of development, this would not outweigh the harm caused by the proposed dwelling in plot 2 which would front Linkside West.
  8. The proposed dwelling in plot 3 would not present a frontage to Linkside West and its backland location would be unusual, although my attention has been drawn to some examples of buildings being set significantly back from the road. The addition of this dwelling would intensify the built form, but the appeal site has a deeper plot than other surrounding properties. The main section of the proposed dwelling on plot 3 would also be situated to the rear of the existing dwelling. This positioning, although not directly fronting and being perpendicular to the road, as well as the deep plot, would ensure that spacious character of the area would not be unduly reduced. I appreciate this dwelling in plot 3 would be served by a long driveway access along the northern boundary of the appeal site, but as part of this proposed access would be shared with the existing dwelling and the area of land to the north of the existing building would remain largely open, I do not find this element of the proposal would detract from the area's character.
  9. Given the range of properties in the area, the size and scale of the proposed dwellings, including the window configuration would not be harmful. No other concerns have been raised by the Council on the external appearance of the proposal. Nevertheless, these factors would not overcome the concerns I have identified in relation to the proposed dwelling in plot 2, which would harmfully erode the spacious, verdant character of the area.

10. I therefore conclude that the proposed development would have an adverse impact on the character and appearance of the area. As such, it would conflict with Policy TD1 of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites February 2018 (Local Plan Part 1), Saved Policies D1 and D4 of the Waverley Borough Local Plan 2002 (Saved Local Plan) and Policy H6 of the Haslemere Neighbourhood Plan: 2013 – 2031 (Neighbourhood Plan) which require, amongst other matters, for development to be of a high quality design that respond to the distinctive character of the area.
11. Reference has been made to the Residential Extensions Supplementary Planning Document (SPD) in the first reason for refusal, but the Council has identified no concerns in relation to the alterations and extensions proposed to the existing dwelling. There is nothing before me to take a different view on this aspect of the proposal and there would therefore be no conflict with this SPD.

### *Living Conditions*

12. The proposed dwelling identified in plot 3 would be situated around 20m from the rear elevation of 'Duno', which would be sufficient to prevent adverse effects within this neighbouring property from overlooking and overbearing impacts. This proposed dwelling would be closer to Duno's garden, and given its scale, it would be visible over the boundary hedging from the neighbouring garden. However, a large outbuilding is situated in the rear garden area of Duno closest to this part of the appeal proposal. Given the separation afforded by this outbuilding, between this proposed dwelling and the garden areas of the neighbouring property, I do not consider that there would be an overbearing impact.
13. There would be views from the upper level of the proposed dwelling at plot 3, which contains large areas of glazing towards Duno's rear garden. Whilst I acknowledge that the rear and mid-sections of the garden are important spaces, given the length and the overall size of this amenity space, combined with the angled nature of such views from the proposed dwelling in plot 3, these factors would ensure that there are no unacceptable privacy impacts arising.
14. The proposed dwelling in plot 3 would have a more direct relationship with the neighbouring property 'Tarraleah', but it would have a separation of around 21m between the rear elevations that would ensure no harmful loss of privacy. The distance from the rear elevation of this proposed dwelling to the boundary with Tarraleah is shorter at around 11m at its nearest point, but the established boundary treatment provides an effective screen to those sections of this neighbouring garden that are closest to the common boundary with the appeal site. Although the vegetation may be pruned, this is typically undertaken as part of ongoing maintenance, and I am not aware of any proposal for the vegetation to be removed or the height to be markedly reduced. The submitted proposed drawings also show landscaping along this boundary.
15. Reference has been made to the SPD which sets out various separation distances. This document however relates to extensions to existing dwellings and not to new dwellings such as those proposed as part of this appeal scheme. I accept that these distances can nevertheless be a useful tool, but the SPD states that they are to be used as a rule of thumb. Whilst the area

may have a looser grain of development, for the reasons set out above, I do not consider that there would be any harmful impacts arising from the proposed dwelling in plot 3.

16. The rear of the proposed dwelling in plot 2 would face towards Tarraleah, but the views from here would be at an acute angle and limited to the nearest part of this neighbouring property's garden, as demonstrated on the submitted annotated plans. This proposed dwelling would have windows at second floor level but most of these would be to void areas to rooms at first floor level below. The window serving the media room would be in a recessed position which alongside the aforementioned angle and distance factors, would ensure no harmful overlooking.
17. To the south of the appeal site, is the neighbouring property Rosemoor. The proposed dwelling in plot 2 would be situated a short distance from the shared boundary with this neighbour, but having regard to the established boundary treatment, and the size and positioning of Rosemoor's amenity space, there would not be a detrimental impact on the living conditions of this neighbouring property's occupants by way of outlook. Only a single window that would serve an ensuite bathroom is proposed above ground floor level on the southern elevation of the dwelling in plot 2, and as this could be obscure glazed, there would be no harmful privacy impacts.
18. I therefore conclude that the proposal would not have an unacceptable harmful effect on the living conditions of neighbouring occupiers with regards to privacy and outlook. As such, it would not be contrary to Policy TD1 of the Local Plan Part 1, Saved Policies D1 and D4 of the Saved Local Plan or with Policy H6 of the Neighbourhood Plan which seek, amongst other matters, for development to not significantly harm the amenities of the occupiers of neighbouring properties. The SPD is not relevant to the new dwellings proposed for the reasons set out earlier in the decision.

### **Other Matters**

19. I acknowledge that the proposal would be acceptable in principle insofar as it is within an accessible location in the built-up residential area of Hindhead. The development would provide an acceptable standard of accommodation for future occupants, including suitable garden areas, and the external architectural form of the proposal would be acceptable. The development raises no concerns in relation to highway safety or impact on trees and that suitable landscaping can be addressed by condition, had the development been otherwise acceptable. The proposal is also satisfactory in relation to flood risk and on local infrastructure. These are however neutral matters and not considerations which weigh in favour of the proposal.
20. The appellant has referenced the Officer's Report which concludes on design and visual amenity that the proposal would accord with the relevant policies and guidance. This is however clearly an error, and it is evident from the Council's reasoning in other sections of the Officer's Report, the subsequent Appeal Statement and the decision notice, that they consider the proposed development to be unacceptable in this regard. I can confirm that I have determined the appeal before me on its own merits.
21. The National Planning Policy Framework (Framework) does state the need to make optimal use of the potential of sites, but it also sets out at paragraph 124



the need to maintain an area's prevailing character and setting (including residential gardens). Reference has also been made to the Haslemere Design Statement, but this also requires garden land and infilling developments to not have a detrimental impact on the existing character of the area.

22. My attention has been drawn to a number of appeal decisions by different parties on other sites. Whilst I note the comments on the relevance of these appeal decisions, it is evident from the details presented that they turned on their own particular merits as does the appeal before me.
23. I have taken into account all other matters raised, including the lack of a response to a pre-application submission and efforts by the appellant to work with the Council. Reference has also been made to historical patterns of growth, the site not falling within the definition of previously developed land and other third-party representations, but they do not have a bearing on the main issues in this appeal.

### **Conclusion**

24. The appellant has set out that the Council is unable to demonstrate a 5 year deliverable supply of housing. This is acknowledged by the Council in their appeal submission who consider they currently have a 4.3 years supply. The relevant policies of the development plan are therefore deemed to be out of date and, in light of Paragraph 11 d) ii) of the Framework, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
25. I have found that the proposed development would be harmful to the character and appearance of the area. This harm would be long lasting and would be contrary to the objectives of the Framework. I ascribe this substantial weight.
26. The Framework seeks to significantly boost the supply of housing and windfall sites, like the appeal site, can make an important contribution to housing delivery. The provision of new dwellings therefore weighs in favour of the appeal and would contribute to meeting housing needs in the area. However, as the proposed development would result in a net addition of two dwellings, it would make a contextually small contribution to the Council's housing supply.
27. With this in mind, I attach limited weight to the appeal scheme's benefits. The lack of harm in relation to living conditions, as with certain other referenced matters, are however neutral considerations. As such, the adverse impacts of granting planning permission would, in this particular case, significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. The appeal scheme would not therefore be sustainable development for which the presumption in favour applies.
28. For the reasons given above, having taken account of the development plan as a whole, along with all other relevant material considerations including the provisions of the Framework, I conclude the appeal should be dismissed.

*F Rafiq*

INSPECTOR

This page is intentionally left blank

# Agenda Item 8.1

**WA/2024/00291** – Application under regulation 13 for Listed Building Consent for external repairs including alterations to parapet wall. at FARNHAM MUSEUM (Willmer House) 38 WEST STREET FARNHAM GU9 7DX

Applicant: Mrs Charlotte Hall - Waverley Borough Council  
Parish: Farnham  
Ward: Farnham Castle  
Case Officer: Dana Nickson  
Neighbour Notification Expiry Date: 08/03/2024  
Extended Expiry Date: 15/05/2024  
Committee Meeting Date: Planning Committee 08/05/2024

RECOMMENDATION That, subject to conditions and referral to the Secretary of State WBC REG 13 LISTED BUILDING CONSENT BE GRANTED

## 1. Site Description

The application site relates to Willmer House which is a building owned by Waverley Borough Council and currently used as Farnham Museum, located on the southern side of West Street, in Farnham. Willmer House is a Grade 1 listed building and was first listed in 1950. The building was constructed in 1718 and is a very fine example of a provincial townhouse designed and built to the highest of standards. The house is three storey in height plus a basement. Its principal elevation faces West Street and is a highly refined composition of soft red cut and rubbed gauged brickwork constructed as a composite solid masonry wall with gauged bricks facing outward and standard bricks for the remaining wall thickness.

## 2. Proposal

Application under regulation 13 for Listed Building Consent for external repairs including alterations to parapet wall. The façade is in a poor condition with the cornice, parapet and second floor window heads in a highly vulnerable condition and intervention is required to prevent unpredictable loss.

Listed Building Consent is sought for the following works:

1. Façade cleaning
2. Rebuild the parapet wall
3. Install new sandstone coping
4. Replace the brick cornice
5. Rebuild the second floor window arches
6. Replace cement mortar repairs
7. Replace localised damaged gauged bricks
8. Fill fractures through brickwork
9. Refill deeply eroded gauged brick mortar joints
10. Repairing the redecorating timber sash windows
11. Repairing timber main entrance door

12. Removing paint coating in Portland stone window cills and the main entrance doorway
13. Repair and conserve lead downpipes and replace damaged cast iron elements

### 3. Relevant Planning History

<b>Reference</b>	<b>Proposal</b>	<b>Decision</b>
WA/2007/0919	Consultation under Regulation 13 for Listed Building Consent to demolish and re-build part of a garden wall.	WBC REG 13 Consent Granted 18/07/2007
WA/2007/0918	Consultation under Regulation 3 for the erection of a replacement garden gallery building and garden wall.	WBC REG 3/4 Granted 14/06/2007
WA/1995/1050	Consultation under Regulation 13 - Application for Listed Building Consent for erection of a garden gallery, conservatory, covered walkway and extension to coach house (as amplified by letter dated 19/9/95 and amended by plan received 28/9/95).	Consent Granted 13/11/1995
WA/1995/1049	Consultation under Regulation 3 - Erection of a garden gallery, conservatory, covered walkway and extension to coach house, together with new garden layout (as amplified by letter dated 19/09/95 and amended by plan received 28/09/95).	Deemed Consent 15/11/1995
WA/1992/0052	Application for Listed Building Consent for interior and exterior repairs and renovation.	Consent Granted 03/04/1992
WA/1991/0939	Application for Listed Building Consent for internal and external refurbishment.	Withdrawn 12/05/1992
WA/1991/0182	Application for Listed Building Consent for refurbishment and repair of east wall	Consent Granted 03/07/1991

### 4. Relevant Constraints

Grade I Listed Building  
Farnham Conservation Area  
Farnham Neighbourhood Plan

### 5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): HA1
- Waverley Borough Local Plan (Part 2): Site Allocations and Development (adopted March 2023): DM20
- Farnham Neighbourhood Plan 2013-2032/ Godalming Neighbourhood Plan (made August 2019): FNP2

Other guidance:

- The National Planning Policy Framework (updated December 2023) (NPPF)
- The National Planning Practice Guidance (updated November 2023) (NPPG)
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Farnham Design Statement (2010)
- National Design Guide (2019)

## 6. Consultations and Town/Parish Council Comments

<b>Consultee</b>	<b>Comments</b>
WBC Heritage	No objection subject to condition
Historic England	No comments
Joint Committee of the National Amenity Society	No response received to date
Farnham Town Council	Support

## 7. Representations

None received.

## 8. Planning Considerations:

### 9. The Impact of the Development upon the Grade I Listed Building

This is an application for listed building consent. Accordingly, the only consideration is whether any of the works proposed are likely to affect the architectural character of a building or its or historic interest. Whilst the site is located within the Farnham Conservation Area, the impact on the conservation area is not a consideration under this application.

Section 16 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The NPPF (2023) (as amended) attaches great importance to the conservation and enhancement of the historic environment. Paragraph 205 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The application of the statutory duties within Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF 2023 means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and great weight.

Paragraph 207 of the NPPF (2023) states that where a proposed development would lead to substantial harm to a designated heritage asset, local planning authorities

should refuse consent, unless it can be demonstrated that the substantial harm is necessary in order to achieve substantial public benefits that outweigh that harm.

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

Wilmer House is a three storey building of five by three bays with giant rusticated Doric pilasters at the end and thick bolection-moulded surrounds to the windows. It was built for John Thorne, a hop merchant, in 1718. It is now in use as Farnham Museum. Its elegant façade of gauged brickwork is of exceptional quality and is a rare example of a building façade built entirely from gauged bricks. It is a very good example of an early Georgian house, elegant in design with good symmetry, proportion, with informed and balanced use of architectural detailing.

The repair works have been well-considered and are in line with conservation principles. The significant decay and failure to the cornice means that both the parapet and cornice need to be dismantled, this is considered the best approach as it maintains architectural integrity, long term durability and is sustainable conservation. Any changes to the existing design, materials or techniques are made to ensure the long term durability of the building or to correct later repairs.

In light of the above, it is considered that the proposal would cause no harm to the Grade I Listed Building, subject to a condition being imposed ensuring the materials to be used shall be as specified in paragraphs 4.82 - 4.96 of the Design & Access Statement . As no harm has been identified, it is not necessary to weigh up the public benefits.

The proposal would therefore be in accordance with Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990, Policy HA1 of the Local Plan (Part 1) 2018, Policy DM20 of the Local Plan (Part 2) 2023, Policy FNP2 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review) and the NPPF 2023.

## 10. Conclusion

In light of the above analysis, the proposal is not considered to result in harm to the Grade I Listed Building.

### **Recommendation**

That following consultation with the Secretary of State LISTED CONSENT BE GRANTED subject to the following conditions:

#### 1. Condition:

The plan numbers to which this permission relates are:

- Location Plan (1:1250)
- Proposed Details – Cornice and Parapet Elevation and Section (1:10, drawing no. 2023-009-PR-ELV-01 Rev.00)
- Proposed Details – Cornice and Parapet Elevation and Plan (1:20, drawing no. 2023-009-PR-PLN-01 Rev.00)

- Proposed Details – Cornice and Parapet Sectional Elevations S1 and S2, Sheet 1 of 2 (1:5, drawing no. 2023-009-PR-SEC-01 Rev.00)
- Proposed Details – Cornice and Parapet Sectional Elevations S3 and S4, Sheet 2 of 2 (1:5, drawing no. 2023-009-PR-SEC-02 Rev.00)
- Proposed Details – Comparison of Existing with Proposed – Sheet 1 of 2 (1:10, drawing no. 2023-009-PR-COMP-01 Rev.00)
- Proposed Details – Comparison of Existing with Proposed – Sheet 2 of 2 (1:10, drawing no. 2023-009-PR-COMP-02 Rev.00)
- Proposed Details – Cornice and Parapet Setting Out – Drawing 1 of 10 (1:20, drawing no. 2023-009-PR-SET-CP-01 Rev.00)
- Proposed Details – Cornice and Parapet Setting Out – Drawing 2 of 10 (NTS, drawing no. 2023-009-PR-SET-CP-02 Rev.00)
- Proposed Details – Cornice and Parapet Setting Out – Drawing 3 of 10 (NTS, drawing no. 2023-009-PR-SET-CP-03 Rev.00)
- Proposed Details – Cornice and Parapet Section 1 - Setting Out – Drawing 4 of 10 (1:5, drawing no. 2023-009-PR-SET-CP-04 Rev.00)
- Proposed Details – Cornice and Parapet Section S2 - Setting Out – Drawing 5 of 10 (1:5, drawing no. 2023-009-PR-SET-CP-05 Rev.00)
- Proposed Details – Cornice and Parapet Section S3 - Setting Out – Drawing 6 of 10 (1:5, drawing no. 2023-009-PR-SET-CP-06 Rev.00)
- Proposed Details – Cornice and Parapet Section S4 - Setting Out – Drawing 7 of 10 (1:5, drawing no. 2023-009-PR-SET-CP-07 Rev.00)
- Proposed Details – Cornice Profile – Full Size Setting Out – Drawing 8 of 10 (1:1, drawing no. 2023-009-PR-SET-CP-08 Rev.00)
- Proposed Details – Parapet Profile (lower half) – Full Size Setting Out - Drawing 9 of 10 (1:1, drawing no. 2023-009-PR-SET-CP-01 Rev.00)
- Proposed Details – Parapet Profile (upper half) – Drawing 10 of 10 (1:1, drawing no. 2023-009-PR-SET-CP-10 Rev.00)
- Proposed Details – Cornice Brick Profiles – Drawing 1 of 5 (1:1, drawing no. 2023-009-PR-PRO-CP-01 Rev.00)
- Proposed Details – Cornice Brick Profiles – Drawing 2 of 5 (1:1, drawing no. 2023-009-PR-PRO-CP-02 Rev.00)
- Proposed Details – Cornice Brick Profiles – Drawing 3 of 5 (1:1, drawing no. 2023-009-PR-PRO-CP-03 Rev.00)
- Proposed Details – Parapet Brick Profiles – Drawing 4 of 2 (1:1, drawing no. 2023-009-PR-PRO-CP-04 Rev.00)
- Proposed Details – Parapet Brick Profiles – Drawing 5 of 5 (1:1, drawing no. 2023-009-PR-PRO-CP-05 Rev.00)
- Construction Details – Cornice and Parapet Elevations – Sheet 1 of 2 (1:10, drawing no. 2023-009-PR-ELV-CP-01 Rev.00)
- Construction Details – Cornice and Parapet Elevations – Sheet 2 of 2 (1:10, drawing no. 2023-009-PR-ELV-CP-02 Rev.00)
- Cornice Construction Details – Brick Course C1 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C1-01 Rev.00)
- Cornice Construction Details – Brick Course C1 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-C1-02 Rev.00)
- Cornice Construction Details – Brick Course C2 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C2-01 Rev.00)
- Cornice Construction Details – Brick Course C2 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-C2-02 Rev.00)
- Cornice Construction Details – Brick Course C3 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C3-01 Rev.00)

- Cornice Construction Details – Brick Course C3 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-C3-02 Rev.00)
- Cornice Construction Details – Brick Course C4 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C4-01 Rev.00)
- Cornice Construction Details – Brick Course C4 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-C4-02 Rev.00)
- Cornice Construction Details – Brick Course C5 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C5-01 Rev.00)
- Cornice Construction Details – Brick Course C5 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-C5-02 Rev.00)
- Cornice Construction Details – Brick Course C6 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C6-01 Rev.00)
- Cornice Construction Details – Brick Course C6 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-C6-02 Rev.00)
- Cornice Construction Details – Brick Course C7 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C7-01 Rev.00)
- Cornice Construction Details – Brick Course C7 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-C7-02 Rev.00)
- Cornice Construction Details – Brick Course C8 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-C8-01 Rev.00)
- Cornice Construction Details – Brick Course C8 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-C8-02 Rev.00)
- Parapet Construction Details – Brick Course P1 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P1-01 Rev.00)
- Parapet Construction Details – Brick Course P1 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P1-02 Rev.00)
- Parapet Construction Details – Brick Course P2 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P2-01 Rev.00)
- Parapet Construction Details – Brick Course P2 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P2-02 Rev.00)
- Parapet Construction Details – Brick Course P3 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P3-01 Rev.00)
- Parapet Construction Details – Brick Course P3 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P3-02 Rev.00)
- Parapet Construction Details – Brick Course P4 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P4-01 Rev.00)
- Parapet Construction Details – Brick Course P4 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P4-02 Rev.00)
- Parapet Construction Details – Brick Course P5 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P5-01 Rev.00)
- Parapet Construction Details – Brick Course P5 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P5-02 Rev.00)
- Parapet Construction Details – Brick Course P6 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P6-01 Rev.00)
- Parapet Construction Details – Brick Course P6 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P6-02 Rev.00)
- Parapet Construction Details – Brick Course P7 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P7-01 Rev.00)
- Parapet Construction Details – Brick Course P7 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P7-02 Rev.00)
- Parapet Construction Details – Brick Course P8 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P8-01 Rev.00)



- Parapet Construction Details – Brick Course P8 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P8-02 Rev.00)
- Parapet Construction Details – Brick Course P9 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P9-01 Rev.00)
- Parapet Construction Details – Brick Course P9 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P9-02 Rev.00)
- Parapet Construction Details – Brick Course P10 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P10-01 Rev.00)
- Parapet Construction Details – Brick Course P10 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P10-02 Rev.00)
- Parapet Construction Details – Brick Course P11 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P11-01 Rev.00)
- Parapet Construction Details – Brick Course P11 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P11-02 Rev.00)
- Parapet Construction Details – Brick Course P12 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P12-01 Rev.00)
- Parapet Construction Details – Brick Course P12 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P12-02 Rev.00)
- Parapet Construction Details – Brick Course P13 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P13-01 Rev.00)
- Parapet Construction Details – Brick Course P13 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P13-02 Rev.00)
- Parapet Construction Details – Brick Course P14 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P14-01 Rev.00)
- Parapet Construction Details – Brick Course P14 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P14-02 Rev.00)
- Parapet Construction Details – Brick Course P15 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P15-01 Rev.00)
- Parapet Construction Details – Brick Course P15 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P15-02 Rev.00)
- Parapet Construction Details – Brick Course P16 – Sheet 1 of 2 (1:10, drawing no. 2023-009-CO-C-D-P16-01 Rev.00)
- Parapet Construction Details – Brick Course P16 – Sheet 2 of 2 (1:10, drawing no. 2023-009-CO-C-D-P16-02 Rev.00)
- Construction Details – Cornice Lead Weathering (1:10, drawing no. 2023-009-CO-C-D-LD-01)
- Construction Details – Coping Lead Weathering (1:10, drawing no. 2023-009-CO-P-D-LD-01)
- Gantry, Independent, Temporary Roof and Staircase (1:50, drawing no. 8810-23-01b)
- Gantry, Independent, Temporary Roof and Staircase (1:50, drawing no. 8810-23-02b)
- Gantry, Independent, Temporary Roof and Staircase (1:50, drawing no. 8810-23-03b)
- Gantry, Independent, Temporary Roof and Staircase (1:50, drawing no. 8810-23-04b)

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 TD1 and HA1 of the Local Plan (Part 1) 2018 and Policies DM4 and DM20, of the Local Plan (Part 2) 2023.

2. Condition:

The materials to be used shall be as specified in paragraphs 4.82 - 4.96 of the Design Access and Heritage Statement prepared by Ingram Consultancy and dated February 2023, unless otherwise approved in writing by the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policies TD1 and HA1 of the Local Plan (Part 1) 2018 and Policies DM4 and DM20 of the Local Plan (Part 2) 2023.

**Informative:**

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 2023.