

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

When calling please ask for:
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Date: 3 July 2024

Membership of the Planning Committee

Cllr Penny Rivers (Chair)
Cllr Peter Clark (Vice Chair)
Cllr Jacquie Keen
Cllr Alan Morrison
Cllr Richard Steijger
Cllr Terry Weldon
Cllr John Robini

Cllr Julian Spence
Cllr David Beaman
Cllr Graham White
Cllr Alan Earwaker
Cllr Carole Cockburn
Cllr Jane Austin
Cllr Phoebe Sullivan

Dear Councillors

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

DATE: WEDNESDAY, 10 JULY 2024

TIME: 7.00 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.

Yours sincerely

Susan Sale,
Joint Strategic Director Legal & Democratic Services & Monitoring Officer

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

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 5pm Wednesday 3 July 2024.

2 MINUTES OF THE LAST MEETING

To approve the Minutes of the meeting held on 5 June 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 Wednesday 3 July 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 Wednesday 3 July 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

8 WA/2023/01467 - LAND CENTRED COORDINATES 483317 147157. OLD PARK LANE, FARNHAM (Pages 7 - 54)

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 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**

9 WA/2024/00580 - LAND AT APRIL WOOD SCOTLAND LANE HASLEMERE GU27 3AR (Pages 55 - 82)

Erection of 2 dwellings and garage; associated landscaping and works including alterations to access to provide shared vehicular access onto Scotland Lane following demolition of existing detached garage (as amended by plan (proposed site plan showing increase in parking spaces) received on 06/06/2024).

Recommendation

That, subject to conditions 1-13 and informatives 1-12, permission be **GRANTED**

- 10 WA/2024/00807 - LAND AT WINTERSHALL COTTAGE, THORNCOMBE STREET, BRAMLEY, GUILDFORD, GU5 0LT (Pages 83 - 94)

Erection of an agricultural building with ancillary staff welfare facilities and workshop (retrospective).

Recommendation

That, subject to conditions 1-2 and informative, permission be **GRANTED**

- 11 WA/2024/00461 - LAND AT FARNHAM LIBERAL CLUB SOUTH STREET SOCIAL CLUB 46 SOUTH STREET FARNHAM GU9 7RP (Pages 95 - 108)

Change of use from social club (Sui Generis) to restaurant and public house (Sui Generis); erection of extensions and creation of first floor terrace with associated works following demolition of existing modern extension (as amended by drawings received 08 May and 03 June 2024).

Recommendation

That, subject to conditions 1-11 and informatives 1-3, permission be **GRANTED**

- 12 WA/2024/00462 - LAND AT FARNHAM LIBERAL CLUB, 46 SOUTH STREET, FARNHAM GU9 7RP (Pages 109 - 116)

Listed Building Consent for demolition and replacement of modern ground floor extension; first floor extension to catslide; repairs and internal alterations (as amended by drawings received 08 May and 03 June 2024)

Recommendation

Subject to conditions 1-4 and informative, to **GRANT LISTED BUILDING CONSENT**

- 13 APPLICATIONS NOT SUBJECT TO PUBLIC SPEAKING

- 14 WA/2019/1022 - LAND AT KILNSIDE PLACE, ST GEORGES ROAD, BADSHOT LEA GU10 1FN (Pages 117 - 132)

Use of land for the provision of 3 additional gypsy pitches and erection of

building to provide dayrooms together with associated works

Recommendation

That delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to suggested conditions, amended or additional conditions and the completion of a Unilateral Undertaking securing SPA contributions (towards a SANG and SAMM)

15 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.

16 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**

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Agenda Item 8

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: 26/07/2024

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 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 in area, 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 at this stage, 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 13th May 2021. Land at Crondall Lane, Farnham. NMA allowed on 20th 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 22nd 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 18th 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 20th 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 11th 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 16th 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 requires all applications for planning permission to be determined in accordance with the Development Plan unless material considerations 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"> • Site unallocated in Farnham Neighbourhood Plan. • Farnham is delivering new homes on allocated sites in the FNP • Outside Built-Up Area Boundary. • Cumulative impact of housing developments. • Conflict with FNP1: preserving countryside from inappropriate development. • Site is Area of Strategic Visual Important in Local Plan. • Proposal would harm the character and appearance of area. • Negative impact on Abbey View with construction vehicles. • Access via BW185 and FP7 and FP94 is unacceptable. • Increased traffic/water usage/sewage/need for school places. • Whole site should be made into a SANG with public access. • Cumulative impact of development on other sites, and on boundary of Farnham, must be considered.
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. Members site visit should be re-scheduled and decision deferred for site visit.
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 6th July 2023 and neighbour notification letters were sent.

Two hundred and sixty-three letters have been received from residents, the Old Park Lane Residents' Association (OPLRA), the Abbey View Residents Association, 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 [5th December] and Drainage information [6th 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 26th 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 5th April 2024 signed by 208 members of Abbey View Residents Association, 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.

Thirteen further objections were received from residents during the 16 days of re-consultation re-iterating their previous objections to the proposed development and raising the following issues:

- The revised drainage plan will not manage surface water run-off or be built to plan.

- Transport report simply describes widening of roads and relocating roadside trees.
- No need to be permanent change and could be reverted once construction finished.
- Changing Keepsake Close to a thoroughfare will change road's purpose/character.
- The widening of Cascade Way will increase the speed of the traffic.
- There is no proposal for increasing the number of cycle routes in the town centre.
- Residents use this area as open space for recreation and relaxation.

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 3rd 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 states that all applications for planning permission should be determined in accordance with the Development Plan 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 at this time 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.

A planning application must be determined in accordance with the development plan and any national development management policies, taken together, unless material considerations strongly indicate otherwise. Where the ‘tilted balance’ in NPPF paragraph 11(d) is triggered because a 5YHLS cannot be demonstrated, the council will still need to assess the weight to be given to development plan policies, including whether or not they are in or out-of-date. Paragraph 14 is clear that a NP that is less than 5 years old can be given significant weight and that a conflict with it can be treated as an adverse impact that is likely to significantly and demonstrably outweigh the benefits arising from a development. This change is very welcome but does not mean that all NP policies will prevail in all circumstances as there may still be instances where ‘material considerations strongly indicate otherwise’.

Applying the tilted balance in this case:

- Are there relevant policies in the Development Plan = Yes
- Is the proposal in accordance with the relevant policies = No
- Are the relevant policies up-to-date? = Yes
- Determine in accordance with the Development Plan (including the Farnham Neighbourhood Plan) unless material considerations strongly indicate otherwise

Assessment of adverse impacts and benefits is a matter of planning judgement and will vary on a case-by-case basis. Consistency with the Development Plan should be part of the assessment. Out-of-date policies will have diminished weight but NPPF paragraph 14 boosts the importance of qualifying NPs (less than 5 years old and contain housing site allocations) “the adverse impact of allowing development that conflicts with NP is likely to significantly and demonstrably outweigh the benefits”.

The proposed development is contrary to Policy FNP10 (Protect and Enhance the Countryside) which says: “outside of the Built-up Area Boundary priority will be given to protecting the countryside from inappropriate development.” The proposed housing development is 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. There is a clear policy conflict, but there is good connectivity between the site and Farnham Town Centre and Policy FNP10 is given limited weight.

As such, the site does not form part of any proposed Local Plan or Neighbourhood Plan allocation. It is suggested that any major housing allocation should be made through 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 weigh against the Policy conflict.

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 4th 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 provision of market housing against the existing shortfall is considered should be given significant weight in favour of granting planning permission, and the affordable housing substantial weight.

2. Presumption in favour of sustainable development

In the absence of a 5-year housing land supply, the presumption in favour of sustainable development in paragraph 11d) of the NPPF must be applied. This states that 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.

In relation to assessing adverse impacts and benefits of residential development, paragraph 14 of the NPPF states that ‘the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided 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...’

The provisos a) and b) are met in relation to the Farnham Neighbourhood Plan. It is therefore necessary to give careful consideration to conflicts with the neighbourhood plan and the weight to be accorded to these in determining the application. The clear intent of paragraph 14 of the NPPF is to boost the status of a qualifying neighbourhood plan. This does not mean that it will be the determining factor in all instances as the planning authority must determine planning applications in accordance with the Development Plan as a whole (and any future National Development Management Policies), unless material considerations strongly indicate otherwise.

Paragraph 8 of the NPPF, 2023 states that 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;
- Community Infrastructure Levy
- 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.

The site is contiguous with the settlement boundary of Farnham, immediately adjacent to residential development and near the University of Creative Arts. It is considered that there would be limited harm to the character of the countryside if the application site was developed. If development on this site was allowed, it would be possible to secure improve footpath and cycle links into Farnham Town Centre. The sustainable location of the site near

the facilities and services nearby will maximise the opportunity to use alternative means of transport to the private car. This should be accorded significant weight in favour of granting planning permission.

It is not enough simply to refuse the application on the grounds of being in the countryside without there being some form of demonstrable harm to the character or beauty of the countryside.

Conclusion on Matters of Principle:

The principle of residential development on this site is clearly contrary to the policies within the Development Plan.

However, the proposal represents sustainable development and the NPPF 'presumption in favour of sustainable development is engaged. This and the other material considerations set out above combine to significantly and demonstrably outweigh the conflict with the policies of the Development Plan and serve to allow for the principle of the application to be supported.

The proposed development of up to 83 dwellings on the site would go a considerable way in achieving the Council's Five-Year Housing Land Supply. The site is contiguous with the settlement boundary of Farnham, immediately adjacent to residential development and near the University of Creative Arts and to Farnham town centre. It is considered that there would be limited harm to the character of the countryside if the application site was developed. It is considered that these material considerations overcome the policies in the Farnham Neighbourhood Plan and justify the granting of outline planning permission for residential development on this site.

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 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:

	First Homes	Shared Ownership	Social rent	Recommended Total	Proposed Affordable Mix
1 bed	6	0	2	8	8 x 1BF
2 bed	0	4	6	10	8 x 2BH
3 bed	0	0	5	5	8 x 2BH
4 bed	0	0	2	2	0
TOTAL	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 5th 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 24th 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 12th 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 9th January 2024. A letter from LANMOR Consulting and a Drainage Strategy Addendum, dated February 2024, were submitted on 23rd 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 15th 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 Church Crookham, which is less than 5km from the application site, the proposal would not affect the integrity of the Thames Basin Heaths Special Protection Area (SPA).

The proposed development initially included the delivery of an on-site SANG to act as a physical mitigation strategy to off-set 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, primarily because the lengths of the proposed footpaths proposed fell short of that required by related guidance. 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, but the remaining SANG capacity at Farnham Park is attributed to sites allocated in the Farnham Neighbourhood Plan (FNP14) and brownfield sites.

Consequently, the applicant proposes to provide mitigation via the securing of an appropriate allocation of capacity within the Church Crookham SANG. This will be secured

via appropriate S106 Agreement obligations and/or an appropriate planning condition. The Church Crookham SANG was used by the Abbey View development and it has been confirmed that there is sufficient capacity remaining at this SANG to mitigate the impact of the proposed development (WA/2023/01467).

Church Crookham SANG is a SANG administered and operated by Taylor Wimpey (TW) under the terms of the SANG Management Plan that has been approved by Hart District Council and two section 106 Agreements which bind the SANG and ensure its ongoing retention, maintenance and management.

The applicant has provided a letter from Hart District Council dated November 2020 confirming there was capacity at Church Crookham SANG little weight can be given to this given the date of the letter. However, Taylor Wimpey have an up-to-date capacity tracker which is monitored carefully, and recent correspondence from Taylor Wimpey to the applicant confirms that there is approximately 25 hectares/1,590 persons of capacity, more than sufficient to accommodate a scheme of 83 dwellings. With regard to Hart District Council, Taylor Wimpey is obliged via its Section 106 Agreements with Hart District Council to retain and maintain the SANG; this is closely monitored by Hart District Council; and there is no need for Hart District Council to sign the agreement on this basis.

However, for consistency the same approach could be taken that was used for the Taylor Wimpey site (Abbey View) adjacent to the application site, where the Section 106 Agreement used the same SANG and had Hart District Council as a party to it in order to give a covenant to Waverley Borough Council that they would procure the ongoing maintenance of the SANG in accordance with their mitigation strategy. The Council accepted this approach previously, as did Natural England. An alternative would be a covenant from Taylor Wimpey in favour of Waverley Borough Council within the Section 106 Agreement or alternatively within the deed of covenant allocating the SANG to maintain the SANG as SANG. This could be given under Section 33 of the 1982 Act and would give Waverley Borough Council a means of enforcement.

As there is a S106 Agreement in place that ensures that the SANG is managed and maintained in perpetuity there is no need for any further Agreement the matter can be dealt with by a Grampian style condition ensuring that it has been evidenced to the Council that the requisite capacity has been adequately secured within the Church Crookham SANG to ensure mitigation of the effect upon the Thames Basin Heaths 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 23rd 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 18th 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 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 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 within the 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.

The Neighbourhood Plan allocates sites for housing with Policy FNP14 and would therefore normally carry substantial weight because the Plan is less than 5 years old.

The principle of development on this site is also contrary to Policy FNP10 in the Farnham Neighbourhood Plan, but it is considered that there would be limited harm to the character of the countryside; and the benefits of the scheme including the provision of additional sustainable residential development, both market and affordable housing, to contribute to housing land supply and housing delivery rates are significant benefits.

The provision of significant areas of open space and play space above policy requirements, including a community orchard; and the provision of significant bio-diversity net gain are benefits which should be attributed moderate weight.

Planning decisions should be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan is the Local Plan and the Neighbourhood Plan with the Neighbourhood Plan being an up-to-date Plan. The fact that there is a up-to-date Plan does not prevent departure from the Plan with weight being given to the sustainable location of this site, promoting development that will have limited impact on the landscape.

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 areas 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.

The proposed housing development site is on land that is outside the built-up area boundary but contiguous with the settlement boundary of Farnham, on a site that is immediately adjacent to the new Abbey View residential development and in close proximity to Farnham Town Centre and the University of Creative Arts.

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.

The material considerations set out in this report are such that, in accordance with section 38(6) of the Planning and Compulsory Purchase Act, 2004, a decision can be taken other than in accordance with the Development Plan.

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 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)

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 County Highway Authority to provide off-site 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. 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.

18. 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.

19. 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.

20. 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.

21. 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.

22. 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).

23. 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).

24. 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.

25. 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).

26. 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).

27. 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 CO₂ 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.

28. 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.

29. 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.

30. 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..

31. 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.

32. 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.

33. The development hereby permitted shall not commence until written confirmation has been given by the Local Planning Authority confirming that sufficient capacity at Church Crookham Suitable Alternative Natural Greenspace (SANG) has been secured to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area (SPA).

Reason:

To mitigate the impact of the development on the Thames Basin Heaths Special Protection Area (SPA) in accordance with Policies NE1 and NE3 of the Local Plan (Part 1) 2018, Regulation 62 of the Conservation of Habitats and Species Regulations 2017 and the National Planning Policy Framework, 2023. This condition is required to be addressed prior to commencement to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area (SPA).

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. Application forms should be completed on-line via 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.

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Agenda Item 9

WA/2024/00580 – Erection of 2 dwellings and garage; associated landscaping and works including alterations to access to provide shared vehicular access onto Scotland Lane following demolition of existing detached garage (as amended by plan (proposed site plan showing increase in parking spaces) received on 06/06/2024). at APRIL WOOD SCOTLAND LANE HASLEMERE GU27 3AR

Applicant: Simon Foster - KAT Investments (Surrey) Ltd
Parish: Haslemere
Ward: Haslemere East
Case Officer: Dana Nickson
Neighbour Notification Expiry Date: 20/04/2024
Extended Expiry Date: 17/07/2024
Committee Meeting Date: Planning Committee 10/07/2024

RECOMMENDATION That, subject to conditions, permission be GRANTED

1. Site Description

The application site is located on the northern side of Scotland Lane at the junction with Denbigh Road (to the east) and adjoins Public Footpath No.39 (to the west). The property is a two storey detached dwelling accessed from Denbigh Road, with a detached double garage to the north-west and is surrounded by a large amenity area. The character of the area is residential and the site levels fall slightly from the east to the west.

2. Proposal

Planning permission is being sought for the erection of 2 dwellings and a linked garage following demolition of the existing detached garage at April Wood:

- Plot 1 would be a detached two storey dwelling with rooms in the roof space, sited to the west of April Wood, and would measure an overall width of 14.8m with a depth of 10.8m and a hipped roof design to a maximum height of 8.7m above ground level.
- Plot 2 would be a detached two storey dwelling with rooms in the roof space and linked garage, sited to the east of April Wood, and would measure an overall width of 16.5m with a depth of 18.4m and part barn/part gable ended roof design to a maximum height of 9.1m. The garage would measure 6.9m x 6.9m with a pitched roof to a maximum height of 5.8m.
- Alterations to the existing vehicular access from Denbigh Road.
- Creation of a new shared vehicular access from Scotland Lane.
- Associated landscaping.

3. Relevant Planning History

Reference	Proposal	Decision
WA/2024/00582	Erection of extensions together with alterations to roof space to provide	Under Consideration

	habitable accommodation and associated landscaping following demolition of existing extension and detached garage.	
HAS71/69	Extensions to provide dressing room, second bathroom and kitchen area.	Granted 14/05/1969
HAS4712	Alterations to bedroom.	Granted 21/09/1949

4. Relevant Planning Constraints

Within the developed area of Haslemere
 Haslemere South of Centre Design Statement
 Haslemere Neighbourhood Plan
 Ancient Woodland 500m buffer
 Tree Preservation Orders to the south and east of the site
 East Hants Special Protection Area 5 Km zone
 Wealden Heaths II Special Protection Area 5 Km zone
 CIL Charging Schedule Zone A
 Adjoining Public Footpath to the west of the site
 Adjoining Site of Archaeological Interest to the west and south of the site
 In proximity to Countryside Beyond Green Belt to the south of the site
 In proximity to AGLV to the south of the site

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ST1 , ALH1, 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, DM13, DM25
- Haslemere Neighbourhood Plan (2021): H1, H2, H3, H5, H6, H7, H8, H9, H10, H12

Other guidance:

- The National Planning Policy Framework 2023 - updated December 2023 (NPPF)
- The National Planning Practice Guidance - updated November 2023 (NPPG)
- 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 Vehicular and Cycle Parking Guidance (2018)
- Surrey Hills AONB Management Plan (2020-2025)
- Haslemere Design Statement (2012)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Town/Parish Council Comments

Consultee	Comments
Haslemere Town Council	<u>Objection</u>

	<ul style="list-style-type: none"> • The proposal amounts to unacceptable overdevelopment of the site which conflicts with the patten of prevailing development in the area and would be detrimental to the street scene and character of the area. • The houses in Scotland Lane and Denbigh Road sit in larger plots. The proposed two dwellings, plus the retained April Wood, will not integrate with existing settlement giving a cramped and contrived appearance. This is contrary to policy H6.1 of the Haslemere Neighbourhood Plan. • The proposed dwellings are also planned to be three storey properties which again will be detrimental to the street scene and character of the area which is predominantly two storey dwellings. • The overbearing nature of the proposal will harm the residential amenity of immediate neighbouring properties by way of directly overlooking gardens, and into the neighbouring properties, causing loss of privacy contrary to policy H6.1 of the Haslemere Neighbourhood Plan. • The proposed vehicular access is at the narrowest point of Scotland Lane, where it is already difficult for two cars to pass each other. This will pose a danger to pedestrians and car users who use Scotland Lane at a point where there are no pavements and vegetation encroaching the carriageway. This is contrary to policy H7 of the Haslemere Neighbourhood Plan.
Natural England	No response received to date.
SCC (Archaeology)	No archaeological concerns.
SCC (Highways)	No objection subject to conditions.
SCC (Rights of Way)	No objection; informatives recommended
Surrey Hills AONB Officer	No objection.
South East Water	No response received to date.
Southern Water	Outside of the statutory area for water supply
Thames Water Utilities	No response received to date.
WBC(Tree & Landscape Officer)	No objection subject to conditions.
WBC (Green Spaces & Common Land)	No response received to date.
WBC (Property & Estates)	No response received to date.
WBC (Waste & Recycling)	No response received to date.

7. Representations

32 letters from 25 different households and The Haslemere Society have been received raising objection on the following grounds:

- Contrary to local plan and neighbourhood plan.
- Layout and density not in keeping with the area.
- Footprint to plot size ratio and gap between properties also out of keeping
- Two dwellings would more suitable than three.
- The majority of Plot 2 sits well beyond the established building line.
- It should be compared with Faxwarren, on the opposite corner, and how it interacts with the building lines on the eastern side of Denbigh Road and the northern side of Scotland Lane.
- Overdevelopment of the site.
- Unacceptable increase in height; would result into a three storey house; out of character in the area; resulting in overlooking directly into gardens and bedrooms.
- Prominent; overbearing.
- Proposal would spoil the rural verdant character of Scotland Lane and Denbigh Road.
- Significant negative impact on the character of the area.
- Use of wood cladding on Plots 1 is add with immediate neighbours.
- Impact on privacy; overlooking.
- Loss of light; overshadowing.
- Light and noise pollution.
- Poor visibility on a busy road will be made worse with more building works and housing.
- Traffic congestion.
- Inappropriate/dangerous access on a bend of a very narrow part of the road.
- Large amount of vegetation on banks impede visibility; earth banks will have to be removed; insufficient visibility splays.
- Lack of pedestrian pathway.
- Traffic survey not realistic; cars travel at much higher speeds than it suggests.
- Unconvinced the proposed access from Scotland Lane would provide good visibility and safe access.
- The Site Plan indicates very tight space for parking and turning; cars will have to reverse onto Scotland Lane.
- Insufficient parking space will lead to visitors and delivery vehicles parking on Scotland Lane; parking spaces too small.
- Trees were removed without consultation with neighbours or other interested parties; the new owner should replace the trees as appropriate.
- Removal of trees before the Council had a chance to put a TPO. No confidence in the safeguarding of the existing trees, despite of TPO.
- More houses mean reduced habitat which was already severely compromised by the large development at Red Court.
- Submitted plans misleading, the trees will not provide adequate screening, especially in the winter.
- Unnecessary development give the recently completion of the Red Court development.
- Greed is the governing factor.
- If permission is granted a condition should be imposed that construction can only start after the completion of the Red Cour development which is already causing major problems for local residents. A Road Traffic Plan would be

needed and approved in consultation with residents before any building works starts.

- Impact on the water supply during dry spells in the summer.
- The information submitted in the Energy Strategy does not meet the requirements set out in Policy DM2 (Energy Efficiency) of the Local Plan (Part 2); incorrect methodology used; insufficient details.
- Insufficient details provided in the Climate Neutral Checklist.
- The proposed Site Plan shows New hedge planting to reinstate density on the corner with Foxwaren rather than April Wood.
- Application linked to another application; there should be just one application.

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

- The proposal to infill the site is an entirely suitable increase in density, especially as the Council resists any development outside the settlement boundary.
- The external parking appears adequate, but garages should be provided for all dwellings.
- Can the Highway authority be asked to make Scotland Lane a “no waiting” except for loading and unloading road? In particular with the recently completed houses at Red Court that are accessed from Scotland Lane.

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 Haslemere Neighbourhood Plan identifies a settlement boundary for Haslemere.

The application site is located within the settlement of Haslemere, in a built up residential area, where the principle of additional dwellings is considered acceptable subject to residential and visual amenity impact as well as other material considerations.

10. 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.

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.

Policy H3 of the Haslemere Neighbourhood Plan (2021) states that small “windfall” sites within the settlements boundaries are an important source of housing for Haslemere and take tree forms, one of them being “Infilling”.

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 application site is located on a corner plot, facing Scotland Lane, with a side return on Denbigh Road. The immediately surround area is characterised by properties of mixed scale and design, displaying a varied palette of materials, set within generous plots of a general verdant appearance.

The application site is viewed within the context of the ribbon of development on Denbigh Road. The plots on the western side of Denbigh Road, to the north of the application site, have an average width slightly wider than the dwellings, and benefit from generous front and rear gardens, with no defined building line. On the eastern side of Denbigh Road, there is a greater variety in the plot sizes and the siting of the

dwellings within their plots, in particular towards the southern part of the road, where some of the plots are smaller with significantly less amenity area around them.

The existing dwelling is located relatively centrally within a considerably larger plot and is set back from both Scotland Lane and Denbigh Road.

The proposal seeks to demolish the existing detached garage, subdivide the plot in three and introduce an additional two storey detached dwelling either side of the existing dwelling.

Plot Sizes and Density

There is a general acceptance, as supported by the NPPF, that there is a need for higher density development to prevent encroachment onto green fields outside of the settlement boundaries.

Policy H2 of the Haslemere Neighbourhood Plan (2021), is consistent in this respect, and seeks to ensure that the density of new development takes account of the circumstances of the site concerned and the need to produce high quality design. In this context, it offers particular support for development which achieve these objectives and make the best use of the site concerned with a generally expected density of 45 dwellings per hectare.

The application site measures approximately 2,470sqm (0.247ha) and the subdivision of the plots would result in:

- Plot 1 measuring approximately 686sqm (0.068ha)
- April Wood measuring approximately 699sqm (0.0699ha)
- Plot 2 measuring approximately 1,085sqm (0.1085ha)

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

- High Pines (formerly Dewhurst) - 1,370sqm (0.137ha)
- The Tile House – 930sqm (0.093ha)
- The Laurels – 670sqm (0.067ha)
- Foxwarren – 760sqm (0.076ha)

The proposed plot sizes are therefore directly comparable with those in the immediate vicinity of the site; and the subdivision of the plot into 3 dwellings would result into an average density of 12 dwellings per hectare which is substantially lower than the expected 45 dwellings per hectare, as stated by Policy H2 of the Haslemere Neighbourhood Plan. A density of 45 dwellings per hectare is not considered to be appropriate in this location.

In addition, by way of comparison, it must be noted that the three dwellings on the opposite corner of Denbigh Road (The Laurels, Foxwarren and Lydford), whilst differently oriented, occupy a similar parcel of land to the application site and have a density of 11 dwellings per hectare, which is directly comparable to the resultant density following the subdivision of the plot.

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

Whilst it is noted that the properties on the southern side of Scotland Lane benefit from lower density than those on the northern side, this area is located within designated Countryside beyond the Green Belt and AONB and therefore they are not directly comparable with the properties on the northern side of Scotland Lane and Denbigh Road.

Layout

The proposed layout comprises April Wood in the centre of the plot with Plot 1 located to the west and Plot 2 to the east of the existing dwelling respectively. Plot 1 and April Wood would front Scotland Lane, maintaining a separation distance of approximately 12.2m and 13.7m to the front boundaries and 14.5m to the rear boundaries. The private amenity areas would be located to the rear of the dwellings. The separation distances between Plot 1 and the western side boundary would be a minimum of 2m at the closest point and between Plot 1 and April Wood 3.3m at the closest point.

A new shared access in between both plots would serve both properties and there would be parallel parking provided for 3 vehicles on the hardstanding area in front of each property.

Plot 2 would be located on the corner between Scotland Lane and Denbigh Road, maintaining a minimum separation distance of approximately 11m and 8.6m respectively, with the main private amenity area being located to the south of the dwelling. The property would be accessed via the existing vehicular access from Denbigh Road which would be slightly widened and a new pedestrian access from Denbigh Road would lead to the main entrance to the property. The separation distance between Plot 2 and April Wood would be a minimum of 3m and to the northern boundary with High Pines 10.9m.

Plot 2 would benefit from a linked garage to the north of the site that would maintain a minimum separation distance of 1m to the site boundary with High Pines. The garage would provide off-street parking for 2 vehicles and a further two vehicles could be accommodated on the hardstanding in front of the garage.

A minimum separation distance of 2m at first floor level between two properties parallel with each other would prevent terracing effect and therefore a cramped appearance, which is met and exceeded in the proposed development.

It must also be noted, that the separation distances between the three dwellings would be directly comparable and in some cases greater than some of the distances between properties on each side of Denbigh Road (eg High Pines and The Tile House immediately to the north of the application site – 2.2m)

Scale, Form, Height and Mass

There would be no increase in the height of the existing dwelling (8.2m) and the proposed dwellings would be of a similar height when viewed from street scene, given the slight differences in site levels, with Plot 1 having a height of 8.6m above ground level and Plot 2 having a lower section around 8m fronting Scotland Lane and a higher section of 9.1m fronting Denbigh Road.

Whilst all properties are considered to be large detached two storey dwellings, they would slightly vary in scale and form to respond to the character of the area which comprises properties of mixed scale and form.

The comments received from some of the objectors referring to them as three storey dwellings are all noted. In planning terms, they can only be described as two storey dwellings with rooms in the roof space served by dormer windows, which are characteristic to the Surrey vernacular.

Design, Materials and Appearance

The proposed dwellings would be of a high standard individual design, completely different from each other, like most of the properties in the area. They would incorporate a variety of traditional architectural features and would be built from different materials to complement their individual design and further add to their distinctive appearance.

April Cottage has a traditional design and employs a wide palette of materials, ranging from red vertical clay tiling, painted render, facing brickwork, stone cladding as well as some horizontal timber boarding with a brown clay tiled roof.

Both the proposed additional dwellings would use materials found at April Wood, so although of a completely different appearance they would relate well to each other. Plot 1 would have a traditional design with a central element finished in knapped flint to the front and facing brickwork to the rear, soften by the lower horizontal timber boarded elements on each side and a grey slate roof.

Plot 2 would be finished in red facing brickwork and vertical clay tiles with some painted render at ground floor level on the elevation fronting Denbigh Road as well as horizontal timber boarding to the linked garage. The dwelling has been designed to respond to its corner location with both elevations fronting Scotland Lane and Denbigh Road featuring entrance doors and first floor gable elements with a feature chimney stack in the middle.

To ensure the materials used in the construction of the development would be to the high quality as detailed throughout the application, it is considered reasonable to impose a condition ensuring samples of the external materials are submitted to and approved in writing by the Local Planning Authority prior to any development taking place.

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%). Two additional four beds+ properties are proposed and therefore the dwelling size is supported.

Conclusion

The two additional high quality dwellings have been designed to integrate well with the retained property at April Wood as well as the wider residential area. The resultant plot sizes and density will be directly comparable with that of the surrounding properties as well as policy compliant.

Given the proximity of the AONB on the opposite side of Scotland Lane, Officers have also consulted the Surrey AONB Planning Adviser which confirmed that the application site is detached from the Surrey Hills AONB and with intervening development it is not considered that the proposed development would spoil the setting of the AONB.

Overall, it is considered that the proposal would be acceptable in terms of form, mass, scale and design, as well as use of materials, and would not result in harm to the character and appearance of the host dwelling and the wider character of the area.

The proposal would therefore accord with Policies TD1 and RE1 of the Local Plan (Part 1) 2018, Policies DM1 and DM4 of the Waverley Local Plan (Part 2) 2023, Policy H6 of the Haslemere Neighbourhood Plan (2021), the Haslemere Design Statement (2012), the Residential Extensions SPD (2010) and the NPPF 2023.

11. 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.

Policy H6 of the Haslemere Neighbourhood Plan (2021) states the new development should respect the character and appearance of the surrounding area by protecting the residential amenity of neighbours.

Whilst the application site shares a common boundary with six different properties, the neighbours potentially impacted by the proposal are the immediately adjoining neighbours at High Pines (formerly Dewhurst), located to the north of the application site; The Laurels, located to the north-east, Foxwarren, located to the west, all on Denbigh Road.

Whilst it is acknowledged that there would be increased build form on the northern side of Scotland Lane by the introduction of two additional dwellings, they would be significantly set back from the road, at a similar distance as April Wood, and would therefore enjoy the same relationship with the properties across the road, which is a typical relationship between properties across the road from each other.

The comments from the occupiers of Oakhurst are noted, the relationship with April Wood would remain unchanged and Plot 2 would be sited some 27m to the north of the front elevation at Oakhurst, therefore there would be no undue harm to the amenities of the occupiers of this dwelling.

The impact of the proposed access from Scotland Lane is assessed under the Highways considerations.

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 is that new properties should have a rear amenity area to a depth of at least 10m and there should be a distance of at least 21m between habitable windows directly facing each other, as stated in the Waverley Residential Extensions SPD.

High Trees, Denbigh Road

This property is located directly to the north of the application site and the rear amenity areas at April Wood and the proposed dwellings would be perpendicular to the southern side boundary at High Trees.

It is acknowledged that this neighbouring property is the most likely to be impacted by the proposal and the comments received from the occupiers of this dwelling are all noted, including the 45-degree drawing; however, the 45-degree site line test is used to assess loss of light and overbearing impact, not overlooking and loss of privacy.

With regards to overlooking and loss of privacy, normally there should be a minimum of 21m between habitable windows directly facing each other. There would be no direct views between the rear facing windows at the application site and those at High Pines; the above ground floor levels would all face the southern side boundary, at a minimum distance of 14.5m (in the north-west corner) which is in excess of the recommended minimum depth of 10m for a rear amenity area.

The relationship between April Wood and High Pines will remain unchanged. With regards to Plot 1, any views afforded from the above ground floor windows would be towards the very rear of the amenity area at High Pines, not the immediate rear amenity area. In any event, the distance of 18m is above the minimum recommended 10m which is a nationally accepted separation distance supported by various appeal decisions.

With regards to Plot 2, this dwelling would be sited forward of High Pines, to the south-east, at a minimum separation distance of 10.5m. Any direct views from the above ground levels would be towards the driveway at High Pines which is not considered to be private amenity and is viewable from the open entrance from Denbigh Road. In addition, it must be noted that the nearest above ground floor windows towards the driveway of High Pines would be significantly set back from the minimum separation distance of 10.5m.

With regards to the 45-degree site line test, the guidance is clear that in applying the test a distance of 12m is taken from the potentially impacted windows and only if the development crosses the line at 12m or less, is the impact considered to be harmful.

The separation distance to Plot 1 exceeds 30m. As such, the proposal is not considered to result in undue loss of light, overshadowing and overbearing impact.

Whilst the separation distance is considered to be sufficient to prevent any undue overlooking, given that the built form to the south of the amenity area at High Pines would intensify, it is considered reasonable to impose a Landscape condition requesting details of additional screening to be planted on the northern boundary of the proposal, prior to any work commencing on site.

The Laurels, Denbigh Road

This neighbouring property is located to the north-east of the application site, across the road from Plot 2, with approximately 10m of their respective front boundaries facing each other. The nearest built form at Plot 2 would be the linked garage and any views afforded from the above ground front facing windows would be to the front of this neighbouring property which are views to be expected between properties across the road from each other.

Foxwarren, Denbigh Road

This neighbouring property is located on the opposite corner plot between Scotland Lane and Denbigh Road, directly across Plot 2 at a separation distance of approximately 30m between the front elevations and the nearest above ground floor windows facing each other. This distance significantly exceeds the minimum recommended separation distance of 21m, as such, no undue harm would result with regards to potential overlooking and loss of privacy. Given the separation distance, as well as the movements of the sun throughout the day, this property would benefit from uninterrupted sunshine for the most part of the day and there would be no undue loss of light, overshadowing or overbearing impact.

The comments received from the occupiers of this neighbouring property are all noted. It is acknowledged that the private amenity area at this neighbour is to the side of the property, fronting Scotland Lane; however, there would still be a minimum distance of 21m between the nearest above ground level windows fronting Denbigh Road and the boundary with Foxwarren.

With regards to the comments regarding the Proposed Site Plan showing a new hedge to be planted where the existing trees on the corner of Foxwarren are, that label should be read in conjunction with the labelling to the left (existing vegetation trimmed) and the arrow pointing towards Plot 2.

With regards to the comments regarding doubts that the trees on the corner of Plot 2 would be retained, it must be noted that a landscape condition would be imposed ensuring both retention of the existing trees and additional planting. The Landscape Plan would have to be submitted to and approved in writing by the Local Planning Authority before any works begins on site.

The impact between the proposed dwellings and April Wood

Plot 1 will be sited in parallel and to the east of April Wood. It is noted that there would be some above ground floor windows/rooflights on the side elevation towards April Wood. The first floor side roof lights would serve en-suite bathrooms, and there is also

first floor side window serving an en-suite bathroom to the rear of the proposed dwelling. The side dormer window highest in the roof slope would be a secondary window to a games room. As such, it is considered reasonable to impose a condition requesting these roof lights and windows to be obscurely glazed and fixed shut unless 1.7m above the finished floor levels of the rooms they serve.

With regards to Plot 2, the plans show a first floor window towards the side boundary with April Wood would be serving a bathroom and a small window serving the landing. Given the separation distance of approximately 9.5m between this windows and the side boundary at April Wood, it is considered reasonable to impose a condition requiring these windows to be obscurely glazed and fixed shut unless 1.7m above the finished floor level of the rooms they serve.

The rooms in the roof space towards April Wood, would serve a staircase and a games room. The plans indicate that the bottom half of the window serving the playroom would be fixed shut and obscurely glazed and it is considered reasonable to ensure it would remain like this in perpetuity by way of condition. There is also a window serving the staircase which can be also conditioned to be obscurely glazed and fixed shut unless 1.7m above the floor levels of the room it serves. The third side window in the roof space would only afford potential views towards the front/driveway of April Wood and therefore there is no requirement for it to be obscurely glazed and fixed shut.

In light of the above, and taking everything into consideration, it is considered that the proposal would not result in undue harm to the amenities of the occupiers of the neighbouring properties and future occupiers of the dwellings proposed under this application.

It is important to be noted that whilst any development would have an impact on the neighbouring properties, any such impact would have to result in demonstrable unacceptable harm on the amenities of the occupiers of the neighbouring properties, in order 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).

12. 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 one 4-bed dwelling over three levels (Plot 1) and one 5-bed dwelling over three levels (Plot 2).

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) 3 storey dwelling	Minimum GIA (sqm) as required by THS	Proposed GIA (sqm)	Does it comply?
1	4b/8p	130sqm	263sqm	Yes
2	5b/8p	134sqm	400sqm	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 private amenity areas all three properties would exceed the whole width of the dwellings, with Plot 1 and April Wood having a depth of approximately 14.5m at the closest points and Plot 2 having a depth of 11m.

Outlook and Ventilation

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

Whilst some of the above ground level side windows/rooflights would have to be conditioned to be obscurely glazed and unopenable unless 1.7m above the finished

floor levels of the rooms they serve, they will be either secondary windows or windows serving non-habitable rooms.

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.

The plans indicate that cycle storage would be provided for both Plot 1 and April Wood to the front of the properties, whilst there would be sufficient space in the garage of Plot 2 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.

The plans indicate the refuse enclosures for all dwellings would be located to the front of the properties and between 9 and 13.5m from the kerbside, as such, 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.

13. 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 two additional dwellings. It would therefore represent a very minor, albeit important contribution to housing supply which is given significant weight in the planning balance.

14. 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. The advice from Natural England is that due to the availability of alternative recreational opportunities in the area, which could divert residents from use of the SPAs, a development of less than 20 dwelling is unlikely to have a significant effect upon the integrity of the SPAs. Given that the proposal is for 2 additional dwellings, an appropriate assessment and consultation with Natural England is not therefore required and the proposal would be in accordance with Policy NE1 of the Local Plan 2018 (Part 1).

15. 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.'

A Preliminary Ecological Appraisal, prepared by Roavr Group and dated 12.03.2024 was submitted in support of the application.

The report has surveyed both April Wood (Building 1) and the existing detached garage (Building 2). Building 1, April Wood, has been identified of having multiple potential roosting features in the form of gaps, holes, splits and missing mortar. In addition, bat feeding remains and droppings were discovered which are consistent with those of pipistrelle bat species. Building 1 was therefore classed as having high potential for roosting bats and therefore further surveys are required to be carried out. It must be noted that any extensions and alterations to April Wood are subject to a different Householder application for planning permission (WA/2024/00582) which is currently under consideration while awaiting further ecological surveys.

The existing detached garage at April Wood (Building 2) has been identified as having negligible potential for roosting bats; however, as a precautionary measure, must have the roof soft stripped under an ecological brief, which can be secured by way of condition, along with the other mitigation measures contained within the report. Given that the survey has been undertaken by a member of the Chartered Institute of Ecological and Environmental Management (CIEEM) and the negligible impact found, it was not considered necessary to consult Surrey Wildlife Trust on the demolition of the detached garage.

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.

16. 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. No objection was raised subject to specific highway conditions being added to the decision notice.

The proposal is for two additional dwellings on the plot currently occupied by April Wood. One of the new dwellings (Plot 2) will be accessed via the existing access from Denbigh Road, which will be slightly widened. Vegetation on the property boundary should be cut back to maximise visibility splays for this access.

Plot 1 and April Wood would utilise a new access onto Scotland Lane and, in order to make the visibility splays acceptable to the CHA, the applicant will be required to:

- a) Remove vegetation on the frontage of the properties
- b) Regrade sections of the bank which exceed 0.6m
- c) Ensure the vegetation within the rest of the visibility splay is cut back

It is noted that some of the visibility splay crosses Footpath No. 39 which is third party land; however, the CHA acknowledge that this is unlikely to cause an obstruction to visibility.

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:

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

All properties would benefit from a minimum of 3 on-site parking spaces per dwelling which exceeds the minimum requirements. All spaces will meet the minimum requirements for size which is 2.4m x 4.8m.

The Proposed Site Plan shows a swept path analysis on each of the driveways demonstrating how vehicles can enter and exit the site in a forward gear.

The CHA also suggests conditions referring to cycle parking and electrical vehicle charging; however, given that these are covered under Building Regulations, it is not necessary to impose these conditions.

The comments received from objectors regarding highway safety and on-site parking provision have been fully assessed above. The comments regarding the findings of the Transport Statement are also noted. The SCC Highways Engineers, in their professional capacity found the proposal to be acceptable subject to conditions.

The application site adjoins Footpath No.39 to the west of the site, as such, the SCC Rights of Way was also consulted on this application. No objection was raised; however, the applicant's attention is drawn to a number of requirements which would be added to the decision notice.

In light of the above, 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.

17. 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.

Some of the trees on site are protected by a Tree Preservation Order and an Arboricultural Survey and Tree Protection Measures report prepared by Quaife Woodlands and dated 21 March 2024 was submitted in support of the application. The

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

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. With regards to the removal of trees some 18 months ago, it must be noted that there is no requirement for a home owner to inform the occupiers of the neighbouring properties of their intention to fell trees, nor can the Council require for them to be replaced. 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.

The plans indicate that the existing vegetation would be trimmed and new boundary planting would reinstate density. It is therefore considered reasonable to impose a condition including that a detailed Landscaping Plan is submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.

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.

18. Archaeology

The application site adjoins an area designated as a Site of Archaeological potential to the west and south. The SCC Archaeology Officer was consulted on this application and due to the site being outside the area identified as being of High Archaeological Potential and being below the 0.4ha, that would require the submission of an archaeological assessment, confirms that no archaeological concerns are raised.

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 prepared by Surrey Energy and dated 2 February 2024 have been submitted in support of the application. The statement states that air source heat pumps to control heating and hot water would be installed to the new dwellings and the water efficiency calculator will ensure that the new dwellings have a daily water consumption no more

than 110 litres per occupant per day. The proposals include double glazing, draught proofing and low energy lighting and will use materials with the lowest embodied carbon possible. 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.

The comments received from the Haslemere Society are all noted. The submitted details are sufficient at this stage of the proposal and energy efficiency of buildings is controlled in much more detailed by the Building Regulations later on in the process.

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 noise and light pollution, whilst a degree of disruption involving additional noise is to be expected during the construction phase of any development, this would only be temporary and not a reason to prevent planning permission. Any additional noise and light generated from the additional dwellings would be with the remits expected from a family dwelling located in a residential area.

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. It is not considered reasonable to impose a condition requesting that construction can only start once the Red Court development is completed.

Given that SCC Highways, in their professional capacity, have not requested a Road Traffic Plan, it is not considered reasonable to request one.

With regards to the comments regarding water shortage during the summer, the water supply would be assess at the Building Regulations stage of the process and ensure it is sufficient.

There is no requirement for new dwellings to have a garage, or for existing dwellings to retain their garage, as long as there is sufficient off-street parking provision within the site.

The Local Planning Authority has no control over the parking restrictions imposed by SCC Highways on public highways.

With regards to the Householder application for planning permission for alterations to April Wood, this application cannot be determined at this time as it awaits further ecological reports. There is no requirements for that proposal to be included under the current application as they can be done independently from each other.

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.

With regards to the comments that there is sufficient housing in the area as a result of the Red Court development, it must be noted that there is still a shortage of significant need for housing.

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

1. Condition:

The plan numbers to which this permission relates are:

- Location Plan (1:2500, drawing no. 0670-PL02-01)
- Proposed Site Plan (1:250, drawing no. 0670-PL02-03 Rev.A)
- Plot 1 - Ground & First Floor Plans (1:100, drawing no. 0670-PL02-07)
- Plot 1 – Second Floor & Roof Plans (1:100, drawing no. 0670-PL02-08)
- Plot 1 – Elevations (1:100, drawing no. 0670-PL02-09)
- Plot 1 – Sections (1:100, drawing no. 0670-PL02-10)
- Plot 2 – Ground Floor Plan (1:100, drawing no. 0670-PL02-11)
- Plot 2 – First Floor Plan (1:100, drawing no. 0670-PL02-12)
- Plot 2 – Second Floor Plan (1:100, drawing no. 0670-PL02-13)
- Plot 2 – Roof Plan (1:100, drawing no. 0670-PL02-14)
- Plot 2 – South & East Elevations (1:100, drawing no. 0670-PL02-15)
- Plot 2 – North & West Elevations (1:100, drawing no. 0670-PL02-16)
- Plot 2 – Sections E-E & F-F (1:100, drawing no. 0670-PL02-17)
- Plot 2 – Sections G-G & H-H (1:100, drawing no. 0670-PL02-18)
- Street Elevations (1:250, drawing no. 0670-PL02-19)
- Site Section Views (NTS, drawing no. 0670-PL02-20)
- Arboricultural Survey Plan (1:250, drawing no. AR/4398/jq)
- Tree Protection Plan (1:250, drawing no. AR/4398/jq)

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 first occupation of the development hereby permitted, the proposed first-floor roof lights on the eastern side elevation of Plot 1 (shown to serve en-suite bathrooms) as well as the first floor side window serving an en-suite bathroom on the rear elevation of Plot 1, and the dormer window on the eastern roof slope of Plot 1 (shown to be a secondary window to a games room); the first-floor windows on the western elevation of Plot 2 (shown to serve a bathroom and landing), and the windows in the roof space on the western elevation of Plot 2 (shown to serve a games room and the landing) - 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.

4. 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 Plot1 and April Wood, and the rear elevation of Plot 2, 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.

5. Condition:

No vehicle shall access April Wood and Plot 1 from Scotland Lane unless and until the proposed vehicular access to Scotland Lane hereby approved (drawing no. 0670-PL02 03 Rev A) has been constructed and provided with a means within the private land of preventing private water from entering the highway and visibility zones in accordance with the approved plans. 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).

6. Condition:

The proposed modified access to Plot 2 hereby approved shall be constructed in accordance with the approved plans (drawing no. 0670-PL02-03 Rev A).

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 (drawing no. 0670-PL02-03 Rev A) for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated 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, mitigation and enhancement set out in the Preliminary Ecological Appraisal Report prepared by Roavr Group, dated 12/09/2023, 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 tree protection measures are installed, and any further information provided in accordance with the submitted arboricultural information. The applicant shall inform the Council after the installation of the tree protection, but before the commencement of demolition of construction, to allow inspection and verification of the protection measures. The Council may request photographic evidence sent for verification rather than visit the property.

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:

Prior to the commencement of the development, a 5 year landscape scheme including tree management and method of planting and establishment in accordance with BS 8545:2014, with consideration to appropriate locating of new trees and hedges and control of future growth impacts upon development in accordance with BS5837 (2012) Section 5 shall be submitted to the Local Planning Authority in writing. The scheme shall also include planting on the northern boundary of the site and include the following information:

(a) Scaled plan showing location of new trees and plants displaying their maximum mature canopy size

(b) List the species and transplantation sizes in accordance with Nursery Stock Specification BS3936 (1992)

(c) Detail planting method, method of support and physical protection

(d) Provide method of post planting irrigation, and dosage rates for example throughout the first two years after planting

Reason:

In the interest of visual amenity and to ensure ecological protection of the site in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2) 2023 and the guidance contained in the NPPF.

12. 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).

13. 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) or contact CIL@waverley.gov.uk
2. Bats are currently protected by the Wildlife & Countryside Act 1981, the Countryside Rights of Way Act 2000 and the Natural Habitat Regulations 2007. In brief this makes it an offence to both intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection and to intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection..
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) 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.
6. The permission hereby granted shall not be construed as authority to carry out any works (including Statutory 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 Statutory 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.
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.
10. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
11. The developer is advised that Public Footpath Number 39 runs adjacent to the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation. Attention should be given to requirements listed in the consultation response received from the SCC Rights Of Way Officer dated 18 April 2024.
12. 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 10

WA/2024/00807 – Erection of an agricultural building with ancillary staff welfare facilities and workshop (retrospective). at LAND AT WINTERSHALL COTTAGE THORNCOMBE STREET BRAMLEY GUILDFORD GU5 0LT

Applicant: Mrs H Fiddian- Green - Wintershall Valley Farm LLP
Case Officer: Sam Wallis
Neighbour Notification Expiry Date: 20/05/2024
Expiry Date/Extended Expiry Date: 12/07/2024
Committee Meeting Date: 10/07/2024
RECOMMENDATION That, subject to conditions, permission be **GRANTED**

1. Executive Summary

The application is referred to the Planning Committee at the request of the ward councillor in relation to impact on the Surrey Hills National Landscape.

The application site is within the Green Belt outside a defined settlement boundary and within the Surrey Hills National Landscape and Area of Great Landscape Value (AGLV). The adjacent site had prior approval granted under AG/2020/0021 for the erection of an agricultural barn (20m in depth x 25m in width x 6m in height) but did not implement in line with plans.

This proposal seeks to regularise a substantially complete building (30.58m in depth x 35.175m wide x 9.65m in height). Whilst the development was not constructed in line with the permitted development scheme, this does not mean that the principle of the development proposed is unacceptable. The agricultural justification report highlights the need for main barn for use by 200 ewes whilst the ancillary worker facilities that include temporary accommodation are for vets who are required for overnight periods to assist in the care of the livestock during the lambing period. Officers consider this can be suitably conditioned and the development as detailed is reasonably necessary for the farmstead.

Furthermore, since the original permitted development scheme was granted, the General Permitted Development Order Part 6 Class A in relation to agricultural development has been amended, most recently on 21/05/2024 to increase the ground area coverage of new agricultural buildings from 1000 sqm up to 1500 sqm.

As will be detailed below, the applicant could build a lambing barn 2.3m taller and 425sqm larger than this proposal situated just 25m to the north-east of this building without the need for planning permission. Whilst mindful of comments in relation to impact on the Surrey Hills, this is a viable fallback option available to the applicant and should be given substantial weight in the planning balance.

In addition to this, Paragraph 88 of the NPPF and Policy EE1 of the Local Plan (Part 1) 2018 has a presumption in favour of the development and diversification of agricultural and other land-based rural businesses. Officers consider for these reasons, the development would be in line with the Development Plan and are recommending approval of the application.

2. Site Description

Wintershall Valley Farm is accessed off Thorncombe Street, a single-track public road which runs to the southwest of the site. The 93-hectare farmstead comprises largely open pastureland, set within an undulating valley with small pockets of woodland. Wintershall is a typical grassland farm largely comprising beef and sheep production. The proposed building, which is substantially complete as evidenced on the officer' site visit, is accessed via a gravel track that runs up the valley to the wider Wintershall Estate before splitting off and heading north along the greensand hill towards the lambing barn. Site levels steeply slope down the valley to the west with a bank of mature trees immediately to the west of the building with a parcel of ancient woodland located around 200m to the south-east.

3. Proposal

The application seeks permission for the erection of an agricultural lambing barn (30.58m in depth x 35.175m wide x 9.65m in height). The barn is flanked by two large canopies for external storage with side additions that include a workshop area and ancillary staff welfare facilities. The staff area includes kitchen / WC / office area and temporary overnight accommodation. Elevations of the main building are in vertical timber weatherboarding with corrugated metal roofing.

4. Relevant Planning History

Reference	Proposal	Decision
AG/2020/0021	General Permitted Development Order 2015, Schedule 2 Part 6; Application for prior notification for an agricultural building	PRIOR APPROVAL REQUIRED AND GRANTED (15/01/2021)
AG/2020/0019	General Permitted Development Order 2015, Schedule 2 Part 6; Application for prior notification for an agricultural building.	REFUSE NOT PERMITTED DEVELOPMENT (06/10/2020)
AG/2020/0015	General Permitted Development Order 2015, Schedule 2 Part 6; Application for prior notification for an agricultural building.	PRIOR APPROVAL REQUIRED AND REFUSED (24/08/2020)

5. Relevant Planning Constraints

- Green Belt (outside defined settlement area)
- Surrey Hills Area of Outstanding Natural Beauty (AONB) & Area of Great Landscape Value (AGLV)
- Ancient Woodland 500m Buffer Zone

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE2, RE2, RE3, CC1, CC2, EE1
- Waverley Borough Local Plan (Part 2) 2023: DM1, DM2, DM4, DM5, DM14, DM15

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)

- The National Planning Practice Guidance 2014 (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)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

7. Consultations and Parish Council Comments

Statutory Consultees:

Bramley Parish Council	<p>Objection</p> <ul style="list-style-type: none"> • Building which has been constructed on a hill is 3m higher than that permitted under agricultural building regulations and is clearly visible at a distance from the hill and constitutes an unsightly intrusion into the landscape. • Appears to have already been converted into and used as residential accommodation by a family member.
Hascombe Parish Council	<p>Objection.</p> <ul style="list-style-type: none"> • The retrospective planning application does not preserve the openness of the Green Belt, but forms a huge blot on the landscape that is highly visible for miles as it stands on the top line of the Greensand Hills. • The change of use to part ancillary living accommodation certainly does not maintain the agricultural appearance of the buildings as by the very nature, the use is far more intensive. • The proposal is retrospective development that does not respect the rural character of the area. • There are no legal agreements put in place to mitigate the harm caused to the Surrey Hills National Landscape or the biodiversity. • not respected the Town and Country Planning (General Permitted Development Order 2015) in terms of siting, design and external appearance. • breaches Bramley Neighbourhood Plan that seeks to preserve Dark Night Skies (Policy BNP-E3 Lighting and Maintaining Dark Skies) within this Surrey Hills National Landscape. • On the Application Form it states that this Site does not relate to an Agricultural Holding.
Surrey Hills AONB Advisor	<p>Objection.</p> <ul style="list-style-type: none"> • Height and massing is conspicuous in an otherwise unspoilt nationally protected landscape. • Risk that in future years it may be used to justify a lawful use for permanent residential use that

	<p>may lead to associated development proposals for a dwelling.</p> <ul style="list-style-type: none"> • Justification of size of building inadequate. • Twenty large skylights do not respect Dark Skies.
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Non-Statutory Consultees:

<p>Campaign for the Protection of Rural England (CPRE)</p>	<p>Objection.</p> <ul style="list-style-type: none"> • The building as constructed is in conflict with the openness and natural beauty of the area and the proposals are clearly contrary to the AONB planning policies.
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Officers comments: Comments in relation to the Surrey Hills National Landscape, Green Belt and permitted development are discussed below. Points were raised by Hascombe Parish Council questioning why the application form has not stated that the site does not relate to an ‘agricultural holding’. “Agricultural holding” has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Town and Country Planning Act 1990. As far as officers are aware, the applicant has full land ownership and is not an agricultural tenant under this definition.

8. Representations

14 letters from 13 addresses have been received raising objection on the following grounds (as of 21/06/2024):

- Development not in keeping with the Surrey Hills National Landscape.
- Building has a 360 aspect from the top of the hill.
- Barn did not need to be sited in this prominent location.
- Larger barn built than previously consented.
- Increased traffic around Thorncombe Street.
- Increased noise disturbance.
- Impact on ancient woodland and wildlife habitats.
- Accommodation should only be for temporary use.
- Intentional unauthorised development.

33 letters from 30 addresses have been received expressing support for the following reasons (as of 21/06/2024):

- Would not be highly visible as stated by objectors.
- Very limited glimpses of building from Public Footpath and Winkworth Arboretum.
- Need to support working farms and agricultural businesses.
- Supports long-term maintenance of the land.
- Farming is part of the beauty of the Surrey Hills National Landscape as custodians of the land.
- Development would be crucial to accommodate ewes in lambing season.
- Development supports animal welfare on the farm.
- Enhance local food production.
- Building blends in with treed setting.
- Wider farm supports local businesses and important for educational purposes.
- Constructed with best intentions of owners.
- Lambing requires 24 hour on site attention.
- Barn needed for protection of lambs from foxes and badgers.

- Regenerative farm that has planted new trees to screen the development.

Officers comments: These comments are addressed below.

Planning Considerations:

9. Principle of development

Policy SP1 of the Local Plan (Part 1) 2018 sets out the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Paragraph 88 of the NPPF and Policy EE1 of the Local Plan (Part 1) 2018 makes clear that planning policies and decisions should support a prosperous rural economy through allowing the development and diversification of agricultural and other land-based rural businesses.

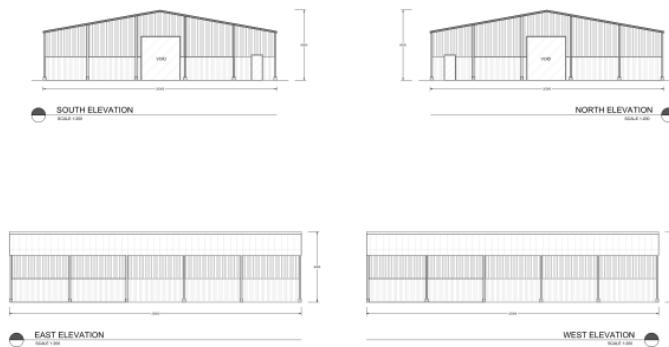
Wintershall Farm is located in a highly protected landscape within the Green Belt (outside a defined settlement area) and Surrey Hills National Landscape. Thus, the presumption of support for development of a farming business must also be balanced against the great weight to be given to conserving and enhancing landscape and scenic beauty and substantial weight to protect the Green Belt from inappropriate development.

It is highly material, however, that farming businesses are afforded extensive permitted development rights and this will be discussed below.

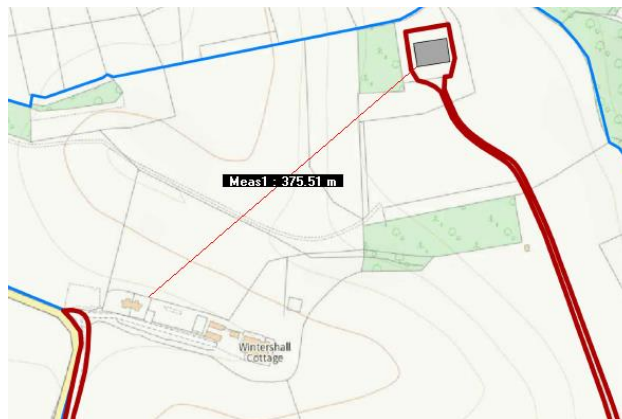
10. Planning History / Agricultural Permitted Development

A prior approval application under the General Permitted Development Order 2015, Schedule 2 Part 6 for prior notification for an agricultural building (AG/2020/0019) was refused 06/10/2020. Whilst the building was considered reasonably necessary for the purposes of agriculture on the holding, the proposal would have been within 400m of the curtilage of a protected building (391m from the curtilage of Valley Cottage) and therefore did not meet prior approval criteria. For the purposes of Part 6, Classes A, B and C of the GDPO, “protected building” means any permanent building which is normally occupied by people or would be so occupied but does not include— a building within the agricultural unit.

Following this, an application for prior notification for an agricultural building (AG/2020/0021) was granted on 15/01/2021. This amended proposal located the building exactly 400m away from the curtilage of Valley Cottage. The elevation plans for the approved permitted development scheme are shown below:



The applicant has not implemented the proposal in line with that permitted development scheme. It is noted that the substantially complete building proposed here for retrospective permission would not be permitted development as it would fall within 400m of Valley Cottage (375.5m away as shown below) and had not notified the Council before beginning the development in line with Condition 2 (i) of the Part 6 Class A prior approval procedure.



Notwithstanding, this is a planning application and therefore just because a development may not fall within PD, it does not mean it is unacceptable. It is highly material that the General Permitted Development Order 2015, Schedule 2 Part 6, Part A allows an agricultural business to erect a building which is reasonably necessary for the purposes of agriculture within that unit up to 12m in height (subject to not being within 3km of an aerodrome) and 1500sqm in size (ground area coverage). The size of agricultural buildings that can be erected under permitted development has increased from 1000 sqm to 1500 sqm under a recent amendment to the Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2024 that took effect from the 21/05/2024.

Therefore, whilst mindful of comments in relation to size of the structure made by the AONB Officer, CPRE and Parish Council', the applicant could build a lambing barn 2.3m taller and 425sqm larger than this proposal situated just 25m to the north-east of this building without the need for planning permission. Such an option would represent a viable fallback option available to the applicants and members should consider whether this proposal would be materially worse than that option.

11. Impact on Green Belt

The site is located within the Green Belt outside any defined settlement area. Policy RE2 of the Local Plan (Part 1) 2018 outlines that the Green Belt will continue to be protected from inappropriate development. Inappropriate development will not be permitted unless very special circumstances can be demonstrated.

Certain forms of development are considered to be appropriate and will be permitted provided they do not conflict with the exceptions listed in paragraphs 154 and 155 of the NPPF 2023. Local planning authorities are required to give substantial weight to any harm which might be caused to the Green Belt by the inappropriate development.

Paragraph 154 a) of the NPPF outlines buildings for agriculture and forestry as an exception, which would be considered appropriate development.

Permitted development for agricultural development can only be used when their land is in use for purposes of a trade or business. Officers are satisfied that the land is being used for agricultural purposes based on a site visit, it is undisputed that the wider Wintershall Farm site is agricultural and does function as a trade or business and has done for some time.

However, GDPO legislation does specify that development should be reasonably necessary for the purposes of agriculture. Such a test provides a qualitative and sound way of assessing agriculture use especially in the absence of any other criteria.

The applicant has therefore submitted an Agricultural Justification Statement (Savills dated 27/03/2024). As detailed in the report, Wintershall Valley Farm extends to approximately 93 hectares (230 acres) and is a predominantly grassland farm with the majority of the land being permanent pasture with a traditional mixed farming model consisting of beef and sheep production. This includes 50 Sussex suckler cows with calves and bull and 200 ewes with lambs at foot.

The proposed building includes a large, vaulted barn area which houses ewes and lambs during lambing season in hayed pens. In addition to the main livestock area, two side additions and canopies include staff area with accommodation, a workshop area and external areas for storage / machinery. The staff area includes a kitchen / WC / seating area and temporary overnight accommodation on the first-floor. Officers are mindful that with 200 ewes in lambing season, this will necessitate vets on site for 24-hour periods over the March / April period given the distance from the main farm buildings (approximately 10 minutes along the track and through two sets of gates).

The justification report and on site meeting detailed how the farm employs 8 part-time staff consisting of an Apprentice and veterinary students from the near-by School of Veterinary Medicine at the University of Surrey during this period. Staff, usually students, are therefore required to be on hand during the night when lambing and this will often involve a shift starting in the early evening and finishing the following morning. Given the size and scale of the farm, such temporary overnight accommodation is considered appropriate and reasonable to provide the highest welfare for the farm' livestock. However, officers are mindful of concerns that such accommodation could be used for alternative purposes and a suitably worded condition to ensure the accommodation is only used as temporary seasonal accommodation for agricultural workers would be appropriate in this respect.

Officers therefore consider the development would fall under the exemption Paragraph 154 (a) buildings for agriculture and forestry and therefore would be appropriate Green Belt

development. The proposal would therefore accord with Policy RE2 of the Local Plan (Part 1) 2018, Policy DM14 of the Local Plan (Part 2) 2023 and the NPPF.

12. Design and impact on visual amenity, Surrey Hills National Landscape and AGLV

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Policy DM4 of the Waverley Borough Local Plan (Part 2) is attributed substantial and full weight respectively due to its level of consistency with the NPPF 2023.

The site is located within the Surrey Hills National Landscape 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 2014 – 2019 sets out the vision for the future management of the Surrey Hills National Landscape by identifying key landscape features that are the basis for the Surrey Hills being designated a nationally important landscape.

It is noted the site is located in the Bramley West Open Greensand Hills designated GO6 in the Surrey 2015 Landscape Character Assessment. With the exception of small areas to the north and east, the character area is within the Surrey Hills AONB with high vantage points that allow views across the character area, including views of woodland on the greensand hills to the west.

Officer' note comments from Hascombe and Bramley Parish Council, the Surrey Hills AONB Advisor and the CPRE who have objected to the application citing harm to the character and intrinsic landscape quality of this tranquil rural setting specifically from views from key public vantage points such as Winkworth Arboretum (NT) to the west and Public Footpath 262 to the north of the barn. The Surrey Hills Advisor notes the height and massing is conspicuous in an otherwise unspoilt nationally protected landscape and concern is raised as to the number of rooflights given Policy P2 of the Surrey Hills Management Plan seeks to protect the dark skies characteristic and ensure development respects potential impacts on ridgelines.

It is noted that the main farmhouse and office buildings at Wintershall Farm are largely sat within the valley, with cattle buildings to the south along Thorncombe Street. The lambing barn is separated from these on top of a hill and consequently would afford some distant views. Notwithstanding, the siting of the building is screened by a bank of trees to the west that largely exceed the height of the main structure.

As such, officers consider any views from Winkworth Arboretum, situated 1.4km away to the west, would be fleeting. Views from Public Footpath 262, situated 400m to the north, would be more open separated by an open pasture with no intervening screening. Officer' consider the building, which is agricultural and would be read as such, is still relatively set down in wider landscape views from the footpath looking south and does take a barn appearance with vertical timber weatherboarding and metal corrugated roof in line with many farmsteads across the wider Surrey Hills.

In terms of rooflights, there would be potential for light spill, albeit this would be more limited with an agricultural use rather than residential. Furthermore, by the nature of a livestock building, the structure will be isolated to a degree in its setting. There is also an

appreciation that the farm lies within a valley wherein there is limited flat ground available on which to erect a building of this size.

Concern has been raised that the accommodation could be used for residential purposes which would be materially harmful. Officers are satisfied from their site visit and supporting information, that the accommodation is used for temporary purposes for employees related to the welfare of livestock and will condition that such accommodation is used for agricultural workers only.

Overall, there is some policy tension as the proposal would not be said to directly accord with Policy P2 of the Surrey Hills Management Plan in relation to impact on ridgelines and the dark skies characteristic. However, officers overall consider this a limited harm given the agricultural use and appearance of the building surrounded by pasture land, intervening 400m distance from public vantage points notably Public Footpath 262 and screening to the west with a bank of high trees (16m away). Furthermore, officers consider the development accords with Policy P4 in that it would assist the future of an agricultural business.

In addition, a key consideration, as detailed above, is the realistic permitted development fallback position of the applicant who could readily build a structure 425 sqm larger in size (1500sqm in total) and 2.3m taller (12m in height) just 25m to the north-east, which would be closer to the public footpath and would not be screened to the west with mature trees. It is of note that article 2 (3) land is not a consideration within Part 6 Class A of Permitted Development.

On balance therefore, officers consider the development would be acceptable in relation to its design and impact on the Surrey Hills National Landscape and AGLV in accordance with Policies RE3 of the Local Plan (Part 1) 2018, Policy DM15 of the Local Plan (Part 2) 2023 and Policy P4 of the Surrey Hills Management Plan.

13. Impact on residential amenity

Policy TD1 of the Local Plan (Part 1) 2018 seeks to protect future and existing amenities for occupant and neighbours and 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.

The closest residential property from the agricultural barn outside Wintershall Farm is Valley Cottage situated 375m to the south-west. Given this significant separating distance, there would be no unacceptable harm by way of overbearing development, loss of light or loss of privacy.

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. Biodiversity and compliance with Habitat Regulations 2017

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

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

The application site does not fall within a designated SPA, SAC, SNCI or SSSI and does not include changes to an existing agricultural building or barn. The building is substantially complete and situated to the centre of pastureland set a suitable distance from hedgerows or veteran trees (98m from broadleaved woodland to the east and 185m to parcel of ancient woodland to the south-east). The parcel of trees to the west are not mature having only been planted approximately twenty years ago as seen on Council aerial imagery and are set a suitable distance from the development (16m). Having regard to this, and the completed biodiversity checklist, it is considered that a biodiversity survey is not required in this instance.

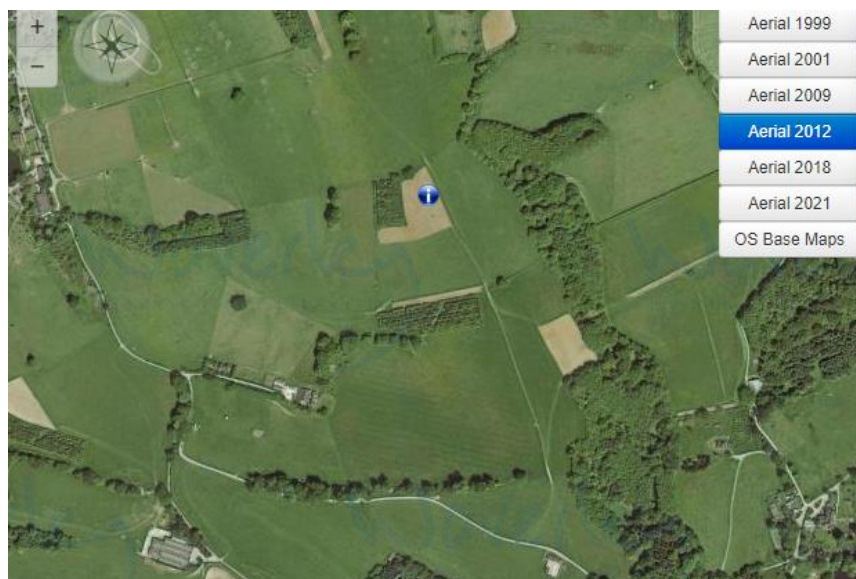
15. Ancient Woodland

The application site is within 500m of ancient woodland. As the proposal is well separated from the woodland itself, it is not considered to be materially harmful and would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023 and paragraph 186 of the NPPF.

16. Access

The access and hardstanding do not form part of the description of development.

Nevertheless, access towards the lambing barn includes a historic track off Thorncombe Street towards the wider Wintershall Estate before splitting off and heading north along the greensand hill towards the building. Whilst the southern track appears more formalised, both tracks can be seen clearly in an aerial view below in 2012, so officers are satisfied these are historic and lawful private ways.



17. Climate Change & Sustainability

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 proposal is for a livestock building to support a regenerative farm which would help reduce over grazing of the land. Overall, no concern is raised.

18. 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 A.001, A.002A, A-03-101, A.004, A.005, A.006 and A.008. 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:

The ancillary staff facilities within the barn shall only be used for temporary overnight accommodation between February 1st and June 1st each year and shall be limited to a person solely or mainly employed, in the locality in agriculture. The building shall not be used for overnight accommodation outside this period.

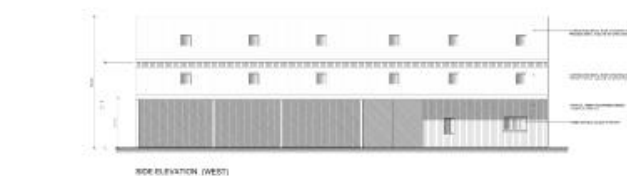
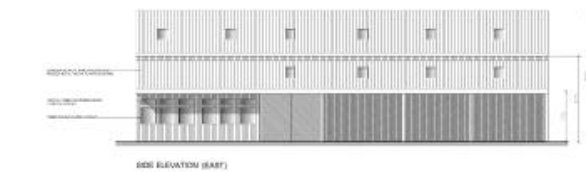
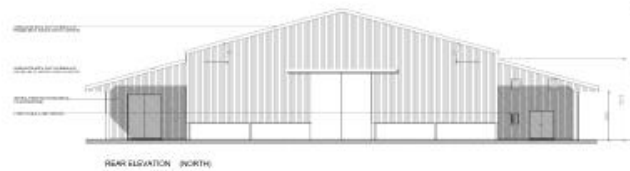
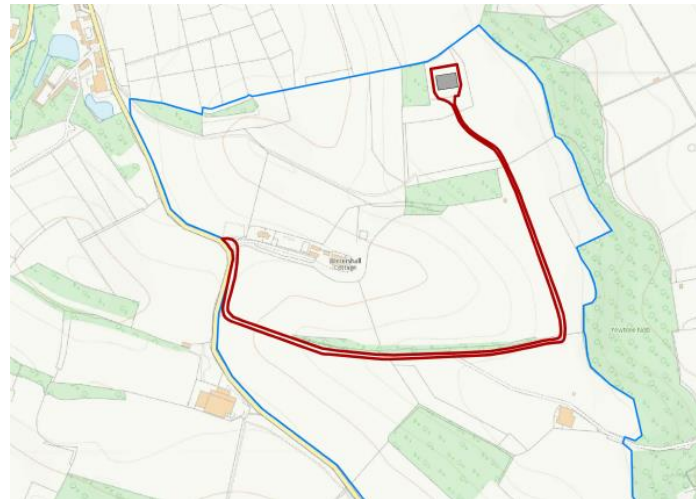
Reason:

To protect the Surrey Hills National Landscape from domestication in accordance with Policy RE3 of the Local Plan (Part 1) 2018.

Informatives

1. Community Infrastructure Levy (CIL)- - 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) or contact CIL@waverley.gov.uk

Appendix 1 (Plans)



Agenda Item 11

WA/2024/00461 – Change of use from social club (Sui Generis) to restaurant and public house (Sui Generis); erection of extensions and creation of first floor terrace with associated works following demolition of existing modern extension (as amended by drawings received 08 May and 03 June 2024). at FARNHAM LIBERAL CLUB SOUTH STREET SOCIAL CLUB 46 SOUTH STREET FARNHAM GU9 7RP

Applicant: Springmark Ltd
Parish: Farnham
Ward: Farnham Castle
Grid Reference: E: 484220
N: 146820
Case Officer: Alistair de Joux
Neighbour Notification Expiry Date: 01/04/2024
Expiry Date/Extended Expiry Date: 02/05/2024

Committee Meeting Date: Planning Committee 10/07/2024

RECOMMENDATION That, subject to conditions, permission be GRANTED

1. Site Description

The subject building is located in the south-eastern part of the Town Centre at the junction of South Street and Brightwells Road, and within the Farnham Town Centre Conservation Area. To the rear of the building there is a Building of Local Merit, at the Jubilee Arch, and a public community garden. Beyond that Falkner Court is a two-storey residential building with accommodation also in the roofspace. The Methodist Church is adjacent on the southern side of the application site, while three red brick buildings ranging from two to four storeys in height (including roof space accommodation), are located on the opposite side of South Street, between the junctions with Victoria Road and Union Road. The Grade II listed United Reform Church is on the northern junction of Victoria Road, within 40m of the application site.

Outside the Conservation Area and on the opposite side of Brightwells Road there is a single storey brick carparking building and exterior car parking adjacent to South Street, which services a Sainsburys supermarket 75 m to the north-west, and four storey flats to the east of carpark also on Brightwells Road, 30m to the north-east for the application site.

2. Proposal

The proposal is for a change of use from a social club to restaurant and public house, and the erection of a part single-, part two-storey extension, including a first floor terrace following demolition of existing modern extension.

The proposals would provide customer seating and bathroom facilities at both levels within the existing building and in the new extension, a ground floor kitchen at the rear and outdoor seating on the first floor terrace.

Amended drawings were submitted and were consulted on during the course of the application. The key external changes are to the Brightwells Road frontage, where the modern extension would be demolished and the new extension erected in its place. The amended drawings incorporate

- a more distinct separation between the rear corner of the original building and the extension, which has been provided by recessing a door immediately adjacent to the rear corner of the original building and setting the first floor element in from the line of the flank wall. This allows the edge of the catslide roof to remain visible along its full length.
- Amended ground floor windows facing Brightwells Road and an off-set oriel window above the recessed side door.
- Amended design of the rear of the two storey element, with a new chimney as shown in the originally submitted drawings now deleted.
- Amended boundary treatment for the street frontage and rear edges of the proposed roof terrace.

Internally, while the drawings originally submitted for the application proposed a relocation of the staircase, this has now reverted to its original position.

3. Relevant Planning History

Reference	Proposal	Decision
WA/1990/0947	Application for Listed Building Consent for internal alterations.	Consent granted, 26/08/1990.

4. Relevant Planning Constraints

Grade II Listed Building
 Conservation Area
 Developed Area of Farnham (Town Centre)
 Central Shopping Area
 Area of High Archaeological Potential
 AQMA Buffer Zone
 Wealden Heaths I SPA 5km Buffer Zone
 Thames Basin Heaths SPA 5km Buffer Zone
 Section 106
 Public Footpath (No. 85)

Farnham Neighbourhood Plan:
 Conservation Area
 Within Farnham Town Centre Boundary
 Built Up Area Boundary

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ST1, EE1, TCS1, TD1, HA1, NE1, NE3, CC1, CC2;

- Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (adopted March 2023): DM1, DM2, DM4, DM5, DM6, DM7, DM9, DM20, DM21, DM22, DM27, and DM28;
- Farnham Neighbourhood Plan 2013-2032: FNP1, FNP2, FNP9, FNP13, FNP23, FNP30, FNP31, FNP32.

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- Farnham Design Statement (2010)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Town Council Comments

Farnham Town Council	No objection
WBC Environmental Health	No objection
WBC Heritage	No objection
SCC Highways	Further comments expected

7. Representations

11 letters were received that raise objections on the following grounds:

- The proposed use will result in odour and noise, which will be detrimental for nearby residents, the Methodist Church, and members of the public using the adjacent Victoria Garden.
- It would be good to see repairs to this Lutyens building and the continued use of the building. However, the amount of additional space to be added with this application is very substantial and would seem to overshadow the original.
- The provision of bins is inadequate.
- Not enough has been done to delineate the existing cat side roof from new extensions.
- The balustrade proposed for the terrace is visually disruptive. The use of steel balustrading creates strong horizontal geometry which is visually confusing.
- Rainwater disposal does not appear to have been considered practically.
- A proposed elevation drawing notes 'Grey Slate to match existing'. The existing cat slide roof does not have real slate but substandard fibre tiles. To add these tiles on new roofs in a more prominent position will not be acceptable. Changing roof design to Hips would also reduce impact of these new roofs.
- Proposed first floor will be poorly lit with no overhead or flank windows to cover the middle section. This design requires over-dependence on an artificial light source.
- Farnham (Building Preservation) Trust sponsored a condition survey some years ago which highlighted urgent repairs being needed. Our Trust would dearly love to see this building restored sympathetically using appropriate

methods and materials and for the original form, much of which has been lost over the years, to be brought back as much as possible. There could be an increase in disturbance to neighbouring properties with noise and smells due to the intensification of use. Generally we feel that the proposed extensions are too bulky and could lead to overlooking and overbearing to adjacent properties. The extensions detract from the adjacent Falkner Jubilee Arch which should be the dominant feature and also detracts from the catslide roof. We oppose any application that detracts from these architectural features.

Some of the objectors have withdrawn their objections on earlier iterations of the scheme but continue to object on grounds of noise, odour and disturbance.

Planning Considerations

8. Principle of development

The application describes both the existing (social club) and proposed restaurant and public house as *sui generis* uses. However as restaurants are a Class E use and only the public house use being *sui generis*, this would be more properly described as a mix of use.

Any external impacts are not anticipated to be any greater than for the previous use as a social club, and there is therefore no objection to the principle of the proposed change of use.

9. Impacts on the significance of 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 same act requires that, for applications within Conservation Areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 203 of the NPPF sets out that:

In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

The acceptability in principle of the proposals in heritage terms are therefore dependent to the extent that they contribute positively to the above criteria.

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 (LPP2) sets out that development affecting Statutory Listed Buildings should preserve or enhance the buildings, their settings, and any features that they have that are of special architectural or historic interest.

LPP2 Policy DM21 sets out criteria to ensure that development preserves or enhances the character of Conservation Areas. Those that are relevant to this proposal are:

- a) retaining buildings and other features that make a significant contribution to the character of the Conservation Area;
- b) ensuring that design of development within or adjoining Conservation Areas is of high quality that responds appropriately to the character of the area and surrounding buildings;
- c) protects open spaces and views important to the character and setting of the area; and
- d) has regard to the cumulative harm of similar proposals within a conservation area.

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.

Policy FNP2 of the Farnham Neighbourhood Plan also sets criteria to ensure that development preserves or enhances the character of Conservation Areas. Those that are relevant to this proposal are:

- a) is designed to a high quality and preserves and enhances the character of the conservation area and its setting;
- b) retains buildings and other features which make a significant contribution to the character of the conservation area;
- c) protects open spaces and views important to the character and setting of the area; and
- g) Does not lead to substantial harm to or total loss of significance of a designated heritage asset.

Significance of heritage assets:

The Farnham Liberal Club is a 2 storey building, the front is composed of cross-windows in a field of the dark red and very thin bricks laid in stretcher bond, with alternating triangular and segmental moulded brick courses making pediments over the first-floor windows. Designed in 1894, it is one of Sir Edwin Lutyens earliest works and his first in the Queen Anne style, at a time when his designs were still very Surrey Vernacular. The left-hand flank is of unrelieved purple-brown three inch brick, this elevation was presumably expected to be concealed by continuous development along South Street. The interior of the building has been significantly altered internally.

The Jubilee Arch was built for Queen Victoria's Jubilee in 1897 to the design of Harold Falkner, his first outside commission. It is a symmetrical structure in dark and light red brick, about 5.5m high. The middle bay with segmental arch slightly projects. It was the former entrance to the swimming baths which is now a community garden. It is the landmark feature along Brightwells Road.

The Farnham Town Centre Conservation Area's significance lies in its history as a successful market town for which its profitable hop trade is evident through the 18th century architecture. It was then significantly altered by a group of local Arts and crafts architects in the early 20th century. The town has a defined street pattern of a linear layout with main frontages and the yards and alleys to the rear, with distinctive undulating roofscapes (such as the hop kilns). South Street was set out in 1869 as New Road, connecting The Borough to the railway station. This was the first major change to the medieval street pattern. By 1900 it had become the civic street of the town, with public buildings and institutions as well as nonconformist churches.

The existing extensions at the rear of the building do not contribute to the significance of the listed building or the character and appearance of the conservation area, therefore the principle of their demolition / alteration is acceptable. As a result of the listed building's unrelieved elevation Brightwells Road and the Jubilee Arch being the landmark feature, a modest scheme is the most appropriate.

A revised scheme has been submitted following an identification of harm to the heritage assets. This includes the retention of the staircase in its original location, removal of the flue and alterations to the extensions. The proposed extensions have been reduced in height and the design altered this helps reduce its bulk. The oriel window and other features on the north elevation adds interest to the elevation without dominating the street scene and jubilee arch. Therefore, no harm to the heritage assets is identified and the character and appearance of the conservation area will be preserved.

10. Design and impact on visual amenity

The computer generated images (CGIs) that were submitted for the amended scheme show a hedge around the perimeter of the outdoor terrace, which is intended to screen patrons in views from Brightwells Road, nearby flats, and the Victoria Garden. While it has been suggested that details of maintenance and irrigation could be provided by way of a condition, this is unlikely to be a satisfactory solution to long term maintenance and contribution to visual amenity. It is therefore recommended that details of alternative screening shall be provided as part of details to be provided of exterior works and materials.

Subject to the above and to the conditions recommended in respect to external materials and finishes, the proposal would be in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM4 of the Local Plan (Part 2) 2023 and Farnham Neighbourhood Plan Policies FNP1 and FNP2.

11. Economic benefits

The proposals would bring an unused listed building back into use with significant economic benefits. As such, the proposals are in accordance with policies EE1 and TSC1 of the Local Plan (Part 1) 2018. In addition, they would support the criteria in parts a) and b) of NPPF paragraphs 202 noted earlier in this report, by providing the

listed building with a viable uses consistent with its conservation and making a positive contribution to the economic vitality of Farnham.

12. Impact on residential amenity

The proposed development is approximately 25m at its closest point to residential development at Falkner Court, and 30m from flats on the opposite side of Brightwells Road. Impacts on residential amenity have been considered by the Councils' Environmental Health Officer, who has no objection subject to a conditions limiting noise levels and requiring details of the means of odour control to be submitted and approved. It is also recommended that hours of use of the outdoor terrace be limited by condition. Subject to these conditions, the residential amenity of neighbouring properties would be protected, in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023 and Policy FNP1 of the Farnham Neighbourhood Plan 2017.

13. Biodiversity and compliance with Habitat Regulations 2017

A biodiversity checklist was submitted with the application, which notes signs of recent occupation by bats, with no evidence of current activity. A condition is recommended to require that no disturbance of the roof space in the original building and of relevant external features until a bat survey has been undertaken and any mitigation required has been submitted to and approved in writing by the local planning authority, in accordance with 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.

14. Highways and servicing

The SCC Highways Officer requested that door positions be amended to avoid opening over a footpath. It is noted that the proposed new side door is recessed with minimal projection of the opening door beyond the recess.

15. Climate Change and 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. LPP1 Policy CC2 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions. LPP2 Policy DM2 seeks 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 also relevant.

While there is currently no insulation in the roof space of the original building, the submitted Building Report provides for this to be installed. A condition is recommended to show how the extended building will be constructed to the best possible energy and emission standards, with details of the insulation ratings to be provided for the roof insulation and any other measures to improve the sustainability in building fabric terms of the original part of the building. It is considered that this is a proportionate approach given the requirement to retain the historic fabric of the original building, which will contribute to achieving the requirements LPP1 Policies CC1 and CC2, and LPP2 Policy DM2.

16. Conclusion

The proposal will bring an important listed building back into a viable use and allow for significant repair work that is needed to prevent further deterioration of this important heritage asset. In accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the local planning authority has had special regard to the desirability of preserving the building, its setting, and its features of special architectural and historic interest which it possesses. Special attention has also been given to the desirability of preserving / enhancing the character / appearance of the Conservation Areas , in accordance with Section 72 of same act. The planning balance assessment therefore concludes that the proposal is in accordance with the Development Plan and the above requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as such, the recommendation is as follows:

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are

FL23-2110-050 - Site Location Plan
FL23-2110-060 rev. G - Proposed Site Plan
FL23-2110-065 rev. G - Proposed Site Plan (Coloured)
FL23-2110-067 rev. C - Refuse Strategy
FL23-2110-100 rev. L - Proposed Street Scenes
FL23-2110-105 rev. M - Proposed Floor Plans
FL23-2110-110 rev. S - Proposed Elevations
FL23-2110-115 rev. P - Proposed Building Sections
FL23-2110-120 rev. E - AC Route

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:

Prior to commencement of works to the listed building, drawings to a scale not smaller than 1:10 fully describing the following details must be submitted to and approved in writing by the local planning authority:

a) New and/or replacement windows and external doors, to show:

- decorative and protective finishes;
- cross section of frame, transom, mullions, glazing bars, etc;
- formation of openings including reveals, heads, sills, arches, lintels, etc;
- method of opening; and
- method of glazing.

b) Roof details, including sections through:

- roof ridge
- hips
- valleys
- verges
- eaves

The approved works must not be executed other than in complete accordance with these approved details.

Reason:

In the interest of the character and amenity of the area in accordance with enhance the Conservation Area and surrounding townscape in accordance with Policies TD1 and HA1 of the Waverley Borough Local Plan (Part 1) 2018, Policies DM20, DM21 and DM22 of the Waverley Borough Local Plan (Part 2) 2023, Policies FNP2 and FNP9 of the Farnham Neighbourhood Plan 2017 and the National Planning Policy Framework 2023.

3. Condition:

Prior to commencement samples or specifications of external materials and surface finishes must be approved in writing by the Local Planning Authority. This should include a specification of brickwork and including material, colour, texture, face bond, jointing / pointing profile; details of terrace screens; and details of rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes which shall be of cast iron / cast aluminium. The works must not be executed other than in complete accordance with these approved details.

Reason:

In the interest of the character and amenity of the area in accordance with enhance the Conservation Area and surrounding townscape in accordance with Policies TD1 and HA1 of the Waverley Borough Local Plan (Part 1) 2018, Policies DM20, DM21 and DM22 of the Waverley Borough Local Plan (Part 2) 2023, Policies FNP2 and FNP9 of the Farnham Neighbourhood Plan 2017 and the National Planning Policy Framework 2023.

4. Condition:

All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority.

Where new materials are to be used externally, the colour match shall make allowance for future weathering

Reason:

In the interest of the character and amenity of the area in accordance with enhance the Conservation Area and surrounding townscape in accordance with Policies TD1 and HA1 of the Waverley Borough Local Plan (Part 1) 2018, Policies DM20, DM21 and DM22 of the Waverley Borough Local Plan (Part 2) 2023, Policies FNP2 and FNP9 of the Farnham Neighbourhood Plan 2017 and the National Planning Policy Framework 2023.

5. Condition:

No externally mounted plant, machinery and equipment shall be sited or mounted on the outside of the building unless details have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with enhance the Conservation Area and surrounding townscape in accordance with Policies TD1 and HA1 of the Waverley Borough Local Plan (Part 1) 2018, Policies DM20, DM21 and DM22 of the Waverley Borough Local Plan (Part 2) 2023, Policies FNP2 and FNP9 of the Farnham Neighbourhood Plan 2017 and the National Planning Policy Framework 2023.

6. Condition:

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for: a) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work and use of noise mitigation barrier(s). b) the parking of vehicles of site operatives and visitors c) loading and unloading of plant and materials. d) measures to control the emission of dust and dirt during construction. e) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason:

To ensure that the nearby properties do not suffer a loss of amenity by reason of noise, dust and vibration from construction/demolition works, in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023 and Policy FNP1 of the Farnham Neighbourhood Plan 2017.

7. Condition:

No above ground development shall commence (excluding site clearance and demolition) until a scheme of climate change and sustainability measures has been submitted to and approved in writing by the Local Planning Authority. The

scheme shall have regard for the content of the Council's Climate Change and Sustainability SPD (2022), and include details of insulation and any other relevant measures to be provided in the original building, the highest practicable standard of sustainable construction for the extension, and low-carbon heating sources for any outdoor heating. The approved scheme shall be implemented prior to first occupation of the development and thereafter retained.

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).

8. Condition:

Notwithstanding the approved layout plan, further details of cycle storage and access to refuse bins for occupiers and refuse collection operators, together with details of the external appearance and materials for any external store areas, shall be submitted to and approved by the local planning authority. The approved details shall be fully installed before the approved extension is first brought into use.

Reason:

In order that the development provides appropriate facilities, does not prejudice highway safety nor cause inconvenience occupiers of the development and / or to other highway and public footpath users, and maintains the appearance and historic importance of the building and the conservation area, in accordance with Policies ST1, TD1 and HA1 of the Waverley Borough Local Plan (Part 1) 2018, Policies DM20, DM21 and DM22 of the Waverley Borough Local Plan (Part 2) 2023, Policies FNP1, FNP2 and FNP9 of the Farnham Neighbourhood Plan and the National Planning Policy Framework 2023.

9. Condition:

The proposed use shall not commence until the following details have been submitted to and approved in writing by the Local Planning Authority:

i) A Noise Management Plan to ensure the rating level of noise emitted from any proposed externally mounted plant, machinery and equipment and from the outdoor terrace does not exceed the prevailing background sound level, when measured in accordance with British Standard BS4142:2014 at any adjoining or nearby sensitive premises.

ii) An Odour Management Plan, setting out cleaning, maintenance, and filter replacement policies according to the proposed system. The Plan should include a written recording system to record and demonstrate when all such work is carried out.

The approved Noise Management Plan and Odour Management Plan shall be complied with for the duration of the approved.

Reason:

To protect the amenities of nearby residential occupiers, in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023 and Policy FNP1 of the Farnham Neighbourhood Plan 2017.

10. Condition:

The outdoor terrace shall not be open to customers outside the following hours:

Monday to Thursday (excluding bank holidays) - 7 a.m. and 10 p.m.;
Friday and Saturday (excluding bank holidays) - 7 a.m. to 11 p.m.; and
Sunday and Bank Holidays 8 a.m. to 10 p.m.

Reason:

To protect the amenities of nearby residential occupiers, in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy DM5 of the Local Plan (Part 2) 2023 and Policy FNP1 of the Farnham Neighbourhood Plan 2017.

11. Condition:

No works may be undertaken within the roof space or any other external features that may indicate use by protected wildlife until a survey of the relevant parts of the building has been undertaken and any mitigation required has been submitted to an approved in writing by the local planning authority. Any mitigation required shall be provided and retained in accordance with the approved details.

Reason:

To ensure that any protected wildlife at the site is not compromised by the development, in accordance with 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

Informatives:

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. This planning permission should be read in conjunction with the decision notice for listed building consent ref. WA/2024/00462.

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.

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WA/2024/00462 – Listed Building Consent for demolition and replacement of modern ground floor extension; first floor extension to catslide; repairs and internal alterations (as amended by drawings received 08 May and 03 June 2024), at FARNHAM LIBERAL CLUB, 46 SOUTH STREET, FARNHAM GU9 7RP

Applicant: Springmark Ltd
Parish: Farnham
Ward: Farnham Castle
Grid Reference: E: 484220
N: 146820
Case Officer: Alistair de Joux
Neighbour Notification Expiry Date: 01/04/2024
Expiry Date/Extended Expiry Date: 02/05/2024

Committee Meeting Date: Planning Committee 10/07/2024

RECOMMENDATION Subject to conditions, to **GRANT LISTED BUILDING CONSENT**

1. Site Description

The subject building is located in the south-eastern part of the Farnham Town Centre at the junction of South Street and Brightwells Road, and within the Town Centre Conservation Area. To the rear of the building there is a Building of Local Merit, at the Jubilee Arch, and a public community garden. Beyond that Falkner Court is a two-storey residential building with accommodation in the roofspace. The Methodist Church adjoins the southern side of the application site, while three red brick buildings ranging from two to four storeys in height (including roof space accommodation), are located on the opposite side of South Street, between the junctions with Victoria Road and Union Road. The Grade II listed United Reform Church is on the northern junction of Victoria Road, within 40m of the application site.

The Farnham Liberal Club is one of the earliest works of Sir Edwin Lutyens.

Outside the Conservation Area and on the opposite side of Brightwells Road, there is a single storey brick carparking building and exterior car parking adjacent to South Street, which services a Sainsburys supermarket 75 m to the north-west, and four storey flats to the east of carpark also on Brightwells Road, 30m to the north-east for the application site.

2. Proposal

The proposal is for demolition and replacement of the modern ground floor extension; first floor extension to catslide; repairs and internal alterations with outdoor seating to be provided on a first floor terrace forming part of the extension.

Amended drawings were submitted and were consulted on during the course of the application. The key external changes are to the Brightwells Road frontage, where the modern extension would be demolished and a part single, part two storey extension would be erected in its place. The amended drawings incorporate

- a more distinct separation between the rear corner of the original building and the extension has been provided by inserting new door within a recess immediately adjacent to this corner and setting the first floor element in from the line of the flank wall of the original and extended building. This in turn allows the edge of the catslide roof to remain visible along its full length.
- Amended ground floor windows facing Brightwells Road and an off-set oriel window above the recessed side door.
- Amended design of the rear of the two storey element, including the deletion of a chimney from the drawings originally submitted for the application, which was intended to house a ventilation flue serving a restaurant within the new extension.
- Amended boundary treatment for the street frontage and rear edges of the proposed roof terrace.

The amended plans also provide for the staircase to be retained in its original position.

3. Relevant Planning History

Reference	Proposal	Decision
WA/1990/0947	Application for Listed Building Consent for internal alterations.	Consent granted, 26/08/1990.

4. Relevant Planning Constraints

Grade II Listed Building

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): Policy HA1;
- Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (adopted March 2023): Policies DM20 and DM21.

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Farnham Design Statement (2010)
- National Design Guide (2019)

6. Consultations and Town/Parish Council Comments

Farnham Town Council	No objection
WBC Heritage	No objection

7. Representations

7 letters have been received, which raise objections on the following grounds:

- It would be good to see repairs to this Lutyens building and the continued use of the building. However, the amount of additional space to be added with this application is very substantial and would seem to overshadow the original.
- The provision of bins is inadequate.
- Not enough has been done to delineate the existing cat side roof from new extensions.
- The balustrade proposed for the terrace is visually disruptive. The use of steel balustrading creates strong horizontal geometry which is visually confusing.
- Rainwater disposal does not appear to have been considered practically.
- A proposed elevation drawing notes 'Grey Slate to match existing'. The existing cat slide roof does not have real slate but substandard fibre tiles. To add these tiles on new roofs in a more prominent position will not be acceptable. Changing roof design to hips would also reduce impact of these new roofs.
- Proposed first floor will be poorly lit with no overhead or flank windows to cover the middle section. This design requires over-dependence on an artificial light source.
- Farnham (Building Preservation) Trust sponsored a condition survey some years ago which highlighted urgent repairs being needed. Our Trust would dearly love to see this building restored sympathetically using appropriate methods and materials and for the original form, much of which has been lost over the years, to be brought back as much as possible. There could be an increase in disturbance to neighbouring properties with noise and smells due to the intensification of use. Generally, we feel that the proposed extensions are too bulky and could lead to overlooking and overbearing to adjacent properties. The extensions detract from the adjacent Falkner Jubilee Arch which should be the dominant feature and detracts from the catslide roof. We oppose any application that detracts from these architectural features.

Concerns were also expressed in letters written for this application, regarding impacts related to the change of use. These are addressed in the full planning application report, ref. WA/2024/00461.

Heritage and Listed Building Considerations:

Sections 16 and 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.

Paragraph 203 of the NPPF sets out that:

In determining applications, local planning authorities should take account of:

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

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 (LPP2) sets out that development affecting Statutory Listed Buildings should preserve or enhance the buildings, their settings, and any features that they have that are of special architectural or historic interest.

Significance of heritage assets:

The Farnham Liberal Club is a 2 storey building, the front is composed of cross-windows in a field of the dark red and very thin bricks laid in stretcher bond, with alternating triangular and segmental moulded brick courses making pediments over the first-floor windows. Designed in 1894, it is one of Sir Edwin Lutyens' earliest works and his first in the Queen Anne style, at a time when his designs were still very Surrey Vernacular. The left-hand flank is of unrelieved purple-brown three inch brick, this elevation was presumably expected to be concealed by continuous development along South Street. The interior of the building has been significantly altered internally.

The Jubilee Arch was built for Queen Victoria's Jubilee in 1897 to the design of Harold Falkner, his first outside commission. It is a symmetrical structure in dark and light red brick, about 5.5m high. The middle bay with segmental arch slightly projects. It was the former entrance to the swimming baths which is now a community garden. It is the landmark feature along Brightwells Road.

The Farnham Town Centre Conservation Area's significance lies in its history as a successful market town for which its profitable hop trade is evident through the 18th century architecture. It was then significantly altered by a group of local Arts and crafts architects in the early 20th century. The town has a defined street pattern of a linear layout with main frontages and the yards and alleys to the rear, with distinctive undulating roofscapes (such as the hop kilns). South Street was set out in 1869 as New Road, connecting The Borough to the railway station. This was the first major change to the medieval street pattern. By 1900 it had become the civic street of the town, with public buildings and institutions as well as nonconformist churches.

The existing extensions at the rear of the building do not contribute to the significance of the listed building or the character and appearance of the conservation area, therefore the principle of their demolition / alteration is acceptable. As a result of the listed building's unrelieved elevation Brightwells Road and the Jubilee Arch being the landmark feature, a modest scheme is the most appropriate.

A revised scheme has been submitted following an identification of harm to the heritage assets. This includes the retention of the staircase in its original location, removal of the flue and alterations to the extensions. The proposed extensions have been reduced in height and the design altered this helps reduce its bulk. The oriel window and other

features on the north elevation adds interest to the elevation without dominating the street scene and jubilee arch. Therefore, no harm to the heritage assets is identified and the character and appearance of the conservation area will be preserved.

8. Conclusion

In considering the revised scheme, the local planning authority has had special regard to the desirability of preserving the building, its setting, and its features of special architectural and historic interest which it possesses, in accordance with Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is considered that the revised scheme is acceptable in heritage terms, and that the proposal result in no harm to the heritage asset. As such, the recommendation is as follows:

Recommendation

That listed building consent be GRANTED, subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are

FL23-2110-050 - Site Location Plan
FL23-2110-060 rev. G - Proposed Site Plan
FL23-2110-065 rev. G - Proposed Site Plan (Coloured)
FL23-2110-067 rev. C - Refuse Strategy
FL23-2110-100 rev. L - Proposed Street Scenes
FL23-2110-105 rev. M - Proposed Floor Plans
FL23-2110-110 rev. S - Proposed Elevations
FL23-2110-115 rev. P - Proposed Building Sections
FL23-2110-120 rev. E - AC Route

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 HA1 of the Local Plan (Part 1) 2018 and Policies DM20 and DM22 of the Local Plan (Part 2) 2023.

2. Condition:

Prior to commencement of works to the listed building, drawings to a scale not smaller than 1:10 fully describing the following details must be submitted to and approved in writing by the local planning authority:

- a) New and/or replacement windows and external doors, to show:
 - decorative and protective finishes;
 - cross section of frame, transom, mullions, glazing bars, etc;

- formation of openings including reveals, heads, sills, arches, lintels, etc;
- method of opening; and
- method of glazing.

b) Roof details, including sections through:

- roof ridge
- hips
- valleys
- verges
- eaves

The approved works must not be executed other than in complete accordance with these approved details.

Reason:

To preserve the historic interest of the listed building and its setting, in accordance with Policy HA1 of the Waverley Borough Local Plan (Part 1) 2018, Policies DM20 and DM22 of the Waverley Borough Local Plan (Part 2) 2023 and the National Planning Policy Framework 2023.

3. Condition:

Prior to commencement samples or specifications of external materials and surface finishes must be approved in writing by the Local Planning Authority. This should include a specification of brickwork and including material, colour, texture, face bond, jointing / pointing profile; details of terrace screens; and details of rainwater goods (including gutters, down pipes and hopperheads) and external soil pipes which shall be of cast iron / cast aluminium. The works must not be executed other than in complete accordance with these approved details.

Reason:

To preserve the historic interest of the listed building and its setting, in accordance with Policy HA1 of the Waverley Borough Local Plan (Part 1) 2018, Policies DM20 and DM22 of the Waverley Borough Local Plan (Part 2) 2023 and the National Planning Policy Framework 2023.

4. Condition:

All building works, finishes, and making-good, both internal and external, shall match the relevant existing work in respect of method, detail, and finished appearance unless otherwise approved in writing by the Local Planning Authority. Where new materials are to be used externally, the colour match shall make allowance for future weathering

Reason:

To preserve the historic interest of the listed building and its setting, in accordance with Policy HA1 of the Waverley Borough Local Plan (Part 1) 2018, Policies DM20 and DM22 of the Waverley Borough Local Plan (Part 2) 2023 and the National Planning Policy Framework 2023.

Informatives:

1. This listed building consent should be read in conjunction with the decision notice for full planning permission ref. WA/2024/00461.

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Agenda Item 14

WA/2019/1022 – Use of land for the provision of 3 additional gypsy pitches and erection of building to provide dayrooms together with associated works. at KILNSIDE PLACE, ST GEORGES ROAD, BADSHOT LEA GU10 1FN

Applicant: Mr L Searle
Parish: Farnham
Ward: Farnham Weybourne and Badshot Lea
Grid Reference: E: 486787
N: 148365
Case Officer: Russell Brown
Neighbour Notification Expiry Date: 23/08/2021
Expiry Date/Extended Expiry Date: 21/08/2019

RECOMMENDATION That delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to suggested conditions, amended or additional conditions and the completion of a Unilateral Undertaking securing SPA contributions (towards a SANG and SAMM)

1. Executive Summary

The application is referred to the Planning Committee due to a Call-In by Councillors Martin and Hunt.

The application plot is an Allocated Site with an established single gypsy pitch outside a settlement boundary, but lies to the south east of Badshot Lea.

The proposal is for an additional three gypsy pitches in the form of static caravans / mobile homes and the erection of a single storey dayroom building, together with parking spaces and shared amenity space.

It considered that the proposal would fully comply with the site allocation and would respect the character of the surrounding countryside, being of an acceptable design, which would take the opportunity to enhance the landscape and conservation of wildlife sites, principally the Site of Nature Conservation Importance. Further, the proposal would have an acceptable impact on highways, subject to the introduction of appropriate conditions. Lastly, the provision of a financial contribution would acceptably mitigate the impacts of the development on the Thames Basin Heaths Special Protection Area.

2. Site Description

The application site, known as Kilinside Place, is on the east side of St Georges Road and opposite Goslings Place, which is the access road to Barley Meadows, a new

development of 2, 3 and 4 bedroom homes. The site is an established single gypsy household site to the southeast of Badshot Lea and directly to the south of Aldershot RC (Racing Car) Track. The existing building is single storey with external amenity space, a stable block to the rear and well as ample parking.

The access is laid with tarmac with slightly splayed edges with green metal gates in-between brick piers. There is a low timber post fence to the north side and vegetation to the south. Except for the trees and the vegetation to the northern boundary and the grass to the east (rear), the site is mainly hard paved.

3. Proposal

This application seeks planning permission for an additional three gypsy pitches in the form of static caravans / mobile homes, and the erection of a single storey building to provide three dayrooms, which comprise a living / kitchen / dining room and a bathroom. Two parking spaces would be allocated to each mobile home and shared amenity space provided. In terms of associated works, a gate is proposed adjacent to the stable block and the rear gate to the paddock would be relocated. Bird boxes are also proposed in the trees and hedgerows.

The dayrooms would be constructed of red brick with a Spanish slate roof, and metal framed windows and doors.

The occupants of the three pitches would be the applicant and his wife and their wider family, including their children. This totals 14 individuals.

4. Relevant Planning History

WA/2018/0702	Erection of stable block.	Granted 27/07/2018
WA/2011/1440	Erection of a utility/day room ancillary to existing gypsy site with permission for 1 residential pitch.	Granted 14/10/2011
WA/1989/1367	Outline application for the erection of two detached dwellings and garages.	Refused 10/08/1989

5. Relevant Planning Constraints

Land Outside Built-up Area - Farnham Neighbourhood Plan
Countryside beyond the Green Belt
Farnham/Aldershot Strategic Gap
Thames Basin Heath SPA 5km Buffer Zone
Within the setting of a Building of Local Merit
Flood Zone 1

6. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ST1, AHN4, RE1, RE3, TD1, HA1, NE1, NE2, NE3, CC1, CC2, CC4
- Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (March 2023): DM1, DM2, DM4, DM5, DM7, DM9, DM11, DM15, DM18, DM23, DM37, DS 18
- Farnham Neighbourhood Plan 2013-2032 (April 2020): FNP1, FNP9, FNP10, FNP11, FNP12, FNP13, FNP30

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (October 2013)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)
- Planning Policy for Traveller Sites (2015) (PPTS)

7. Consultations and Town/Parish Council Comments

Environmental Health	Compliance with Noise Impact Assessment Report to be conditioned.
Private Sector Housing	Variation of site licence required; lack of information about occupiers, cesspit, foul water, and heating; and fire risk issues.
Surrey Highway Authority	No objections subject to conditions.
Surrey Wildlife Trust	Opportunities to restore or enhance biodiversity should be included; a contribution to Suitable Alternative Natural Greenspace (SANG) should be secured; the Site of Nature Conservation Importance (SNCI) should be protected; and general comments on bats, breeding birds, protected species, and external lighting.

8. Representations

Three (3) representations, including from Tice's Meadow Bird Group, were received, objecting to the proposal for the following reasons:

- This site has progressively got larger and larger and there was no notification about the existing building, which should not be there.
- Against any building works that has a detrimental effect on the surroundings.

- The infrastructure is already overwhelmed.
- This would add to the build-up of traffic down a small, dangerous lane.
- The application is full of material errors and omissions, especially on biodiversity.
- The likely adverse impacts on the immediately adjacent Tice's Meadow Nature Reserve, a designated SNCI, have not been considered.
- The application will have an adverse effect on the Farnham & Aldershot Strategic Gap, contributing to the coalescence of the two conurbations.
- The applicant appears to have already commenced this development.
- Occupants of the site have a long-documented history of negative behaviour towards the nature reserve, and this is only likely to increase.
- The proposed development does not meet the fire safety standards for caravan sites.

9. Planning Considerations:

10. Principle of development

The application site is allocated by LPP2 Policy DS 18 for Gypsy and Traveller pitches, specifically three additional pitches, taking the total to four. As such, the proposal is in full compliance with the allocation, subject to a demonstration that development will not have a likely significant effect on protected habitats sites, in accordance with the Thames Basin Heaths Special Protection Area

Avoidance Strategy, and that the significance of the adjacent Building of Local Merit would be conserved. These matters will be dealt with in the next sections of the report.

LPP2 Policy DM37 relates to new Gypsy and Traveller sites. This site measures 0.4ha and the proposal provides a utility building with three dayrooms; two shared amenity areas totalling 102m²; hard standing for the mobile homes and two parking spaces; landscaping in the form of trees and hedgerows; and use of the existing access with amended access to the paddock at the rear. Access will be further assessed in the highways / transport section of this report. Although no waste / refuse collection area has been shown on the submitted plans, provision for this would be made towards the frontage of the site with individual bins provided for each additional pitch near the mobile homes, and these would be moved on collection days. Changes in levels and boundary treatments around the amenity areas can be secured by condition in the event of an approval.

In line with LPP1 Policy AHN4, the proposal would safeguard an existing authorised traveller site.

Following the 2022 judgment in the Court of Appeal in the case of Smith v SSLUHC & Ors, the government has reverted to the definition of Gypsies and Travellers used in the previous 2012 version of the PPTS. This change was applied 19 December 2023 for plan and decision making and will impact on eligibility to include those temporarily and permanently ceased travelling.

Considering the compliance with the number of pitches in the Site Allocation, the quantum of development proposed would be acceptable as would the principle of development. Matters of design and impact on character; impact on the SPA; non-designated heritage assets; Site of Nature Conservation Interest and biodiversity; future and neighbouring residential amenity; highways and transport impacts; and sustainability will still be considered.

11. Design and landscaping

The site does not link into any rights of way / public footpaths, the nearest one being across the road on Carpenters Way. It would be considered inappropriate to form a new entrance into Tices Meadow SNCI from the development site given the potential to disturb wildlife. However, the proposal can enhance the landscape and the conservation of wildlife sites, principally the SNCI, which will be covered in the relevant section of this report.

The static caravans / mobile homes are of a typical design meeting the definition in the Caravan Sites Act 1968 and so no elevations have been submitted while the dayroom building would be constructed of red brickwork with pitched roofs in Spanish slate. It would be split into three sections so each would feature a metal door and two metal framed windows to the front (east-facing) elevation and a further two windows to the rear. Although they are utilitarian in design, depending on the exact materials used, they have the potential to be of a high quality. Further details would be secured by condition if the proposal was to be approved.

Planning Policy for Traveller Sites (PPTS) paragraph 26 requires weight to be attached to ensuring adequate landscaping and play areas for children. There would be 102m² of external amenity space allocated to all pitches on site. This is considered acceptable, subject to a landscaping condition for it to be of a good quality with defensible space or boundary treatment. It is noted that the entrance to Tice's Meadow Nature Reserve is a 10 minutes' walk away, two minutes by car or three by bicycle to the north / east of the application site.

The Building of Local Merit in the vicinity of the site is Badshot Lea Village Hall, which is beyond Aldershot RC (Racing Car) Track and an industrial-looking building. It is not considered that its setting would be materially affected by the proposal given the existing use of the site and the distances involved.

It is considered that the proposal would be of an acceptable design as long as conditions in respect of materials and landscape screening are secured. The proposal would be in accordance with Policy TD1 of the LPP1, Policies DM1 and DM4 of the LPP2, Policy FNP1 of the Farnham Neighbourhood Plan and paragraphs 131 and 135 of the NPPF.

12. Future Occupier Amenity

The dayrooms provide a living / kitchen / dining area of 31.2m² and a bathroom of 4.8m². Windows would provide both rooms with natural light, ventilation, and outlook. The floor to ceiling height would be no less than 2.3m. Sleeping accommodation would be in the static caravans / mobile homes themselves.

Local Plan Part 1 Policy AHN4 requires the site to accommodate on site facilities for storage, amongst other things. The applicant has stated that there would be room in the static caravans / mobile homes and the dayrooms in the form of freestanding cupboards or storage chests.

As such, the standard of accommodation is considered acceptable.

13. Effect on Thames Basin Heath SPA

Policy NE3 of the LPP1 states that new residential development which is likely to have a significant adverse effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. Such measures must be agreed with Natural England. New residential development which the Council considers that either alone or in combination is likely to have a significant adverse effect on the SPA beyond 400m and within 5 km of the SPA boundary (in a straight line) must provide:

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

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

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

The site is located within the 5km of the Thames Basin Heaths Special Protection Area (SPA). The proposal would result in an increase in people (permanently) on the site and likely increased recreational use of the Heaths. In order for the development to be acceptable in planning terms, to comply with the Conservation of Habitats and Species Regulations 2017 and to avoid a likely significant effect upon the Thames Basin Heaths SPA a S106 agreement is required as part of any subsequent planning approval to secure a financial contribution of £11,277.81 (£8,262.21 towards a SANG and £3,015.60 towards SAMM), in line with the Waverley Borough Council Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy (July 2016). This figure is based on the proposal being 3 x 3-bed static caravans (net increase on site).

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

Subject to the completion of an appropriate legal agreement, the effect upon the SPA would be mitigated in accordance with Policies NE1 and NE3 of the LPP1, Policy FNP12 of the FNP and the adopted Avoidance Strategy.

14. Biodiversity, compliance with Habitat Regulations 2017 and Ecology

Policy NE1 of the LPP1 states that the Council will seek to conserve and enhance biodiversity within Waverley. Development should retain, protect and enhance features of biodiversity and geological interest and ensure appropriate management of those features. Adverse impacts should be avoided or, if unavoidable, appropriately mitigated. Policy NE2 of the LPP1 also requires new development to make a positive contribution to biodiversity. Policy FNP10 of the FNP permits developments proposal where they would enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species. Policy FNPF13 of the FNP outlines that proposals should protect and enhance biodiversity, including the restoration and re-creation of wildlife habitats.

The submitted biodiversity checklist shows that no wildlife would be affected by the proposal. However, the eastern boundary of the site is adjacent to Tongham Pond and Tices Meadow Site of Nature Conservation Importance (SNCI). This is designated for its lake, wet grassland, temporary ponds, and surrounding scrub. Although not directly adjacent to the SNCI, there is a risk of harm to these habitats and their associated species during the construction and operation of the proposed development. It is therefore important to provide a buffer and contribute towards ecological enhancements through additional boundary planting rich in local, native species along the eastern boundary.

No buildings or vegetation are to be removed as a result of the proposal. As such, on this basis a bat roost assessment would not be required.

There is, however, optimal habitat for and records of breeding birds in close proximity to the site, including threatened species. In the event that any boundary vegetation require works such as cutting back, an informative would be added to advise the applicant of it being timed to avoid the bird nesting season of early March to August inclusive, or if not possible small areas of dense vegetation should be inspected for active nests by an ecologist immediately prior to works.

There is also optimal habitat for a range of protected species close to the site, and which may move through the site during construction. Measures to avoid an adverse effect protected species during clearance and construction activities would be secured by condition.

No increase in external artificial lighting on site would be permissible given that bats, as nocturnal animals, would be sensitive to this around their roosting and foraging places, and commuting routes.

The latest plans show that six bird boxes are to be placed on existing trees, which is welcomed in principle. Further details are recommended to be secured by condition to ensure they are suitable for different bird species. Officers recognise that there is existing screening to the north, south and west boundaries and a new hedgerow would also be proposed between the existing stable block and the proposed dayroom. Again, further details of this hedgerow and one to the eastern boundary can be secured by condition for reasons previously mentioned. The hedgerow between the rear section of the paddock and subject site is, however, existing. It is considered that the bird boxes and hedgerows would provide a Biodiversity Net Gain (BNG), although given when this application was submitted, there is no need for this to be 10%.

Given that the proposal would take the opportunity to enhance the landscape and the conservation of wildlife sites, principally the SNCI, the proposal is compliant with Policies NE1 and NE2 of the LPP1, part e of Policy DM11 of the LPP2 and Policies FNP10 and FNPF13 of the FNP.

15. Impact on residential amenity

Policy TD1 of the LPP1 and Policies DM1 and DM5 of the LPP2 seeks to protect future and existing amenities for occupants and neighbours and 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. Paragraph 135 (part f) of the NPPF relates to amenity.

To the north of the application site is Aldershot RC (Racing Car) Track, and beyond that an industrial-looking building adjacent to Badshot Lea Village Hall. It is considered that none of these would be affected by the proposal. There are empty fields to the east and south of the site, so the closest residential properties are to the west, opposite the site, at a new development called Barley Meadows. However, these would be well set away and would also be considered materially unaffected by the proposal. Compliance with the Noise Impact Assessment Report is, though, recommended to be secured by condition.

14. Impacts on Highways and Transport

Policy ST1 of LPP1 outlines that development schemes should be located where sustainable transport modes can be maximised; should be accompanied by Transport Assessments and Travel Plans; and should make appropriate provision for car parking.

Policy DM4 of LPP2 requires entrances to developments to be obvious for all users of the site, permeability and access throughout the site and active travel modes to be

promoted. Policy DM9 of LPP2 promotes sustainable transport modes and patterns through developments providing inclusive, safe, and convenient access for all; an adequate highway design and layout; access by service and emergency vehicles always; adequate car and cycle parking spaces; public transport infrastructure; and them not having a severe residual cumulative impact on highway network capacity.

The centre of Farnham is 13 minutes by car, 19 minutes cycling or 40 minutes or less by public transport with the centre of Aldershot being eight minutes, 12 minutes and approximately 40 minutes away respectively. Both contain many everyday services and facilities, and there are several nurseries and schools, medical practices / health centres and a large supermarket near the site. There are no footpaths either side of the site entrance so existing and future occupiers would need to cross the road, which has good visibility for vehicles travelling both ways. The opposite footpath is also a cycle route and goes the length of St Georges Road between the A31 and the centre of Badshot Lea. The closest bus stops are between a 14 and a 24-minute walk away depending on the chosen route. Each plot must be provided with an area to store two bicycles to avoid dependency on the car, and it is recommended to secure this by condition.

The access to the site is directly off St Georges Road and considered to be sufficiently wide to accommodate the anticipated increase in traffic to and from the site, including the process of moving the static caravans / mobile homes into place associated with three additional pitches. As such, the proposal is compliant with Policy DM7 of the LPP2 as well as the relevant points of parts a and b of Policy DM9 of the LPP2 and part a of Policy FNP30 of the FNP.

There are no car parking guidelines for gypsy and traveller pitches, but it would be appropriate to use the guidance for residential development outside of town centres. The minimum number of parking spaces for 3+ beds is 2.5 and the proposal would provide two spaces for each static caravan / mobile home, therefore totalling six. Given there is additional space for vehicles in front of the existing mobile home to avoid overspill parking onto surrounding roads or parking in unsuitable locations, this is considered acceptable in line with part 9 of Policy ST1 of the LPP1 and part e of Policy DM9 of the LPP2. A condition is recommended to ensure space is laid out within the site for vehicles to be parked and to be able to turn so that they may enter and leave the site in forward gear. The layout plan would be retained in perpetuity and maintained.

It is considered that the electric vehicle charging point condition suggested by the County Highway Authority can be covered by an informative.

Local Plan Part 2 Policy DM37 requires that each pitch should provide, amongst other things, sufficient provision for waste management. Details of the proposed bin stores and their proposed management are recommended to be secured by condition.

Therefore, it is considered that the proposal is generally compliant with Policy ST1 of LPP1, Policy DM7, DM9, DM34 and point e of DM37 of the LPP2 and FNP30 of the FNP as well as paragraphs 114 and 116 of the NPPF.

15. Drainage

Policy CC1 of the LPP1 supports development that contributes to mitigating and adapting to the impacts of climate change, including measures that use SuDS to help reduce surface water run-off. Policy CC4 of the LPP1 encourages sustainable drainage systems for smaller schemes.

In this case, the site is within Flood Zone 1 and has a low risk of surface water flooding (between 0.1% and 1% each year). Surface water from the site would be disposed of via a soakaway. There would be an increase in soft landscaping / planting on site, which would help prevent water from off-site flooding to other properties or the public highway.

Mains utilities, including sewers, are currently provided to the site and would serve the additional units. Contrary to what is stated in objections, there is not an existing cesspit on site.

16. Climate Change & Sustainability

Policy CC1 of the LPP1 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 LPP1 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions.

Policy DM2 of the LPP2 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, although this application was submitted prior to its introduction.

The development site is in a somewhat sustainable location and would include cycle storage, landscaping, space for waste recycling and communal play space. 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. It is noted that LPG tanks to provide water and space heating would be stored discretely behind the static caravans / mobile homes. As they are a part of the static caravan itself, they would have to be constructed to BS3632:2015 standards.

17. Conclusion

The proposal fully complies with the site allocation and is acceptable on design, amenity, standard of accommodation, highways, drainage and sustainability grounds, subject to conditions. The proposal would also provide a financial contribution to acceptably mitigate its impact on the Thames Basin Heaths Special Protection Area and there would be no adverse effect on biodiversity or the Site of Nature Conservation Importance.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are:

J003297-CD01

J003297-CD03 Rev G

J003297-CD04 Rev A

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

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies ST1, AHN4, RE1, TD1, NE1, NE2 and CC2 of the Local Plan 2018 (Part 1), Policies DM1, DM2, DM4, DM5, DM7, DM9, DM11, DM15, DM37 and DS 18 of the Local Plan 2023 (Part 2) and Policies FNP1, FNP10, FNP13 and FNP30 of the Farnham Neighbourhood Plan (April 2020).

2. Condition:

The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent).

Reason:

In order that the development permitted is implemented in accordance with the terms of the permission and to protect the provision of suitable accommodation for gypsies and travellers in accordance with AHN4 of the Local Plan 2018 (Part 1).

3. Condition:

No more than 4 static caravans and 4 towing caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than 1 on each pitch shall be a static caravan) shall be stationed on the site at any time.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1 and TD1 of the Local Plan 2018 (Part 1), Policies DM1, DM4, DM5 and DM15 of the Local Plan 2023 (Part 2) and Policies FNP1 and FNP10 of the Farnham Neighbourhood Plan (April 2020).

4. Condition:

No vehicle over 3.5 tonnes shall be stationed, parked, or stored on the site.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1 and TD1 of the Local Plan 2018 (Part 1), Policies DM1, DM4, DM5 and DM15 of the Local Plan 2023 (Part 2) and Policies FNP1 and FNP10 of the Farnham Neighbourhood Plan (April 2020).

5. Condition:

Notwithstanding the annotations on the submitted drawings, no development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policies RE1 and TD1 of the Local Plan 2018 (Part 1), Policies DM1, DM4 and DM15 of the Local Plan 2023 (Part 2) and Policies FNP1 and FNP10 of the Farnham Neighbourhood Plan (April 2020).

6. Condition:

The development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling and their proposed management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and provided in full in accordance with the approved details prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.

Reason:

To ensure the provision of satisfactory facilities for the storage of refuse and recycling in accordance with Policies TD1 and CC2 of the Local Plan 2018 (Part 1) and Policies DM4 and DM37 of the Local Plan 2023 (Part 2).

7. Condition:

The hard surfaces hereby approved shall be made of porous and / or permeable materials and retained thereafter, or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Reason:

To reduce the risk of flooding and pollution and increase the level of sustainability of the development in accordance with Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

8. Condition:

Prior to the first occupation of the development hereby permitted, a scheme for landscaping, including for the external amenity areas, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include type, position, design, dimensions and materials;
- b. details of the hedgerow between the existing stable block and the dayroom hereby approved, and of the hedgerow to the eastern boundary of the site;
- c. a schedule detailing sizes and numbers of all proposed trees and plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes; and
- d. details of all boundary treatments to include type, position, design, dimensions and materials.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area, to provide a buffer to Tongham Pond and Tices Meadow Site

of Nature Conservation Importance and to contribute towards ecological enhancements in accordance with Policies NE1 and NE2 of the Local Plan 2018 (Part 1), Policy DM11 of the Local Plan 2023 (Part 2) and Policies FNP10 and FNP13 of the Farnham Neighbourhood Plan (April 2020).

9. Condition:

No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to avoid an adverse effect on protected species during clearance and construction activities are submitted to and approved in writing by the Local Planning Authority. The measures shall include:

- a) clearance of any logs, brash, stones, rocks or piles of similar debris shall be undertaken carefully and by hand;
- b) any trenches left open overnight shall include a ramped means of escape for any animals that may fall in and open pipework capped overnight to avoid species becoming trapped; and
- c) building materials such as bricks, stone, etc shall be stored on pallets to discourage species such as reptiles from using them as shelter.

Reason:

To ensure badgers and other protected species are not trapped or harmed on site and to prevent delays to site operation in accordance with Policy NE1 of the Local Plan 2018 (Part 1) and Policy FNP13 of the Farnham Neighbourhood Plan (April 2020).

10. Condition:

The development hereby permitted shall not be occupied until details showing the type, number, location and timescale for implementation of the compensatory bird boxes has been submitted to and approved in writing by the Local Planning Authority. This shall include a minimum of six (6) bird boxes. The scheme shall then be carried out in strict accordance with the approved details and thereafter retained.

Reason:

To safeguard these protected species from the impact of the development and ensure appropriate integration of new nature conservation and enhancement features in accordance with Policy NE1 of the Local Plan 2018 (Part 1) and Policy FNP13 of the Farnham Neighbourhood Plan (April 2020).

11. Condition:

No external lighting associated with the development hereby approved shall be installed on site, unless otherwise agreed prior in writing with the Local Planning Authority.

Reason:

In the interests of protecting bats and other nocturnal animals from light spill to their roosting and foraging places and commuting routes in accordance with Policy NE1 of the Local Plan 2018 (Part 1) and Policy FNP13 of the Farnham Neighbourhood Plan (April 2020).

12. Condition:

The development hereby approved shall be carried out in accordance with the 'Acoustic Design' and Conclusion' sections of the Noise Impact Assessment Report 1382.NIA.00 (dBA Acoustics, 31 December 2021) prior to the first occupation of any of the static caravans / mobile homes and shall thereafter be retained as such.

Reason:

To safeguard the amenities of the occupiers of adjoining properties and in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM5 of the Local Plan 2023 (Part 2).

13. 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 (drawing no. J003297-CD03 Rev G) 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 in perpetuity.

Reason:

In order that the development does not prejudice highway safety nor cause inconvenience to other highway users and in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and FNP13 of the Farnham Neighbourhood Plan (April 2020).

14. Condition:

The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities

shall be fully implemented and made available for use prior to the first occupation of the development and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and FNP13 of the Farnham Neighbourhood Plan (April 2020).

Informatives:

1. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens'.
2. The applicant is reminded that it is a criminal offence to intentionally or recklessly disturb, damage or destroy / kill protected species and their habitats under the Wildlife and Countryside Act 1981. The nesting season is normally taken as being from 1st March – 30th September. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
3. Where possible, bird boxes should be fixed facing between north and east at least 2 to 4 metres up a tree or a wall.
4. Cycle parking should be secure, convenient (including not being blocked in a garage for cars and not being at the far end of a rear garden), accessible, well-lit, well-signed, near the main entrance, by a footpath/hardstanding/driveway and wherever practical, sheltered. It should also be noted that the County Highway Authority would not usually support vertical hanging racks as they are difficult for many people to use and therefore not considered to be policy and Equality Act 2010 compliant. The County Highway Authority's preferred cycle parking is 'Sheffield' type stands, spaced in line with the guidance contained within the Manual for Streets section 8.2.22 or other proprietary forms of covered, illuminated, secure cycle storage including the Police approved Secure By Design cycle stores, "bunkers" and two-tier systems where appropriate.
5. 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 should be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022.