

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

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Date: 7 August 2015

Membership of the Joint Planning Committee

Cllr Peter Isherwood (Chairman)
Cllr Maurice Byham (Vice Chairman)
Cllr Brian Adams
Cllr Paddy Blagden
Cllr Carole Cockburn
Cllr Brian Ellis
Cllr David Else
Cllr Mary Forsyszewski
Cllr Pat Frost
Cllr Michael Goodridge
Cllr John Gray
Cllr Christiaan Hesse

Cllr Stephen Hill
Cllr Nicholas Holder
Cllr David Hunter
Cllr Anna James
Cllr Andy MacLeod
Cllr Stephen Mulliner
Cllr Stewart Stennett
Cllr Chris Storey
Cllr Bob Upton
Cllr Liz Wheatley
Cllr John Williamson

Substitutes

Appropriate substitutes will be arranged prior to the meeting.

Dear Councillor

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

DATE: MONDAY, 17 AUGUST 2015

TIME: 7.00 PM

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

The Agenda for the Meeting is set out below.

Yours sincerely

ROBIN TAYLOR
Head of Policy and Governance

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NOTES FOR MEMBERS

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

AGENDA

1. **MINUTES**

To confirm the Minutes of the Meeting held on 14 July 2015 (to be laid on the table half an hour before the meeting).

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

To receive apologies for absence.

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

3. **DECLARATIONS OF INTERESTS**

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

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

The Chairman to respond to any questions received from members of the public of which notice has been given in accordance with Procedure Rule 10.

5. **APPLICATION FOR PLANNING PERMISSION - WA/2014/2113, LAND TO THE WEST OF ST GEORGES ROAD, FARNHAM** (Pages 5 - 80)

Proposal

Outline application for the erection of 71 residential dwellings including access and associated car parking.

Recommendation

That, subject to completion of a S106 agreement to secure appropriate contributions in respect of the Thames Basin Heaths Avoidance Strategy, 40% affordable housing, infrastructure contributions towards off-site highway improvements, secondary education and environmental improvements; off-site highway works and the setting up of a Management Company for play spaces, open space and SuDS, conditions, and consideration of any outstanding consultee responses and additional representations received, permission be GRANTED.

6. EXCLUSION OF PRESS AND PUBLIC

To consider the following recommendation on the motion of the Chairman (if necessary):-

Recommendation

That pursuant to Procedure Rule 20, and in accordance with Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting during consideration of the following item on the grounds that it is likely, in view of the nature of the business transacted or the nature of the proceedings, that if members of the public were present during the item, there would be disclosure to them of exempt information (as defined by Section 100I of the Act) of the description specified at the meeting in the revised Part 1 of Schedule 12A to the Local Government Act 1972.

7. LEGAL ADVICE

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

**For further information or assistance, please telephone
Ema Dearsley, Democratic Services Officer, on 01483 523224 or by
email at ema.dearsley@waverley.gov.uk**

Agenda Item 5.

A1 WA/2014/2113
C Jasper
Devine Homes
04/11/2014

Outline application for the erection of 71 residential dwellings including access and associated car parking (as amplified by emails and additional information received 29/01/2015; 02/02/2015; 18/02/2015 (highways modelling information); 22/05/2015 (flood risk assessment Revision K) and 24/06/2015 (reptile survey) and amended by email received 06/01/2015 (housing mix) and plan received 22/06/2015 (revised site layout 02C) at Land To The West Of St George's Road, Farnham

Committee: Joint Planning Committee
Meeting Date: 17/08/2015

Public Notice Was Public Notice required and posted: Yes
Grid Reference: E: 486700 N: 148500

Town : Farnham
Ward : Farnham Weybourne and Badshot Lea
Case Officer: Kathryn Pearson
8 Week Expiry Date 03/02/2015
Neighbour Notification Expiry Date 06/02/2015
Neighbour Notification
Amended/Additional Expiry Date 12/08/2015
Time extension agreed to Yes
Extended expiry date 31/08/2015

RECOMMENDATION

That, subject to completion of a S106 agreement to secure appropriate contributions in respect of the Thames Basin Heaths Avoidance Strategy, 40% affordable housing, infrastructure contributions towards off-site highway improvements, secondary education and environmental improvements; off-site highway works and the setting up of a Management Company for play spaces, open space and SuDS, conditions, and consideration of any outstanding consultee responses and additional representations received, permission be GRANTED.

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Introduction

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

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

Access - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site.

All other matters are to be reserved for future consideration. An application for outline planning permission is used to establish whether, in principle, the development would be acceptable. This type of planning application seeks a determination from the Council as to the acceptability of the principle of the proposed development. If outline planning permission is granted any details reserved for future consideration would be the subject of future reserved matters application(s).

Reserved matters include:

Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

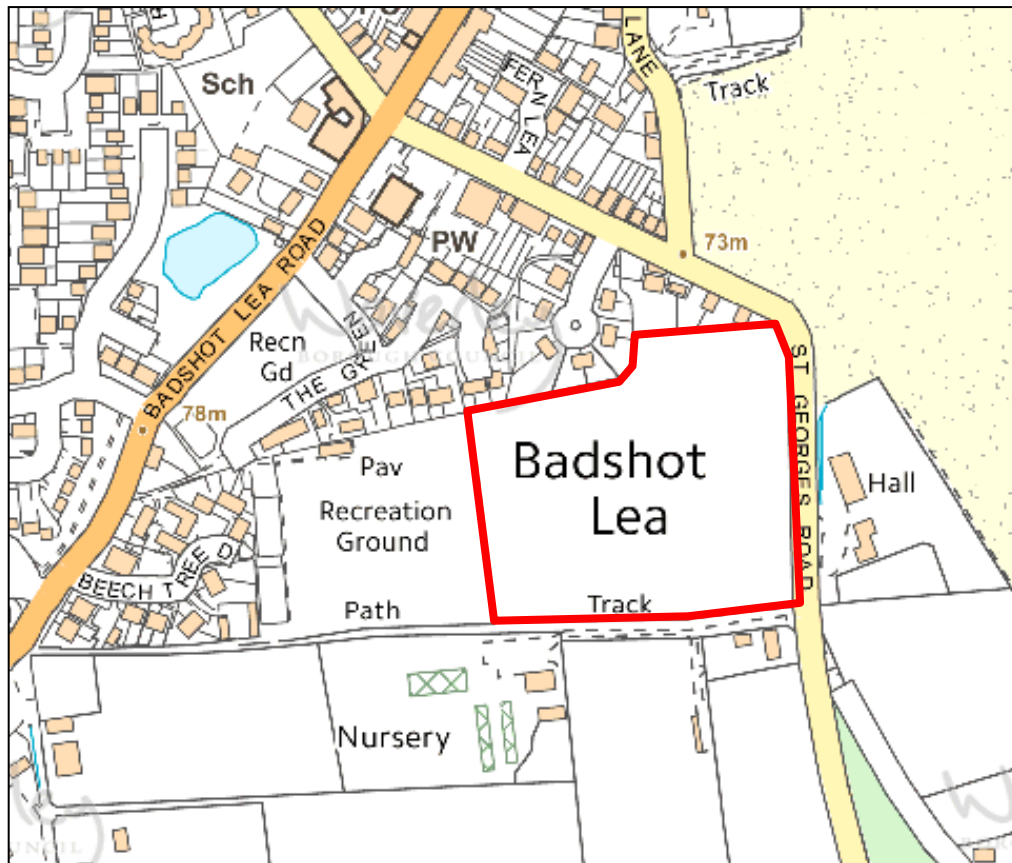
Appearance - aspects of a building or place which affect the way it looks, including the exterior of the development.

Layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.

Scale - includes information on the size of the development, including the height, width and length of each proposed building

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

Location Plan



Aerial photograph



Site Description

The application site measures 2.93 hectares and is located to the west of St George's Road, to the south of Badshot Lea. The site is approximately 185m to the south east of Badshot Lea crossroads and the village centre. St George's Road meets the main A31 Trunk Road, approximately 540m to the south.

To the east of the site is the village hall, and there is a recreation ground to the west. To the north are residential properties, and to the south, open fields and the 'Little Acres' plant nursery site. A Public Footpath (No.112) runs along the southern boundary of the site.

The site currently comprises informal grazing land, and is enclosed by post and rail fencing and hedging. The site is relatively flat.

Proposal

The application seeks outline planning permission for the erection of up to 71 dwellings and associated access.

Vehicular access would be taken from St George's Road to the east of the site, along with a separate pedestrian path to the north eastern corner of the site. Further pedestrian accesses would be provided to the north western

corner of the site onto the adjacent recreation ground, and to Public Footpath 112 to the south.

The illustrative layout plan for the site indicates that the dwellings would be primarily contained to the south western portions of the site, with perimeter development along the boundaries and a central circular cluster of development. The estate roads would loop around this central section. Open space, including SuDS ponds and a LEAP/LAP are shown to be provided to the north eastern corner of the site.

The following indicative mix of housing is proposed:

Unit Type	Market housing	Affordable housing	% of overall total
1-bedroom	0	12	17%
2-bedroom	15	9	34%
3-bedroom	19	7	36.5%
4-bedroom +	9	0	12.5%
Total	43	28	60% Market 40% Affordable

Indicative layout plan



Parameters of scale have not been provided at this stage, but the application indicates that building heights would not exceed three storeys.

The proposal would involve the following off-site highway works:

1. Construction of dropped kerbs and tactile paving at:
 - a) the junction of St George's Close.
 - b) on both sides of St George's Road immediately north of Low Lane.
 - c) in the vicinity of the village hall on both sides of St George's Road near the proposed access to the development, also to include a footway landing point and to provide pedestrian access to the village hall.
2. Construction a "village gateway feature" on St George's Road to the south of the proposed development in the vicinity of the existing change in speed limit.
3. The widening of the existing footway to provide a shared footway/cycleway along the western side of St George's Road leading from the start of the new village gateway feature and along the St George's Road frontage.
4. Provision of pedestrian and cycle links within the site to a minimum width of 3m comprising:
 - a) a path to provide to the far north eastern corner of the site to St. George's Road,
 - b) pedestrian access along the southern boundary of the application site fronting Footpath 112.
 - c) a link to the north western boundary of the recreation ground on the western boundary of the application site.
 - d) a path to the western boundary of the development to connect to the recreation ground path specified above.
 - e) a path from St. George's Road alongside the proposed site access into the development.
5. Improvements to Footpath 112 to include:
 - a) Surface improvements between Badshot Lea Road and Little Acres Nursery
 - b) Groundworks for the provision of ducting to enable the provision of lighting at a later date.
6. Resurfacing of Footpath 109 from the junction of Springholm Close to St George's Road.

These works would be secured by a S278 agreement with the County Highway Authority.

Heads of Terms

In addition to the off-site highway works detailed above, the following matters are proposed to be subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended):

- Provision of on-site affordable housing (40%);
- Secondary education contributions, the final amount to be agreed;
- Contribution towards Farnham Conservation Area Management Plan; environmental improvements, the final amount to be agreed;
- Provision of a LEAP and LAP;
- Management of the open spaces, play spaces and SuDS
- Contribution of £209,038.50 towards Thames Basin Heaths SPA Avoidance Strategy
- Highway contribution to off site improvements

Relevant Planning History

WA/1989/1342	Outline application for the erection of 72 dwellings	Refused 21/08/1989
WA/1987/1666	Outline application for the erection of 50 dwellings and extension to recreation ground	Withdrawn
WA/1987/1665	Outline application for the erection of 50 dwellings and extension to recreation ground	Withdrawn
WA/1980/0418	Residential development of 35 houses and construction of roads (outline)	Refused 14/05/1980 Appeal Dismissed 23/11/1981

Planning Policy Constraints

Countryside beyond the Green Belt – outside settlement
 Farnham/Aldershot Strategic Gap
 Thames Basin Heath 5km Buffer Zone
 Flood Zone 2 (north eastern part of site only)
 Neighbourhood Plan Designation

Development Plan Policies and Proposals

Saved Policies of the Waverley Borough Local Plan 2002:

D1 Environmental Implications of Development
D2 Compatibility of Uses
D3 Resources
D4 Design and Layout
D5 Nature Conservation
D6 Tree Controls
D7 Trees, Hedgerows and Development
D8 Crime Prevention
D9 Accessibility
D13 Essential Infrastructure
D14 Planning Benefits
C2 Countryside beyond the Green Belt
C4 Farnham/Aldershot Strategic Gap
C7 Trees, Woodlands and Hedgerows
HE15 Unidentified Archaeological Sites
H4 Density and Size of Dwellings
H10 Amenity and Play Space
RD9 Agricultural Land
M1 The Location of Development
M2 The Movement Implications of Development
M4 Provision for Pedestrians
M5 Provision for Cyclists
M6 Farnham Cycle Network
M9 Provision for people with Disabilities and Mobility Problems
M14 Car Parking Standards

Saved Policy NRM6 of the South East Plan 2009.

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

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

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this case. Paragraph 215 states that where a local authority does not have a development plan adopted since 2004, due weight

may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In this instance, the relevant Local Plan policies possess a good degree of conformity with the requirements of the NPPF. As such, considerable weight may still be given to the requirements of the Local Plan.

The Council is in the process of replacing the 2002 Local Plan with a new two part document. Part 1 (Strategic Policies and Sites) will replace the Core Strategy that was withdrawn in October 2013. Part 2 (Development Management and Site Allocations) will follow the adoption of Part 1. The new Local Plan will build upon the foundations of the Core Strategy, particularly in those areas where the policy/ approach is not likely to change significantly. Public consultation on potential housing scenarios and other issues took place in September/October 2014. The timetable for the preparation of the Local Plan (Part 1) is currently under review.

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Policy Guidance (2014)
- Strategic Housing Land Availability Assessment (2014 update)
- Draft West Surrey Strategic Housing Market Assessment (2014)
- Infrastructure Delivery Plan (2012)
- Settlement Hierarchy (Draft 2010 and factual update 2012)
- Climate Change Background Paper (2011)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2014 Revision)
- Strategic Flood Risk Assessment (2015)
- Affordable Housing Viability Assessment (Addendum 2010 and update 2012)
- Planning Infrastructure Contributions SPD (2008)
- Cycling Plan SPD (April 2005)
- Waverley Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Waverley Local Plan Strategic Transport Assessment (Surrey County Council, September 2014)
- Surrey Design Guide (2002)
- Farnham Design Statement 2010
- Farnham Neighbourhood Plan
- Thames Basin Heaths SPA Avoidance Strategy 2009

Consultations and Town/Parish Council Comments

<p>County Highway Authority</p>	<p>Recommends an appropriate agreement should be secured before the grant of permission to include the following financial contributions:</p> <p>a) Prior to the occupation of the 25th dwelling the applicant shall pay an index linked sum of £75,000 towards works to provide pedestrian crossing facilities, environmental enhancements and capacity improvements at the junction of St. Georges Road with Badshot Lea Road.</p> <p>b) Prior to the occupation of the 30th dwelling the applicant shall pay an index linked sum of £27,776 towards the provision of lighting on Footpath 112 between Badshot Lea Road and St. George’s Road.</p>
<p>Farnham Town Council</p>	<p>The Town Council welcomes the fact that the owner has been in discussion with local community groups, but gathers that changes to the original description do not seem to be reflected in the plans. Any development must benefit from the village of Badshot Lea with improved facilities at the recreation ground or nearby, plus parking for the villagers.</p>
<p>County Rights of Way Officer</p>	<p>Would be seeking improvements to two public rights of way that run very close to the site and which are likely to see a rise in footfall upon completion of such a development. This should be controlled by a planning condition.</p> <p>The improvements would cover the following:</p> <ol style="list-style-type: none"> 1. Surfacing of Footpath 112 between Badshot Lea Road and Little Acres Nursery (approx. 330 metres) 2. Groundworks for and installation of ducting, cables and lighting columns for Footpath 112 from Badshot Lea Road to St George’s Road 3. Resurfacing of Footpath 109 from junction with Springhold Close to St George’s Road (approx. 150 metres) <p>The applicant should be aware that the granting of</p>

	<p>planning permission does not permit the alteration/obstruction of a public right of way in any form and this should be raised by way of an informative.</p>
<p>Natural England</p>	<p>Thames Basin Heaths Special Protection Area (SPA)</p> <p>There is an Avoidance & Mitigation Strategy in Waverley Borough Council. Assumes that the proposals are meeting the requirement of that plan and that the legislation around protected species has also been addressed. The applicant has indicated that they intend to contribute towards Farnham Park SANG. If the applicant is complying with this Strategy, then Natural England do not object to this application.</p>
<p>Environment Agency</p>	<p>Flood Risk Sequential Test</p> <p>The indicated site is located in Flood Zones 1 and 2 defined by the National Planning Policy Framework (NPPF) and the associated National Planning Policy Guidance (NPPG) as having a 'low and medium probability' of flooding from rivers.</p> <p>In accordance with paragraphs 101 to 102 of the NPPF the proposed residential development must successfully pass the flood risk sequential test. It is for the applicant to clearly demonstrate and for the LPA to assess and determine if the sequential test has been passed.</p> <p>Waverley BC should be satisfied that the flood risk sequential test has been passed and that there are no other reasonably available alternative sites at lower risk of flooding suitable for this development.</p> <p>Only upon successfully passing the flood risk sequential test should other considerations including the comments noted below be applied.</p> <p>Surface Water</p> <p>The proposed development is located in Flood Zones 1 and 2. Whilst development may be appropriate in Flood Zone 1, paragraph 103 (footnote 20) of National Planning</p>

	<p>Policy Framework (NPPF) sets out a Flood Risk Assessment should be submitted for all developments over one hectare in size.</p> <p>In order for the development to be acceptable in flood risk terms, would advise the following:</p> <p>Surface water run-off should not increase flood risk to the development or third parties. This should be done by using Sustainable Drainage Systems (SuDS) to attenuate to at least pre-development run-off rates and volumes or where possible achieving betterment in the surface water run-off regime.</p> <p>An allowance for climate change needs to be incorporated, which means adding an extra amount to peak rainfall, as described in Paragraph 68, part 4, (Reference ID: 7-068-20140306) of the Planning Practice Guidance.</p> <p>The residual risk of flooding needs to be addressed should any drainage features fail or if they are subjected to an extreme flood event. Overland flow routes should not put people and property at unacceptable risk. This could include measures to manage residual risk such as raising ground or floor levels where appropriate.</p> <p>Waste Water Network Capacity</p> <p>Waverley BC should consult the local waste water company to ensure that there are enough network capacity and treatment facilities to satisfactorily manage the waste water associated with an additional 71 dwellings. Failing to adequately treat the waste water may result in a pollution incident and could have an adverse impact on this area meeting the Water Framework Directive (WFD) requirements.</p>
Surrey Wildlife Trust	<p>Original response received dated 28/01/2015</p> <p>The Trust notes the contents of Skilled Ecology Consultancy Ltd's Phase 1 Habitat Survey report dated June 2014, which provides much information which will be</p>

	<p>useful to the Local Authority in determining the likely effect of the development on protected and important species using the site.</p> <p>If the proposals are permitted the applicant should be required to undertake the measures detailed in Section 5 'Recommendations' of the report.</p> <p>The Trust supports the report's recommendation that existing trees and hedgerows should be retained and excluded from the curtilage of new dwellings.</p> <p>Given the identified suitability of the habitat site for reptiles, the Trust supports the need for presence/absence surveys to be undertaken. Advise that without this data and recommendations for mitigation, the LPA would find it difficult to assess the impact of the proposals on legally protected and priority reptile species.</p> <p>The report advises that badgers may be foraging on site and the Trust recommends that precautions are taken during construction works.</p> <p>The development is likely to offer opportunities to restore or enhance biodiversity; such measures are in line with the NPPF and will assist the LPA in meeting their duty under NERC and also help offset any localised harm to biodiversity caused by the development process.</p> <p>The Trust supports Skilled Ecology Consultancy Ltd's suggestions that further bat roosting and bird nesting opportunities are provided across the site and that two large log piles are created within boundary habitat; felled/dead wood from the site can also be used to construct partially-buried hibernacula to provide habitat for stag beetles and other invertebrates, reptile and amphibians.</p> <p>Response received 30/06/2015 (in relation to reptile survey)</p> <p>The Trust would advise that the Reptile Survey Report dated June 2015, which the applicant has provided in</p>
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	<p>support of the above planning application, provides sufficient information for the Local Authority to be able to assess the potential status of these legally protected species on the proposed development site and the likely effect of the development on them.</p> <p>Advises the Local Authority, that should it be minded to grant this planning application for this site, the applicant should be required to undertake all the recommended actions in Section 5 of the Report, including the biodiversity enhancements as detailed.</p>
<p>County Archaeologist</p>	<p>The application is supported by a desk based archaeological assessment prepared by Pre Construct Archaeology which aims to identify and assess the significance of any heritage assets with archaeological significance that may be affected, and the potential impact of the proposal on any such assets, so enabling decisions to be made on what further archaeological work is necessary.</p> <p>The assessment has consulted all available sources and concludes that, based on evidence from the Surrey Historic Environment Record, the site has a moderate archaeological potential particularly for earlier prehistoric and Bronze Age remains. Therefore, in line with the National Planning Policy Framework and Local Plan Policy HE15, recommends that there is the need for further archaeological work to clarify the archaeological potential of the site.</p> <p>As a first step in this process, the applicants have commissioned a geophysical survey of the site in order to provide further detail regarding any buried remains and a report setting out the results is included with the submission. The work reveals some possible archaeological features but there is nothing that suggests intensive settlement remains such as those recorded at the nearby Farnham Quarry site. Further evaluation work in the form of archaeological trial trenches will still be required in order to provide a definitive view of the potential of the site and a Written Scheme of Investigation.</p>

	<p>The results of the evaluation will enable suitable mitigation measures to be developed. These mitigation measures may involve more detailed excavation of any archaeological assets, but in the event of a find of exceptional significance then preservation in situ is the preferred option.</p> <p>Condition recommended.</p>
Thames Water	<p>Waste comments</p> <p>Surface Water:</p> <p>With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.</p> <p>Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.</p> <p>Waste Water:</p> <p>Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. No objection subject to inclusion of a grampian style condition to address this.</p>

	<p>Water comments</p> <p>With regard to water supply, this comes within the area covered by the South East Water Company.</p>
<p>Council's Environmental Health Officer (air quality)</p>	<p>Some concern relating to potential emissions during any deconstruction and construction phases of the project, affecting existing receptors in the area through potential fugitive dust emissions and by increased traffic to the site during development. It should be noted that the introduction of residential properties may expose the future occupants to air pollution associated with road traffic and is likely to increase road usage in the area by the occupants.</p> <p>It should be noted that the impact of dust and emissions can have a significant impact on local air quality. As there is not safe level of exposure, all reduction in emissions will be beneficial. It is considered to be a medium risk proposal.</p> <p>Consideration has been given to the development being in a semi-rural location with less significant air quality impacts. However, the application site would increase vehicular traffic which will have a significant additional effect on the air quality in this location as occupants are likely to commute to their work, educational and shopping destinations.</p> <p>Recommends conditions including a site management plan, prohibition of burning, EPV charging points and limitations on construction hours.</p>
<p>Council's Environmental Health Officer (noise and nuisance)</p>	<p>It has been determined that noise from the development crosses the lowest observed adverse effect level boundary above which the noise starts to cause small changes in behaviour and attitude. The noise therefore starts to have an adverse effect and consideration needs to be given to mitigating and minimising those effects.</p> <p>Conditions recommended.</p>
<p>Heritage England</p>	<p>The application should be determined in accordance with national and local policy guidance, and on the basis of</p>

	Council's specialist conservation advice.
Council's Waste and Recycling Officer	<p>The dwellings will require storage for the following containers:</p> <p>1 x 140 litre refuse bin 1 x 240 litre recycling bin 1 x 240 litre garden waste bin 1 x 23 litres food waste caddy</p> <p>The 4 x 2 bed flats and 1 x 1 bed flat would have a communal refuse storage capacity of 660 litres. 5 x 240 litre blue recycling bins and 23 litre food waste caddies should be provided also.</p>
Crime Prevention Design Officer	<p>Reservations around parking arrangements. Good practice dictates that parking areas should remain in view from 'active rooms'. The word 'active' in this sense means rooms in building elevations from which there is direct and regular visual connection between the room and the street or parking court. Such visual connection can be expected from rooms such as kitchens and living rooms, but not from more private rooms such as bedrooms and bathrooms. Communal parking facilities should be lit to the relevant levels as recommended by BD5489:2013. In this development there are a number of proposed parking areas where this is not the case, particularly towards the southern boundary, others are proposed for the tennis courts and recreation ground.</p> <p>Surrey Police further requests that the developers seek Secured by Design accreditation for the entire development.</p>

Representations

In accordance with the statutory requirements and the "Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014" the application was advertised in the newspaper on 05/12/2014, site notices were displayed around the site on 05/12/2014 and neighbour notification letters were sent on 21/11/2014.

25 letters have been received raising objection on the following grounds:

- Impact on current residents
- Impact on school places

- Concern regarding parking, loading, turning and highway safety (congestion)
- Overlooking, loss of light, overshadowing and loss of privacy
- Noise and disturbance to neighbouring properties
- Landscaping not in line with village and Strategic Gap
- Proposal would impact on nature conservation and ruin the quiet tranquil environment and view of the field
- Field frequently floods and plans do not adequately consider drainage and flood risk mitigation – land is at the bottom of a hill and doubt balancing pond would cope with extra water volume and would increase flooding on St George's Road
- Concern regarding disturbance from construction and security
- Traffic survey carried out during quieter month of July and does not take into account the narrowness of local roads
- Current roads gridlocked and proposals would not solve traffic flow problems
- Site should be used to extend existing recreation area and Badshot Lea should have adequate breathing spaces for villagers
- Development should take place on brown field sites first
- Farnham Park SANG should be reserved for brown field development
- Site is an important wildlife corridor

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

- Proposal would improve Badshot Lea Tennis Club facilities

1 letter has been received making the following general comments:

- No objection in principle but proposal would add to strain on infrastructure, is high grade agricultural land, susceptible to flooding and encroaches into Strategic Gap

Submissions in support

The applicant has made the following submissions in support of the application:

- The site has good access to the facilities in Farnham and Aldershot
- Village of Badshot Lea has facilities including public houses, a village hall, church and school and the site is well placed for access to the recreation ground
- Site is well served by public transport and the local road network
- Site has been planned to respond to the topography of the area and a sustainable pattern of development has been suggested
- Mix of residential properties would reinforce and consolidate the character and identity of the area

Determining Issues

Principle of development

Prematurity

Environmental Impact Assessment

The lawful use of the land and loss of agricultural land

Location of development and sustainability

Housing land supply

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Conclusion/ planning judgement

Planning Considerations

Principle of development

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

Paragraph 14 of the NPPF defines the presumption in favour of sustainable development as approving development proposals that accord with the

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

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

The site is located within the Aldershot/Farnham Strategic Gap where the Council will seek to protect the gap between the two towns by resisting inappropriate development in accordance with Policy C2; promote the enhancement of the landscape and conservation of wildlife sites, and promote improved public footpaths and bridleways.

The site is within the Thames Basin Heaths SPA 5km Buffer Zone. Development should not result in a significant effect upon the integrity of the SPA. The Council has produced an Avoidance Strategy for the Thames Basin Heaths SPA with the aim of continued protection of bird species and is concerned with the net increase of population in the buffer zone from new housing development.

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

Prematurity

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

a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning; and

b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.

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

The Farnham Neighbourhood Plan is also at a relatively early stage in its development. The NPPG states that an emerging neighbourhood plan may be a material consideration in decisions on planning applications. It adds, however, that refusal of planning permission on grounds of prematurity will seldom be justified, in the case of a neighbourhood plan, before the end of the local planning authority publicity period. A draft of the Farnham Neighbourhood Plan was published for consultation between 31 October and 15 December 2014, but has not yet been submitted to Waverley Borough Council.

Officers conclude that the emerging Local Plan is not at an advanced stage and that the Farnham Neighbourhood Plan is at an early stage in its development. Having regard to the advice of the NPPG, Officers conclude that a reason for refusal based on prematurity could not be substantiated.

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 state that an Environmental Statement (ES) should 'include the data required to identify and assess the main effects which the development is likely to have on the environment'.

An ES is required to ensure that the likely significant effects (both direct and indirect) of a proposed development are fully understood and taken into account before the development is allowed to go ahead. An EIA must describe the likely significant effects and mitigating measures envisaged.

On 11/06/2014 the Council issued, pursuant to regulation 5 (7) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, a screening opinion (SO/2014/0011) which concluded that a proposed development of 85 dwellings at the site would not constitute EIA development within the meaning of the Regulations.

The thresholds for EIA Schedule 2 development were revised on the 6th April 2015 and increased. As such, the Screening Opinion previously issued is considered to remain valid, in light of changes to the guidance.

There have been no subsequent permissions or other changes in circumstances granted since that time such as to change the outcome of that Screening Opinion.

The lawful use of the land and loss of agricultural land

The application site consists of an open grassland field. Policy RD9 of the Local Plan outlines that development will not be permitted which would result in the loss or alienation of the most versatile agricultural land unless it can be demonstrated that there is a strong case for development on a particular site that would override the need to protect such land. The lawful use of the land is considered to be un-cultivated shrub land.

Paragraph 112 of the NPPF states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

The Council's records indicate that the site is classified as Grade 2, which indicates that it is likely to be of some agricultural value. There is then a clear conflict with the intentions of Policy RD9 of the Local Plan.

The site is not previously developed and comprises a parcel of primarily grazing land, and there are presently a small number of horses grazing on the site. There is no planning history for the site and officers are of the opinion that the lawful use of the land is agricultural. The applicant has confirmed that the site is not part of a wider holding.

The applicant has not provided an agricultural appraisal of the site and as such the Council's Agricultural Consultant has been unable to comment on the loss of the agricultural land. However, whilst the site appears to be good quality agricultural land, given the size of the site, and its physical severance from any wider agricultural land, officers are of the view that the proposal is unlikely to lead to the fragmentation of a wider holding. The loss of the agricultural site with some agricultural value is a material consideration to be weighted into the planning balance.

Location of development and sustainability

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy C2 of the Local Plan states that building in the countryside, away from existing settlements, will be strictly controlled.

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

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

Paragraph 69 of the NPPF states, inter alia, that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It continues, that local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

The Keynote Policy and Policy C2 of the Waverley Borough Local Plan 2002 are regarded as housing land supply policies, following the conclusion of the recent High Court Judgement: *Mark Wenman v (1) The Secretary of State for Communities and Local Government (2) Waverley Borough Council*. The Council can still apply the policy with regard to its environmental protection, with the understanding that the policy itself carries a significantly reduced amount of weight.

Whilst it is recognised that the application site falls outside of the Developed Area boundary, within the Countryside beyond the Green Belt, Officers acknowledge that the application site abuts the settlement boundary of Farnham (Badshot Lea) to the north. The site location is in reasonably close proximity to public transport and to the facilities in Badshot Lea, which includes a primary school within 200m.

The site was submitted for the 2014 'call for sites' and is identified in the 2014 SHLAA under ID 26. It was noted in the SHLAA detailed analysis for the site that it has good accessibility to a primary school and a bus stop and poor

access to a secondary school, town centre, a local centre, a GP/health centre and a train station. The site was given a 'green' RAG score in that initial assessment. The RAG score for each site was generated (either red, amber or green) for each site outside of settlements based on an assessment against a wide range of factual sustainability related criteria.

As such, Officers consider that the proposal would provide reasonably sustainable access to the facilities required for promoting healthy communities and would enhance the vitality of the community of Badshot Lea. Therefore, whilst acknowledging that the site is outside of a defined settlement or developed area, it is considered that the proposal would not result in isolated dwellings in terms of its visual relationship to the existing settlement and in terms of access to the facilities required to sustain inclusive, mixed communities. As such, the application is not required to demonstrate any special circumstances as set out in paragraph 55 of the NPPF 2012.

Housing land supply

Paragraph 159 of the NPPF states that Local Planning Authorities should have a clear understanding of housing needs in their area, they should, inter alia, prepare a Strategic Housing Market Assessment to assess their full housing needs; and prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

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

Paragraph 49 of the NPPF continues that housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date if the Local Planning Authority cannot demonstrate a five year supply of deliverable housing sites.

Following the withdrawal of the Core Strategy from examination in October 2013, the Council agreed an interim housing target of 250 dwellings a year for the purposes of establishing five year housing supply in December 2013.

That was the target in the revoked South East Plan and is the most recent housing target for Waverley that has been tested and adopted. However, as a result of court judgements, it is accepted that the Council should not use the South East Plan figure as its starting point for its five year housing supply and that the Council does not currently have an up-to-date housing supply policy from which to derive a five year housing land requirement.

It is acknowledged that both the latest household projections published by the Department for Communities and Local Government and the evidence in the emerging draft Strategic Housing Market Assessment point to a higher level of housing need in Waverley than that outlined within the South East Plan.

Specifically, the Draft West Surrey SHMA December 2014 indicates an unvarnished figure of at least 512 dwellings per annum.

Notwithstanding that this is a higher figure than the South East Plan Figure, latest estimates suggest a housing land supply of 3.96 years based on the unvarnished housing supply figure of 512 dwellings per annum. This falls short of the 5 year housing land supply as required by the NPPF.

The provision of new market and affordable housing would assist in addressing the Council's housing land supply requirements. This is a material consideration to be weighed against other considerations for this application.

Housing mix and density

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

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

- a) at least 50% of all the dwelling units within the proposal shall be 2 bedroomed or less; and,
- b) not less than 80% of all the dwelling units within the proposal shall be 3 bedroomed or less; and,

c) no more than 20% of all the dwelling units in any proposal shall exceed 165 square metres in total gross floor area measured externally, excluding garaging.

The Council's Draft West Surrey Strategic Housing Market Assessment (2014, SHMA) provides an updated likely profile of household types within Waverley. The evidence in the Draft West Surrey SHMA (2014) is more up to date than the Local Plan. However, the profile of households requiring market housing demonstrated in the SHMA at Borough level is broadly in line with the specific requirements of Policy H4.

The Draft West Surrey SHMA (2014) provides the follow information with regards to the indicative requirements for different dwelling sizes:

Unit Type	1 bed	2 bed	3 bed	4+ bed
Market homes needed for West Surrey Housing Market Assessment area	10%	30%	40%	20%
Affordable Homes needed for West Surrey Housing Market Assessment area	40%	30%	25%	5%

The applicant has proposed the following mix of housing:

Unit Type	Number of units	% of overall total
1-bedroom	12	17%
2-bedroom	24	34%
3-bedroom	26	36.5%
4-bedroom +	9	12.5%
Total	71	100%

The total number of units would have 2-bedrooms or less would be 36, which would equate to 50.7% of the total number of units. This would accord with criterion a) of Policy H4.

Of the 71 dwellings proposed, 62 would have 3 bedrooms or less, equating to 87.3% of the total number of units, which would accord with criterion b) of Policy H4.

No indication of floor areas has been given for this outline submission, but it is considered that, given the low percentage of 4+ bedroom dwellings proposed, that the outline proposal has demonstrated that a detailed layout and mix

could reasonably accord with criterion c) of Policy H4. This would be a matter for the reserved matters stage.

Having regard to these considerations, the proposed mix would accord with Policy H4 of the Local Plan 2002 and the 2014 SHMA.

The density element of Policy H4 should be attributed less weight than policy in the NPPF which states that to boost significantly the supply of housing, local planning authorities should set their own approach to housing density to reflect local circumstances.

Rather than prescribing a minimum or maximum density, the NPPF sets out, at paragraph 47, that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances. Density is a rather crude numeric indicator. What is more important is the actual visual impact of the layout and extent of development upon the character and amenities of the area.

The site adjoins the developed area boundary along its northern boundary. The adjacent development in St George's Close is a 1960's estate, comprising pairs of semi-detached dwellings with detached garages. That development has a density of approximately 20 dpha. Other development nearby is denser, including development in Green Croft and Springholm Close, further to the north west. The proposed development would have a density of approximately 24 dpha which would be in keeping with local densities and commensurate with suburban housing locations such as Badshot Lea. The scheme includes open space and internal road networks which serve to disperse this density by providing natural spacing around the development within the site.

The proposed housing mix and density are considered to be appropriate having regard to the evidence in the SHMA and the requirements of Policy H4 of the Local Plan.

Affordable housing

The Local Plan is silent with regards to the delivery of affordable dwellings in locations such as this. Specifically, there is no threshold or percentage requirement in the Local Plan for affordable housing on sites outside of settlements. This is because, within an area of restraint, housing development under the current Local Plan, is unacceptable in principle, including affordable housing.

If, however, Members decide to support the principle of housing on this site then the provision of affordable housing could be regarded as a benefit of considerable weight to justify releasing the site from the countryside.

There is a considerable need for affordable housing across the Borough and securing more affordable homes is a key corporate priority.

As a strategic housing authority, the Council has a role in promoting the development of additional affordable homes to help meet need, particularly as land supply for development is limited. Planning mechanisms are an essential part of the Council's strategy of meeting local housing needs.

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

As of 8th June 2015, there are 1,519 households with applications on the Council's Housing Needs Register, who are unable to access housing to meet their needs in the market. Additionally, the Draft West Surrey SHMA (2014) indicates a continued need for affordable housing, with an additional 337 additional affordable homes required per annum.

The Draft West Surrey SHMA (2014) provides the following information with regards to the indicative requirements for different dwelling size affordable units.

Unit type	1 bed	2 bed	3 bed	4+ bed
Affordable	40%	30%	25%	5%

40% of the units (12.no) would be 1-bedroom, 35% would be 2-bedroom (9.no) and 25% would be 3-bedroom (7.no). This would accord with the SHMA guidance.

The Draft West Surrey SHMA (2014) also recommends 30% of new affordable homes to be intermediate tenures and 70% rent.

Overall the application would provide 40% affordable housing. Of the 28 affordable homes, 14 would be for affordable rent, and 14 would be for shared ownership. Whilst this 50/50 split would not strictly accord with the guidance of the SHMA in terms of tenure, the Council's Housing Strategy and Enabling Officer has commented that the mix of tenures would be acceptable and would serve to meet an identified housing need.

Affordable housing is a key corporate priority for the Council and officers consider that significant weight should be attached to the level of affordable housing provision with the current scheme. Officers conclude that, overall, the proposed affordable housing mix would contribute to meeting local needs in line with guidance contained within the NPPF. However, in the absence of any viability assessment, Officers cannot confirm that the proposed provision of affordable dwellings is the maximum amount achievable on the site or that this level is deliverable, whilst still seeking to achieve mixed and balanced communities. This is a matter to be weighed in the planning balance in relation to consideration of affordable housing as a benefit.

Highways, access and parking

The National Planning Policy Framework 2012 outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. In considering developments that generate significant amounts of movements local authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limit the significant impact of the development.

Paragraph 32 states: “All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

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

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

The application is accompanied by a Transport Assessment (TA) prepared by Paul Basham Associates. Baseline traffic flow surveys were undertaken in July 2013 and a trip rate generation assessment (TRICS) was undertaken, based on data from other similar housing developments. The TRICS assessment indicated that the proposal is likely to generate 375 daily vehicle

trips, with 39 occurring during the AM peak hours and 42 trips during PM peak hours.

Turning counts were undertaken at key junctions locally and it was identified that 56% of AM trips and 38% of PM trips are likely to travel south towards the St George's Road/A31 and St George's Road/Guildford Road junctions, representing 16 AM peak trips and 6 PM peak trips in that direction. The remaining journeys (44% in AM peak and 62% in PM peak) would travel north towards the St George's Road/Lower Weybourne Lane/B3208 crossroads.

The applicant has undertaken additional modelling of the Badshot Lea Crossroads, which take into account the cumulative impact of the current proposed development and the recently refused application at Lower Weybourne Lane, for 140 dwellings (WA/2014/0391), together with the proposed pedestrian phase improvements to that junction.

That modelling indicates that, in combination, the two proposals would allow the Badshot Lea crossroads junction to operate within capacity. In a worse case scenario, i.e. with both the developments granted and operational, the modelling indicates that the junction would operate at a maximum of 93.7% in PM peak periods. The analysis indicates that the proposal would not result in more than one additional vehicle queuing on any arm of the junction during the peak AM or PM periods.

The County Highway Authority has indicated that, in isolation, the effect of the development the subject of this application would not justify the upgrades, in their entirety, proposed to that junction. Therefore, it is suggested instead that a pooled contribution of £75,000 is made towards the pedestrian crossing facilities at the St George's Road arm of that junction.

No objection has been raised by the County Highway Authority to the scheme on highway safety or capacity, subject to the following contributions and off-site highway works:

- £75,000 towards the pedestrian crossing phase at the junction of St George's Road and Badshot Lea Road
- £27,776 towards the provision of lighting on Footpath 112
- Construction of dropped kerbs and tactile paving at:
 - Junction of St George's Close
 - Both sides of St George's Road immediately north of Low Lane
 - In the vicinity of the Village Hall on both sides of St George's Road, also to include a footway landing point and pedestrian access to the Village Hall;

- Construction of a 'village gateway' on St George's Road to the south of the access in the vicinity of the existing change in speed limit;
- Construction of 3m wide paths to provide improved pedestrian and cycle routes to provide:
 - Widening of the existing footway to provide a shared footway/cycleway along the western side of St/ George's Road leading from the start of new village gateway feature and along the St George's Road site frontage;
 - A path to provide to the far north eastern corner of the site to St. George's Road;
 - Two pedestrian access points along the southern boundary of the application site fronting Footpath 112;
 - A link to the north eastern boundary of the recreation ground on the western boundary of the application site;
 - A path to the western boundary of the development to connect to the recreation ground path specified above; and
 - A path from St. George's Road alongside the proposed site access into the development.
- Upgrade the two existing bus stops on Badshot Lea Road to provide new bus shelters, accessible height kerbing, new bus stop poles/timetables, and Real Time Passenger Information;
- Construct improvements to Footpath 112 to include:
 - Surface improvements between Badshot Lea Road and Little Acres Nursery
 - Groundworks for the provision of ducting to enable the provision of lighting at a later date.
- Resurface Footpath 109 from the junction of Springholm Close to St George's Road;
- Construct the proposed vehicular access to St. George's Road.

On that basis, and subject to these off site highways works and contributions towards transport improvement schemes being secured through a S106 agreement, officers consider that the proposal would not result in a significant impact on highway safety or capacity in the vicinity. Specifically the residual cumulative impacts of the proposed development would not be severe.

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 2013. Development proposals should comply with the appropriate guidance as set out within these documents.

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

Dwelling size	No. of spaces
1-bedroom	1
2-bedroom	2
3-bedroom +	2.5

The application is in outline form only and the layout is not to be considered at this stage. However, having regard to the size of the site and housing mix proposed, together, with the indicative layout provided, it is considered that the proposal could be provided with parking spaces to fully meet the requirements of the Council's Parking Guidelines 2013.

Flood risk and drainage

On flood risk, paragraph 99 of the NPPF states that new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaption measures.

Paragraphs 100 to 104 set out flood risk considerations and incorporate the Sequential and Exception Tests previously contained in PPS25: Development and Flood Risk. In particular, paragraph 100 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

The site is predominantly within Flood Zone 1; however, a small part of the site, to the north eastern corner is identified as being within Flood Zone 2. Paragraph 101 states that the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.

Paragraph 102 states that if, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the

Exception Test can be applied if appropriate. For the Exception Test to be passed:

- It must be demonstrated that the development provides wider sustainability to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- A site-specific flood risk assessment (FRA) must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

However, it should be noted that the Exception Test is only required to be passed by development in Flood Zone 3.

The applicant has submitted an FRA by Paul Basham (revision K). The FRA indicates that there is no specific data held by the Environment Agency relevant to this site. However, two other locations locally have modelled 1 in 100 years (plus 20% climate change) levels of 70.4m AOD and 72.66m AOD respectively. These modelled levels indicate that land at a level below 72.66m AOD have the potential to flood in a 1 in 100 year flood event, thus falling within Flood Zone 2.

The FRA confirms that the lowest part of the application site has a level of 72.56m AOD, but that St George's Road has a level of 73m AOD, thus potentially protecting the site from fluvial 1 in 100 year flood events from the River Blackwater to the east, which is the nearest source of fluvial flooding.

Nonetheless, the applicant accepts that the site lies partially within Flood Zone 2 and that the proposals must therefore accord with the Sequential Test in order to be acceptable in flooding terms.

The Council's SHLAA 2014 provides detailed information identifying other available sites, identified in Farnham and the surrounding area. Officers consider that there is justification for applying the area of search for the Sequential Test across Farnham only. This is on the grounds that the draft Waverley SHMA October 2013 and the West Surrey SHMA 2014 should be given weight as it is evidence of housing need. This evidence identifies a need for housing in the settlement. It concludes that the evidence converges on provision of around 512 new homes per annum needed for the whole Borough. Although the SHMA does not break this overall housing need down for individual settlements or areas, it is reasonable to consider that Farnham, as one of the four largest settlements in the Borough, requires new homes.

This approach to limit site searches to individual settlements when carrying out Sequential Tests reflects that adopted by the Council in its recent analysis of other greenfield sites within Flood Zones 2 and 3 around the Borough e.g the Berkeley Homes site at Cranleigh. Officers are satisfied that this is the correct approach to take in looking sequentially at the location of housing development.

As part of the FRA, the applicant has detailed the other sites that they consider should be assessed sequentially. The assessment is based on the Council's 2014 SHLAA and is limited to Farnham only.

Officers have used this information and have undertaken the Sequential Test, having regard to the sites identified in the 2014 SHLAA.

Appendix 4 of the SHLAA identifies the sites within the developed area of Farnham which have been promoted for development. Sites 33 (Badshot Lea Service Station), 133 (Land rear of Viners Mead and Colemans), 264 (Victoria House), 285 (The Bush Hotel), 330 (Stephenson's Engineering Site), 478 (SSE Farnham Depot), 484 (Farnham Police Station), 498 (Weydon Works), 319 (Farnham College) and 764 (Dairy Crest) would not be large enough to accommodate the number of dwellings proposed for this application and can be discounted. The Farnham Police Station site (ID 484) is subject to planning permission for 50 sheltered flats under reference WA/2014/0394 and is not reasonably available for housing.

The current application site was submitted in the 2014 'Call for Sites'. It was given a green RAG score in the 2014 SHLAA.

The table below provides an analysis of other greenfield sites which are available for housing in the Farnham area, together with their constraints and indicative yields:

Site	SHLAA ID	Size Yield Density	Characteristics	RAG score
Land west of Badshot Lea (WA/2014/0391)	25	6.14ha 140 22.8 dpha	<ul style="list-style-type: none"> • Good access to primary school, bus stop • Moderate access to secondary school • Poor access to town centre, local centre, GP/health facility and train station 	Green

			<ul style="list-style-type: none"> • Part of site within Flood Zone 2 • Strategic Gap 	
Land to the east of Badshot Lea	27	0.94ha 30 – 40 31-42.5 dpha	<ul style="list-style-type: none"> • Minerals safeguarding area • Grade 2 agricultural land • More than half of site is Flood Zone 2 • Good access to primary school • Moderate access to a town centre, local centre, secondary school, GP/health centre and train station • Strategic Gap 	Amber
Coxbridge Farm, Alton Road	29	14.21ha 350 24.6 dpha	<ul style="list-style-type: none"> • AGLV and Strategic Gap • 5km of Wealden Heaths SPA • Part of site affected by flooding • Relatively good access to a bus stop, moderate access to town centre, local centre and schools, and poor access to GP/health facility and train station 	Green
10 Acre Walk, Clifton Close, Rowledge	30	1.43 ha 30 – 50 20.98 – 34.97 dpha	<ul style="list-style-type: none"> • Development of site would significantly change the well treed/woodland character of the site • Contains Registered Common Land • 5km of the Wealden Heaths SPA • Good access to GP/health facility and bus stop • Poor access to town centre, local centre, 	Amber

			schools and train station	
Land at Clumps End, Clumps Road	153	1.44 ha 26 18.06 dpha	<ul style="list-style-type: none"> • Green Belt, AONB, AGLV • Development inconsistent with Landscape Study • Within 5km of Wealden Heaths SPA • Poor access to town centre, local centre, GP/health facility, bus stop and train station 	Red
Land at Waverley Lane, Farnham WA/2015/0771 - Refused 30/07/15	332	13.32ha 190 14.26 dpha	<ul style="list-style-type: none"> • Not well integrated with settlement pattern and inconsistent with Landscape Study • Within 5km of Wealden Heaths SPA • Partly affected by flooding • Good access to a bus stop • Moderate access to a primary school, GP/health facility and train station • Poor access to town centre, local centre and secondary school 	Amber
35 Frensham Vale WA/2014/1890 Refused 30/01/15	333	4.93ha 70 14.2	<ul style="list-style-type: none"> • Prevailing character is woodland/rural • Des not integrate with settlement area • Within 5km of Wealden Heaths SPA • Moderate access to bus stop • Poor access to town centre, local centre, schools, GP/health facility and train station 	Red
Land at Stockwood Way	343	3.45ha	<ul style="list-style-type: none"> • Site is currently wooded 	Green

		60 – 80 17.9 – 23.88 dpha	<ul style="list-style-type: none"> and within Strategic Gap • More than half of site within Flood Zone 2 and 3 • Moderate access to primary school, secondary school and bus stop • Poor access to town centre, local centre, GP/health facility and train station 	
Land south of Badshot Lea	381	38.28ha 500-850 13.06 – 22.2 dpha	<ul style="list-style-type: none"> • Strategic Gap and Grade 2 agricultural land • Does not integrate with settlement pattern • Dependant on development of site No.26 and would result in large extension to settlement between Badshot Lea and A31 • Within 5km of Wealden Heaths SPA • Good access to primary school and bus stop, poor access to a town centre, local centre, secondary school, GP/health facility and train station • Issues of land assembly likely to be problematic 	Amber
Land at Preymead Farm Industrial Estate	436	1.35 ha 31 22.96 dpha	<ul style="list-style-type: none"> • Within Strategic Gap • Flood Zone 3 • Loss of employment use • Good access to a primary and bus stop • Poor access to town centre, local centre, a secondary school, GP/health facility and 	Red

			train station	
Land west of Green Lane, Badshot Lea	438	7.91ha 120 15.17 dpha	<ul style="list-style-type: none"> • Within Strategic Gap • Minerals Safeguarding Area • Good access to schools • Moderate access to bus stop • Poor access to town centre, local centre, GP/health facility and train station 	Green
Land north east of Holtside, Lickfolds Road, Rowledge	440	0.3ha 2 6.67 dpha	<ul style="list-style-type: none"> • Within AGLV and in area considered for extension of Green belt • Would not integrate with settlement area • Within 5km of Wealden Heaths SPA • Moderate access to bus stop • Poor access to town centre, local centre, schools, GP/health facility and train station 	Amber
Land at Folly Hill, Upper Hale	441	2.79ha 60 21.51 dpha	<ul style="list-style-type: none"> • Within 400m of Thames Basin Heaths SPA • Contaminated land • Good access to bus stop • Moderate access to local centre and primary school • Poor access to town centre, secondary school, GP/health facility and train station 	Red
Land to rear of 48 Wrecclesham Hill	461	2.25ha 39 17.33 dpha	<ul style="list-style-type: none"> • Within AGLV and contains Ancient woodland, would not integrate with settlement • 5km of Wealden Heaths SPA • Good access to bus stop 	Amber

			<ul style="list-style-type: none"> • Moderate access to local centre • Poor access to town centre, schools, GP/health facility and train station 	
Land at St George's Road (east)	475	0.41ha 16 39.02 dpha	<ul style="list-style-type: none"> • Within Strategic Gap, detached from settlement • Current permission for use as a Gypsy/Traveller pitch • Good access to a primary school • Moderate access to bus stop • Poor access to a town centre, local centre, secondary school, GP/health facility and train station 	Red
SSE Old Frensham Road, Farnham	479	00.54ha 3 5.56	<ul style="list-style-type: none"> • Within Green Belt, AONB, AGLV • Reserve substation • Within 5km of Wealden Heaths SPA • 50% within Flood Zone 3 	Red
Baker and Oates, Gardener's Hill Road, Farnham WA/2014/2028 WA/2015/0317 Refused 09/06/15	545	2.49ha 50 20.08 dpha	<ul style="list-style-type: none"> • Within 5km of Wealden Heaths SPA • Good access to bus stop and GP/health facility • Poor access to town centre, local centre, schools and train station 	Amber
Land west of Switchback Lane, Rowlege	546	2.26ha 60-70 26.55 – 30.97 dpha	<ul style="list-style-type: none"> • Irregular shaped site that does not integrate with settlement • Within 5km of Wealden Heaths SPA • Moderate access to bus stop and GP/health 	Amber

			facility, poor access to town centre, local centre, schools and train station	
Century Farm, Green Lane, Badshot Lea	564	2.66ha 15-20 5.64 – 7.52 dpha	<ul style="list-style-type: none"> • Within Strategic Gap and Minerals Safeguarding Area • Isolated location • May contain contaminated land • Good access to a bus stop • Moderate access to schools • Poor access to town centre, local centre, GP/health facility and train station 	Red
Land at Redhill House, Tilford Road	568	1.55ha 28 18.06 dpha	<ul style="list-style-type: none"> • Detached from settlement boundary • Within 5km of Wealden Heaths SPA • 50% of site Flood Zone 3 • Good access to GP/health facility • Poor access to town centre, local centre, schools, bus stop and train station 	Red
Land off Crondall Lane WA/2014/1565 – resolution to grant permission, subject to S.106 agreement	573	9.02 160 17.74 dpha	<ul style="list-style-type: none"> • Located within Area Strategic Visual Importance (ASVI) • Close to town centre • Good access to town centre and primary school • Moderate access to GP/health facility and bus stop • Poor access to local centre, secondary school and train station 	Green
1 Tongham	590	0.22ha	<ul style="list-style-type: none"> • Within Strategic Gap 	Red

Road		2 9.09 dpha	<ul style="list-style-type: none"> • Away from settlement boundary • Within 5km of Wealden Heaths SPA • Good access to bus stop • Poor access to town centre, local centre, schools, GP/health facility and train station 	
Land east of Low Lane WA/2014/0125 Refused 26/06/15)	315	1.57ha 62 or 26 with SANG 39.49 or 16.56 dpha	<ul style="list-style-type: none"> • Within Strategic Gap and Minerals Safeguarding Area • 50% within Flood Zone 3 • Good access to bus stop, primary school • Poor access to town centre, local centre, secondary school, GP/health facility and train station 	Amber
Land at Cedar House, Byworth Close	644	1.79ha 32 17.88 dpha	<ul style="list-style-type: none"> • Mostly covered by trees, likely to have negative landscape impact • Some of site affected by flooding • Good access to bus stop • Moderate access to town centre and primary school • Poor access to local centre, secondary school, GP/health facility and train station 	Amber
Lower Paddock, Gardeners Hill Road	653	0.49ha 5 – 10 10.2 – 20.41 dpha	<ul style="list-style-type: none"> • Significantly detached from settlement boundary • Within 5km of Wealden Heaths SPA • Good access to bus stop • Moderate access to GP/health facility • Poor access to town centre, local centre, 	Red

			schools, train station	
Hill Fields, Gardener's Hill Road, Farnham	654	1.52ha 40 26.32 dpha	<ul style="list-style-type: none"> • Significantly detached from settlement boundary • Within 5km of Wealden Heaths SPA • Good access to bus stop • Moderate access to GP/health facility • Poor access to town centre, local centre, schools and train station 	Red
Wrecclisham Farm Buildings	655	0.88ha 5 5.68 dpha	<ul style="list-style-type: none"> • Within ASVI and detached from settlement boundary, not well integrated • Within 5km of Wealden Heaths SPA • Moderate access to local centre, primary school, GP/health facility and bus stop • Poor access to town centre, secondary school and train station 	Red
Wrecclisham Farn Nursery	656	0.67ha 10 14.93 dpha	<ul style="list-style-type: none"> • Moderate access to local centre, primary school and bus stop • Poor access to town centre, secondary school, GP/health facility and train station 	Red
Land south of Monkton Lane WA/2014/1957 Refused 30/01/15	657	3.06ha 75 24.51 dpha	<ul style="list-style-type: none"> • Within ASVI, not well integrated with settlement area • Good access to schools and bus stop • Moderate access to GP/health facility • Poor access to town centre, local centre and train station 	Amber
Land at	663	2.4ha	<ul style="list-style-type: none"> • Within Strategic Gap 	Red

Tongham Road, Runfold		20 8.33 dpha	<ul style="list-style-type: none"> • Some distance from settlement areas • Within 5km of Wealden Heaths SPA • Part of site affected by flooding • Good access to bus stop • Poor access to town centre, local centre, schools, GP/health facility and train station 	
Land rear of 12 Heathyfields	671	0.7ha 8 11.43 dpha	<ul style="list-style-type: none"> • Within 400m of Thames Basin Heaths SPA • Potential contaminated land • Landscape Study indicates no capacity for development • Good access to bus stop • Moderate access to local centre and primary school • Poor access to town centre, secondary school, GP/health centre and train station 	REd
Brethrens Meeting Room, West Street	673	0.46 ha 15 – 25 32.61 – 54.35 dpha	<ul style="list-style-type: none"> • Detached from settlement boundary • Existing use would be lost • Within 5km of Wealden Heaths SPA • Good access to bus stop • Moderate access to town centre and schools • Poor access to local centre, GP/health facility and train station 	Amber
Land at Frensham Vale Park, Rowledge	675	20.42ha 4	<ul style="list-style-type: none"> • Woodland and parkland • Detached from settlement and not well related 	Red

		0.2 dpha	<ul style="list-style-type: none"> • Limited scope for development • Affected by flooding • Within 5km of Wealden Heaths SPA • Moderate access to GP/health facility and bus stop, poor access to town centre, local centre, schools and train station 	
Monkton Farm, Monkton Lane	380	1.99ha 36 18.09 dpha	<ul style="list-style-type: none"> • Within Strategic Gap • Detached from settlement boundary • Minerals Safeguarding Area • Good access to schools and bus stop • Moderate access to GP/health facility • Poor access to town centre, local centre and train station 	Red
Land at Hale Road WA/2015/1328 - pending	693	14.22ha 430 30.24 dpha	<ul style="list-style-type: none"> • Adjoins Farnham Park which is a Historic Park, AHLV and SNCI • Not well integrated with settlement 	Red
Land south of Frensham Vale Road	696	17.02ha 306 17.98 dpha	<ul style="list-style-type: none"> • Woodland and open space – Ancient Woodland • Detached from settlement boundary and adjacent to ASEQ • Some of site affected by flooding • Good access to bus stop • Moderate access to GP/health facility • Poor access to town centre, local centre, schools and train station 	Red

Land at Lavender Lane	701	4.01ha 72 17.96 dpha	<ul style="list-style-type: none"> • Not well integrated with settlement boundary • Within 5km of Wealden Heaths SPA • Good access to bus stop and GP/health facility • Poor access to town centre, local centre, schools and train station 	Amber
Garden Style, Wrecclesham Hill	713	4.89ha 93 19.02 dpha	<ul style="list-style-type: none"> • AGLV and Ancient Woodland • Within 5km of Wealden Heaths SPA • Affected by flooding • Good access to bus stop • Moderate access to local centre • Poor access to town centre, schools, GP/health facility and train station 	Amber
13 Upper Old Park Land	716	4.67ha 84 17.99 dpha	<ul style="list-style-type: none"> • Not well integrated with settlement area, limited potential owing to landscape impact • Good access to bus stop • Moderate access to primary school • Poor access to town centre, local centre, secondary school, GP/health facility and train station 	Amber
Land south of Quernsmuir, 19 Sands Road	720	0.46 ha 5 10.87 dpha	<ul style="list-style-type: none"> • Green Belt, AONB and AGLV • Detached from settlement area • Within 5km of Wealden Heaths SPA • Minerals Safeguarding Area • Good access to bus stop 	Red

			<ul style="list-style-type: none"> Poor access to other services 	
Land rear of Hawthorn Farm, Rowledge	723	1.61ha 48 29.81 dpha	<ul style="list-style-type: none"> Within AGLV, detached from settlement boundary Within 5km of Wealden Heaths SPA Poor access to services 	Red
Land rear of Three Stiles Road	727	2.22ha 60 – 65 27.03 – 29.28 dpha	<ul style="list-style-type: none"> Within ASVI Integrates reasonably well Good access to bus stop Moderate access to town centre and primary school Poor access to other serviced 	Green
Land at Little Acres Nursery	761	6.37ha 160 - 190 25.12 – 29.83 dpha	<ul style="list-style-type: none"> Within Strategic Gap Detached from settlement boundary and does not integrate well Good access to bus stop and primary school Poor access to other services 	Amber
Farnham SSE Depot	790	1.01ha 18 17.82 dpha	<ul style="list-style-type: none"> Within Minerals Safeguarding Area Good access to schools Moderate access to bus stop Poor access to town centre, local centre, GP/health facility and train station Requires current use to be rationalised 	Green

Of the above sites, sites 25, 332, 333, 545, 315 and can be discounted as they have been refused planning permission for residential development. Site 573 (Crondall Lane) has recently been granted planning permission, subject to completion of a Section 106 agreement, for residential development.

Sites 27, 30, 153, 380, 436, 440, 441, 461, 465, 479, 546, 564, 568, 590, 644, 663, 654, 655, 656, 663, 671, 673, 675, 380, 720, 723, 727 and 790 are not large enough to accommodate the size of the proposal (71 dwellings) and can therefore be sequentially discounted.

Of the remaining available sites, No's 29, 343, 701 and 713 are all within 5km of the Wealden Heaths SPA and would likely require SANG provision to avoid a likely significant effect. Such provision (on site) would significantly reduce the developable area and may affect the viability of any scheme coming forward. Some of those sites are also within other local landscape designations (AGLV/ASVI) or are detached/remote from settlement boundaries.

Of the remaining sites, site 438 (Land west of Green Lane) could accommodate the proposed development and is not within the Wealden Heaths 5km Buffer Zone. It does not have flooding issues and was also given a 'green' RAG score. However, it is within a Minerals Safeguarding Area which could constrain the developable parts of the site.

Site 696 (Frensham Vale) contains Ancient Woodland, is detached from the settlement boundary and also is affected by flooding. Site 716 (Upper Old Park Lane) is not well integrated in relation to existing development and would have landscape impacts. Given these additional constraints, these sites would not be sequentially preferable to the application site.

The site is in close proximity to the site at Little Acres Nursery, which lies to east of the application site. Permission was previously refused, and dismissed on appeal for a mixed use scheme on that site (WA/2012/1829). There is a current application pending for this site, plus land to the west (WA/2015/1057). Although this site falls within Flood Zone 1, officers consider this site cannot be considered preferable for reason of this previous history.

Finally, site 693 (land at Hale Road) could offer same the potential development yield of the application site, and is within Flood Zone 1. However, that site is located adjacent to a historic park and is constrained in other ways which make it sequentially, less preferable to the application site.

On that basis, it is considered that the site would be sequentially preferable to other sites in the locality to deliver the number of houses proposed, in order to deliver the identified housing need.

In respect of other sources of flooding, the submitted FRA indicates that a surface water drainage strategy could be developed for the site. Attenuation of 310 cubic metres and 436 cubic metres would be required in order to ensure

that flood waters can be contained safely on site. The access and egress to the site would be located in areas least at risk of flooding and outside of Flood Zone 2.

The site is shown to be susceptible to ground water flooding, with the site being underlain by London Clay. Ground investigations were undertaken in September 2014 which show that the eastern portion of the site is suitable for infiltration drainage. Nonetheless, groundwater would be discharged via hydrobrake into the St George's Road culvert at a controlled rate equivalent to the existing greenfield run off rate (12.11 litres per second for a 1 in 100 years storm event i.e. worse case scenario).

The FRA has been reviewed by the Council's flood risk consultant, Mott MacDonald who has advised that the development would be acceptable in flood risk terms, subject to conditions.

On that basis it is considered that the proposals would not lead to increased flood risk, either on site or elsewhere, and would accord with paragraphs 100 – 104 of the NPPF 2012.

Impact on character of the Countryside and Strategic Gap

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. The NPPF states that, as a core planning principle the intrinsic character and beauty of the countryside shall be recognised.

Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled. The Government's White Paper "The Natural Choice: securing the value of nature" published June 2011 states that as a core objective, the planning system should take a strategic approach to guide development to the best location, to protect and improve the natural environment including our landscapes.

Policy C4 of the Local Plan outlines that the Council will seek to protect the Strategic Gap between Farnham and Aldershot by resisting inappropriate development in accordance with Countryside policy; promote the enhancement of the landscape, and conservation of wildlife sites, and promote improved public footpaths and bridleways for informal recreation.

The site is currently green, open pasture land and does not contain any built form. It therefore does not fall within the definition of 'previously developed land' and would constitute virgin, open countryside.

As a rural, site the Committee needs to consider whether the proposal would harm the intrinsic character and beauty of the countryside.

Of particular relevance to this case is the appeal decision for a housing scheme at Little Acres Nursery (APP/R3650/A/13/2196705 dated 23/04/2014). The Little Acres site is located directly to the south west of the application site, and is separated from it by the public footpath. The appeal was dismissed. The Inspector attributed significant weight to the impact of the development upon the character of the countryside.

The Inspector concluded that, as a result of the Little Acres development, the distinctiveness of the locality and open countryside setting of the village and wider rural landscape beyond would be unacceptably and substantially harmed by the development. It would have eroded the open nature of the countryside, causing significant harm to the character and appearance of the surrounding area. The development of that site would be viewed as ‘...an intrusive, incongruous individual development with little clear association with surrounding built development. In this way the distinctiveness of the locality and open countryside setting of the village and wider rural landscape beyond would be unacceptably and substantially harmed.’

Officers are mindful that similarities may be drawn between that appeal scheme and the current application. However, officers are of the view that the details of the two schemes, and their locations, are not directly comparable in terms of the impact of the development upon the character and appearance of the Countryside and that of the Strategic Gap.

The application site adjoins the settlement boundary at its northern point. Whilst it would encroach to a degree into the open countryside and Strategic Gap, it would be primarily viewed in the context of existing housing along St George’s Road and the latter development in St George’s Close.

On the basis of that assessment, it is considered that the site is not isolated from the village, but rather represents a natural extension to the edge of the village. As such, officers are of the view that, in this particular case, the context of the application site is such that the development would not seriously prejudice the openness, character and natural beauty of the open countryside in this location and would comply with Policy C2 of the Local Plan 2002 and paragraph 55 of the NPPF 2012.

Impact on residential amenity

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both

plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by Policies D1 and D4 of the Local Plan and guidance contained within the Council's SPD for Residential Extensions.

The application, as submitted, is in outline form only; however, an indicative site layout has been submitted. This plan demonstrates that the quantum of development proposed could be achieved on the site whilst maintaining a good level of amenity for both future occupants of the development, and for existing nearby occupiers.

The nearest properties to the site are those fronting St George's Road, and in the cul-de-sac development of St George's Close. Officers are satisfied that the level of residential accommodation proposed could be accommodated on site without material harm to the amenities of surrounding residential properties. The outlook from some habitable room windows of surrounding neighbouring properties would be changed. However, the right to a view is not a material planning consideration. Further, the indicative layout, flat surface gradient of the site and height of the proposed dwellings are such that, in the officers' view, there would be no overbearing impact arising from the proposed development.

Provision of amenity and play space

On promoting healthy communities, the NPPF sets out that planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities. Policy H10 of the Local Plan addresses amenity and play space in housing developments.

Although there are no set standards for garden sizes, the policy requires that a usable 'outdoor area' should be provided in association with residential development and that 'appropriate provision for children's play' is required. Given that the proposal is for 71 dwellings, including a significant proportion of family housing, public play space would also be required.

The indicative layout indicates that the dwellings could be provided with private amenity space to meet the needs of future residents.

The Council uses the standard recommended by Fields in Trust (FIT) for assessing the provision of public outdoor playing space. A LEAP (local equipped area of play) should be within 400m walking distance, 5 minutes from a child's home and is intended for children who are just beginning to play independently. It should feature a range of play equipment and should be suitably enclosed. The LEAP would be sited to the north east of the site.

In addition, a LAP (Local Area for Play) would also be provided to the north east of the site. A LAP comprises a small area within 1 minute walking time from home for children up to 6 years of age. These have no play equipment but provision is made for low key games such as hopscotch or play with small toys. Seating for carers should be provided.

The indicative layout shows that a LEAP and LAP could be accommodated within the site to meet with the FIT guidance.

On that basis, it is considered that the proposal would provide sufficient amenity and play space to meet the needs of the proposed development. The proposal would therefore accord with Local Plan Policy H10 and the NPPF 2012.

Air quality

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

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

Policy D1 of the Waverley Borough Local Plan 2002 states that the Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of inter alia (c) loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration; (d) levels of traffic which are incompatible with the local highway network or cause significant

environmental harm by virtue of noise and disturbance; (e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances; In the same vein Policy D2 states that the Council will seek to ensure that proposed and existing land uses are compatible. In particular inter alia (a) development, which may have a materially detrimental impact on sensitive uses with regard to environmental disturbance or pollution, will not be permitted.

The site is not within a designated AQMA and nor is it adjacent to one. However, the impact on air quality remains an important material consideration. The proposed development would introduce new residents into an area that has an established road network and therefore may expose future occupants to air pollution associated with road traffic. The new development would also potentially increase road usage in the area by potential future occupiers. Therefore, mitigation measures are recommended to be secured via condition should permission be granted. These include a Site Management Plan, Low Emission Strategy (LES) and no burning of materials on site.

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

Archaeology

Paragraph 128 of the NPPF sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

The applicant has submitted a desk based archaeological assessment by Pre Construct Archaeology, which identifies and assesses the significance of the archaeological value of the site, and the potential impact of the proposal on it. The assessment concludes that the site has moderate archaeological potential, particularly for pre-historic and Bronze Age remains. Further survey works would be required in order to clarify the archaeological potential of the site, together with any mitigation required should a find of exceptional significance be revealed.

Therefore, subject to a condition to require a written scheme of investigation to be provided prior to the commencement of development, it is considered that the archaeological significance of the site could be preserved in accordance with Policy HE15 of the Local Plan 2002 and the NPPF 2012.

Infrastructure

Policy D13 of the Local Plan states that “development will only be permitted where adequate infrastructure, services and facilities are available, or where the developer has made suitable arrangements for the provision of the infrastructure, services and facilities directly made necessary by the proposed development. The Council will have regard to the cumulative impact of development, and developers may be required to contribute jointly to necessary infrastructure improvements”. Local Plan Policy D14 goes on to set out the principles behind the negotiation of planning obligations required in connection with particular forms of new development. The current tests for legal agreements are set out in Regulation 122 (2) of the CIL Regulations 2010 and the guidance within the NPPF.

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

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

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

From 6th April 2015, CIL Regulation 123 has been amended to mean that the use of pooled contributions under Section 106 of the Town Country Planning Act will be restricted. No more may be collected in respect of a specific

infrastructure project or a type of infrastructure through a Section 106 agreement, if five or more obligations for that project or type of infrastructure have already been entered into since 6th April 2010 and it is a type of infrastructure that is capable of being funded by CIL.

The application proposes the erection of 71 dwellings (the housing mix is set out in the section of this report titled 'Proposal'), of which 43 would be private market housing. The infrastructure providers have confirmed that the following contributions would meet the tests of CIL regulations 122 and 123.

The following contributions have been sought:

Education (Secondary)	To be reported orally
Transport improvements	£102, 776
Environmental Improvements	To be reported orally

The applicant has indicated a willingness to enter into a suitable legal agreement to secure relevant contributions. As of yet, a signed and completed legal agreement has not been received. However, it is anticipated that an agreement would be entered into. Subject to the receipt of a suitable, signed legal agreement to secure infrastructure contributions, it is concluded that the proposal would adequately mitigate for its impact on local infrastructure and the proposal would comply with the requirements of the Local Plan and the NPPF in respect of infrastructure provision.

Effect upon the Thames Basin Heaths SPA

The proposal is for 71 residential dwellings. The site is located within the 5km Buffer Zone of the Thames Basin Heaths Special Protection Area (SPA), which was classified on 9th March 2005 under the EC Birds Directive. Additional housing development, particularly within 5km of the boundary of the SPA, has the potential to adversely affect its interest features, namely Nightjar, Woodlark and Dartford Warbler, which are three internationally rare bird species for which it is classified. Planning Authorities must therefore apply the requirements of Regulation 61 of the Conservation of Habitats and Species Regulations 2012 (as amended), to housing development within 5km of the SPA boundary.

The authority must decide whether a particular proposal, alone or in combination with other plans or projects, would be likely to have a significant effect on the SPA. The South East Plan was published by the Government on 6th May 2009. South East Plan Policy NRM6 deals specifically with the Thames Basin Heaths Special Protection Area. While the South East Plan

was formally revoked on 25th March 2013, Policy NRM6 was retained and continues to form part of the Statutory Development Plan to be used when assessing development proposals. Policy NRM6 states that new residential development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths SPA will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects and that such measures must be agreed with Natural England. The policy states that where development is proposed within the 400m to 5km Zone, mitigation measures would be delivered prior to occupation and in perpetuity. It adds that these measures will be based on a combination of access management of the SPA and provision of Suitable Alternative Natural Greenspace (SANG).

The Policy sets out standards and arrangements for the provision of SANG and access management. The Thames Basin Heaths Delivery Framework was endorsed in February 2009 by the Thames Basin Heaths Joint Strategic Partnership Board (JSPB) on behalf of the member Local Authorities (including Waverley) and other stakeholders, in order to ensure that additional housing development avoids such effects on the SPA. In December 2009, Waverley adopted its own Avoidance Strategy for the Thames Basin Heaths Special Protection Area. This builds on the principles 54 established in the South East Plan and the Delivery Framework and identifies that there are three options open to developers for meeting avoidance requirements:

- provide new SANG themselves;
- buy into provision of new SANG assembled by the local authority; or
- buy into the upgrading of an existing SANG site owned by the local authority or a third party.

In conjunction with Policy NRM6 in the South East Plan, and through Local Plans, the Delivery Framework provides a comprehensive, consistent and effective provision of avoidance and mitigation measures to enable new housing development in accordance with the RSS and Local Plans.

Development which is in accordance with Local Plans, Avoidance and Mitigation Strategies and the Delivery Framework would not be likely to have a significant effect on the SPA because it will provide, or make an appropriate contribution to, acceptable avoidance and mitigation measures. In order for the development to be acceptable in planning terms, a S106 agreement is required as part of any subsequent planning approval to secure a financial contribution (£209,038.50 including monitoring fee) towards a SANG (Farnham Park), in line with the Waverley Borough Council Thames Basin Heaths Special Protection Area (TBH SPA) Avoidance Strategy (December

2009). This Strategy was formally adopted by the Council on 13th December 2009.

Subject to the applicant entering into a unilateral undertaking to secure this contribution, the effect upon the SPA would be mitigated in accordance with Policy D5 of the Local Plan 2002 and the adopted Avoidance Strategy.

Crime and disorder

S17(1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities. In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework, which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Paragraph 69 of the National Planning Policy Framework 2012 highlights that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. To this end, planning policies and decisions should aim to achieve places which promote inter alia safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Surrey Police request that consideration be given to gaining Secured by Design certification for this development. This will ensure that the properties are constructed with a good level of basic security.

The application is in outline form only and the layout of the site is yet to be submitted. This will be considered as a reserved matter, if outline permission is granted. Nonetheless, officers are of the view that the site could be developed in such a way as to not lead to crime and disorder in the locality which would accord with the requirements of the NPPF 2012 and the Crime and Disorder Act 1998.

Financial Considerations

Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application.

The weight to be attached to these considerations is a matter for Committee/decision maker.

Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant. In the current case, the approval of the application would mean that the NHB would be payable for the net increase in dwellings from this development. The Head of Finance has calculated the indicative figure of £1,450 per net additional dwelling (total of £102,950) per annum for six years. A supplement of £350 over a 6 year period is payable for all affordable homes provided for in the proposal.

Climate change and sustainability

The Local Plan does not require this type of development to achieve a particular rating of the Code for Sustainable Homes or include renewable energy technologies. This said, the applicant has indicated as part of their Design and Access Statement that the new buildings would be built to modern standards. The lack of any policy backing in this regard, however, prevents conditions being added to require this.

Biodiversity and compliance with Habitat Regulations 2010

The NPPF states that the Planning System should contribute to and enhance the natural and local environment by minimising impacts upon biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

When determining planning 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.'

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

The application property does not fall within a designated SPA, SAC, SNCI or SSSI. The site is however undeveloped and has a natural grassland surface.

The application is accompanied by a Phase 1 Habitat Survey by Skilled Ecology Consultancy Ltd, together with a Reptile Survey Report. These documents have been reviewed by Surrey Wildlife Trust, which has commented that subject to the development being carried out in accordance with the recommendations contained therein, the proposal would conserve biodiversity.

Subject to these measures being carried out, officers are satisfied that the proposal would not prejudice the ecological value of the site, and would accord with Local Plan Policy D5.

Health and Wellbeing

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

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

- development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital;
- the local plan promotes health, social and cultural wellbeing and supports the reduction of health inequalities;
- the local plan considers the local health and wellbeing strategy and other relevant health improvement strategies in the area;
- the healthcare infrastructure implications of any relevant proposed local development have been considered;

- opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation);
- potential pollution and other environmental hazards, which might lead to an adverse impact on human health, are accounted for in the consideration of new development proposals; and
- access to the whole community by all sections of the community, whether able-bodied or disabled, has been promoted.

The provision for private outdoor amenity space for each dwelling is considered to be positive in terms of the health and well being of future residents.

Nonetheless, officers are satisfied that the scheme makes provision for access to the end users of the dwellings and that any environmental hazards arising from the development would be minimised or sufficiently mitigated. Further, the site is within close proximity to other existing residential properties and local amenities in Badshot Lea and, further afield in Farnham, which provide various social and cultural facilities that contribute to healthy living.

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

Water Frameworks Regulations 2011

The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003. It gives us an opportunity to plan and deliver a better water environment, focusing on ecology. It is designed to:

- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands which depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by 'priority' and 'priority hazardous' substances
- ensure progressive reduction of groundwater pollution

The proposal would not conflict with these regulations.

Accessibility and Equalities Act 2010 Implications

Policy D9 of the Waverley Borough Local Plan encourages and seeks provision for everyone, including people with disabilities, to new development involving buildings or spaces to which the public have access. Officers consider that the proposal complies with this policy. A full assessment against the relevant Building Regulations would be captured under a separate assessment should permission be granted. From the 1st October 2010, the Equality Act replaced most of the Disability Discrimination Act (DDA). The Equality Act 2010 aims to protect disabled people and prevent disability discrimination. Officers consider that the proposal would not discriminate against disability, with particular regard to access. It is considered that there would be no equalities impact arising from the proposal.

Human Rights Implications

The proposal would have no material impact on human rights.

Third party representations

The concerns and comments which have been raised by third parties, including the Town Council have been carefully considered by officers.

The majority of the concerns relate to the impact on the countryside, the landscape and visual impact, availability of infrastructure, traffic and congestion, flood risk, effects on wildlife, conflicts with Policies C2 and C4 of the Local Plan and the loss of views.

The report is considered to be comprehensive in addressing these issues.

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

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

1. Provided or made available pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
2. Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;

3. Have suggested/accepted/negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
4. Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Conclusion/ planning judgement

The application is for outline planning permission with access only to be considered and as such the Council must be satisfied that the principle of development and the proposed access are acceptable in planning terms.

In forming a conclusion, the NPPF requires that the benefits of the scheme must be balanced against any negative aspects of the scheme.

The site is located within the Countryside beyond the Green Belt and Strategic Gap and as such would encroach into the countryside. The Council's preference would be for previously developed land to be developed prior to green field sites.

However, the Council cannot currently identify a deliverable supply of housing sites from the identified sites which would sufficiently meet the housing demand for the next five years. This is a material consideration of significant weight in this assessment. Linked to this, Policies C2 and C4 of the Local Plan are housing land supply policies and, given the lack of a 5 year supply of housing, are out of date in as much as they are housing supply policies. The impact of the development upon the intrinsic beauty of the countryside is a material consideration and a matter of judgement for the Committee.

The proposal would result in the loss of agricultural land, but this is not of the best or most versatile. The proposal would not result in the fragmentation of an agricultural holding so as to seriously undermine the economic viability of the remaining holding.

The scheme would result in an increase in traffic movements. However, the County Highway Authority has assessed the Transport Assessment submitted and concludes that the access and highway improvements put forward would be sufficient to accommodate this increase in traffic.

The scheme would deliver a substantial level of both market and affordable housing, which would contribute significantly towards housing in the Borough. Furthermore, the proposal would provide for onsite a significant amount of

affordable housing, an important consideration which weighs in favour of the scheme.

The proposal has demonstrated that the development would not result in an increase in flood risk, either to existing or future residents, and that the highway impacts of the development would be satisfactorily accommodated or mitigated. Contributions towards the provision of a new pedestrian phase at Badshot Lea Crossroads would be a significant off-site benefit for the local community.

Having regard to the immediate need for additional housing and the lack of alternative deliverable sites to achieve the level of housing that is required, it is considered that the adverse impacts of the proposal would not significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole or specific policies in the NPPF.

Recommendation

That, subject to completion of a S106 agreement to secure appropriate contributions in respect of the Thames Basin Heaths Avoidance Strategy, 40% affordable housing, infrastructure contributions towards off-site highway improvements, secondary education and environmental improvements; off-site highway works and the setting up of a Management Company for play spaces, open space and SuDS, conditions, and consideration of any outstanding consultee responses and additional representations received, permission be GRANTED subject to the following conditions:

1. Condition

Details of the reserved matters set out below ('the reserved matters') shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

1. layout;
2. scale;
4. landscaping; and
3. appearance.

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

Reason

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

2. Condition

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

Reason

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

3. Condition

The plan numbers to which this permission relates are 1441/P/01 Rev A, 1441/P/02 Rev A, 1441/P/03, 1441/P/04, BCL140136, Figure 1: Site Location Plan, Figure 2: Landscape Character Zones, Figure 3: Zone of Visual Influence (ZVI) and Figure 4: Photographic Location Plan. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

Reason

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

4. Condition

The development hereby approved shall not be commenced unless and until the proposed vehicular access to St. George's Road has been constructed and provided with visibility zones in accordance with the approved plans and to the satisfaction of the Local Planning Authority. Thereafter the visibility zones shall be kept permanently clear of any obstruction between 0.6m and 2m high above ground level.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

5. Condition
Prior to commencement of development, 15 metres of the new access road shall be constructed to a minimum of base course level in accordance with the approved plans and details to be agreed with the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

6. Condition
The development hereby approved shall not be commenced unless and until the layout of internal roads, footpaths, footways and cycle routes have been submitted to and approved in writing by the Local Planning Authority. 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 0.6m and 2m high above ground level.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

7. Condition
The development hereby approved shall not be 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 M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

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

a) parking for vehicles of site personnel, operatives and visitors

- b) loading and unloading of plant and materials
- c) storage of plant and materials
- d) programme of works
- e) provision of boundary hoarding behind any visibility zones
- f) vehicle routing
- g) measures to prevent the deposit of materials on the highway (including wheel washing to prevent the deposit of mud on the highway)
- h) before and after construction condition surveys of the highway (within a geographical area to be agreed) and a commitment to fund the repair of any damage caused.
- i) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

9. Condition

Prior to the occupation of the 30th dwelling the applicant shall construct improvements to Footpath 112 to include:

- a) Surface improvements between Badshot Lea Road and Little Acres Nursery
- b) Groundworks for the provision of ducting to enable the provision of lighting at a later date.

Such works shall be limited to the extent of the existing footpath as set out in Surrey County Council's Definitive Statement and carried out in accordance with details to first be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed to the satisfaction of the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

10. Condition

Prior to the occupation of the 50th dwelling the applicant shall construct dropped kerbs and tactile paving at:

- a) the junction of St George's Close.

- b) on both sides of St George's Road immediately north of Low Lane.
- c) in the vicinity of the village hall on both sides of St George's Road near the proposed access to the development also to include a footway landing point and to provide pedestrian access to the village hall.

Such works shall be in accordance with details to first be submitted to and agreed in writing by the Local Planning Authority and constructed to the satisfaction of the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

11. Condition

Prior to the occupation of the 50th dwelling the applicant shall construct a 'village gateway feature' on St George's Road to the south of the proposed development in the vicinity of the existing change in speed limit. Such works shall be in accordance with details to first be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed to the satisfaction of the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

12. Condition

The applicant shall construct 3m wide paths at its own expense in accordance with details to be first agreed in writing by the Local Planning Authority in consultation with the Highway Authority. Such works shall provide improved pedestrian and cycle routes to include:

a) Prior to the occupation of the 50th dwelling the widening of the existing footway to provide a shared footway/cycleway along the western side of St/ George's Road leading from the start of new village gateway feature and along the St George's Road site frontage.

b) Prior to the occupation of the 50th dwelling the provision of pedestrian and cycle links within the site to a minimum width of 3m comprising:

- i. a path to provide to the far north eastern corner of the site to St. George's Road,
- ii. two pedestrian access points along the southern boundary of the application site fronting Footpath 112.

- iii. a link to the north eastern boundary of the recreation ground on the western boundary of the application site.
- iv. a path to the western boundary of the development to connect to the recreation ground path specified at iii above.
- v. a path from St. George's Road alongside the proposed site access into the development.

Once agreed the works shall be provided to the satisfaction of the Highway Authority and permanently retained free of any obstruction to allow unrestricted use.

Reason

To accord with Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012 and Policy M1 of the Waverley Borough Local Plan 2002 and the NPPF 2012 and in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

13. Condition

Prior to the occupation of the 50th dwelling the applicant shall upgrade the two existing bus stops on Badshot Lea Road to provide new bus shelters, accessible height kerbing, new bus stop poles/timetables, and Real Time Passenger Information. Such works shall be in accordance with details to first be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed to the satisfaction of the Highway Authority.

Reason

To accord with Section 4 "Promoting Sustainable Transport" of the National Planning Policy Framework 2012 and Policy M1 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

14. Condition

Prior to the occupation of the 50th dwelling the applicant shall resurface Footpath 109 from the junction of Springholm Close to St George's Road. Such works shall be limited to the extent of the existing footpath as set out in Surrey County Council's Definitive Statement and carried out in accordance with details to first be submitted to and agreed in writing by the Local Planning Authority and thereafter constructed to the satisfaction of the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

15. Condition

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

- a) Independently accessible secure parking of bicycles integral to each dwelling or building within the development site,
- b) Welcome packs to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, schools and community facilities.

Thereafter the agreed Welcome Packs shall be issued to each new first time occupier and the cycle parking shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason

To accord with Section 4 'Promoting Sustainable Transport' of the National Planning Policy Framework 2012 and Policy M1 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

16. Condition

Prior to the commencement of development on site, a surface water drainage scheme for the site shall first be submitted to and agreed in writing by the Local Planning Authority. No infiltration of surface water into the ground shall be permitted. The development shall be carried out in strict accordance with the approved details and plans.

Reason

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and Paragraph 103 of the NPPF 2012.

17. Condition

Prior to the commencement of development on site, a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall

be accepted into the public system until the drainage works have been completed.

Reason

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and Paragraph 103 of the NPPF 2012.

18. Condition

The development hereby permitted shall be carried out in accordance with the measures detailed in 'Section 5 Recommendations' of the Phase 1 Habitat Survey Report, dated June 2014, prepared by Skilled Ecology Consultancy Ltd and the recommended actions set out in 'Section 5' of the of the Reptile Survey Report, dated June 2015, prepared by Ecology Solutions.

Reason

In the interests of the ecology of the site and to accord with the Wildlife and Countryside Act 1981 and Regulation 40 of the Conservation of Species and Habitats Regulations 2010 and to comply with Policy D5 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

19. Condition

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

20. 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:

- i. An indicative programme for carrying out of the works
- ii. The arrangements for public consultation and liaison during the construction works
- iii. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- iv. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- v. the parking of vehicles of site operatives and visitors

- vi. loading and unloading of plant and materials
- vii. storage of plant and materials used in constructing the development
- viii. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- ix. wheel washing facilities
- x. measures to control the emission of dust and dirt during construction
- xi. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason

In the interest of the amenities of the area, in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.

21. Condition

No development shall commence until a detailed scheme of external lighting has been submitted to and approved in writing by the Local Planning Authority. The development should be carried out in strict accordance with the approved details. The scheme shall be maintained and shall not be altered without the prior written approval of the Local Planning Authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation. The intensity of the illumination permitted by this consent shall be no greater than that recommended by the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01.

Reason

In the interest of the amenities of the area, in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.

22. Condition

If contamination is found to be present on the site, works shall cease and a remediation strategy shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the agreed details.

Reason

In the interest of the amenities of the area, in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

23. Condition

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels and finished

floor levels of the development hereby permitted. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies C2, D1 and D4 of the Waverley Borough Local Plan 2002.

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.
3. Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.
4. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
5. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Team at Surrey County Council.

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

12. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
13. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
14. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
15. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.
16. With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, 3 Church Road, Haywards Heath, West Sussex. RH16 3NY. Tel: 01444-448200
17. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

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