

WA/2015/2163
Bewley Homes Plc
10/11/2015

Erection of 65 new dwellings, including 26 affordable, following demolition of existing buildings with associated access, car and secure cycle parking, landscaping and servicing at Garden Style Nursery, Wrecclesham Hill, Wrecclesham GU10 4JX (as amended by plans received 25/01/2016, 03/03/2016, 16/03/2016 and 23/03/2016 and as amplified by tree protection plan dated 01/09/2015 and arboricultural report dated 03/09/2015, additional geotechnical and geo-environmental report received 10/03/2016, noise and air quality letter dated 08/03/2016, highway improvements detail received dated 09/03/2016, accoustic fence technical information received 22/12/2016, marketing appraisal report dated 10/12/2015 and further supporting information received 25/01/2016, 26/01/2016, 11/03/2016)

Committee:
Meeting Date:

Joint Planning Committee
17/05/2016

Public Notice
Grid Reference:

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

Town:
Ward:
Case Officer:
13 Week Expiry Date
Neighbour Notification Expiry Date
Neighbour Notification Amended/
Additional Expiry Date

Farnham
Farnham Wrecclesham and Rowledge
Rachel Kellas
09/02/2016
18/12/2015
25/12/2015

Time extension agreed to
Extended expiry date

Yes
19/05/2016

RECOMMENDATION A

That, subject to the completion of appropriate legal agreements by 07/07/2016 to secure 40% Affordable housing, S278 (off site) highway works, an Open Space, Play and Woodland/Ecological Management Plan, planning infrastructure contributions relating to waste and recycling, secondary education, community facilities, playing

pitches, cycle and footpath improvements, SANG contributions, and subject to conditions, permission be GRANTED

RECOMMENDATION B

That, if the requirements of Recommendation A are not met permission be REFUSED

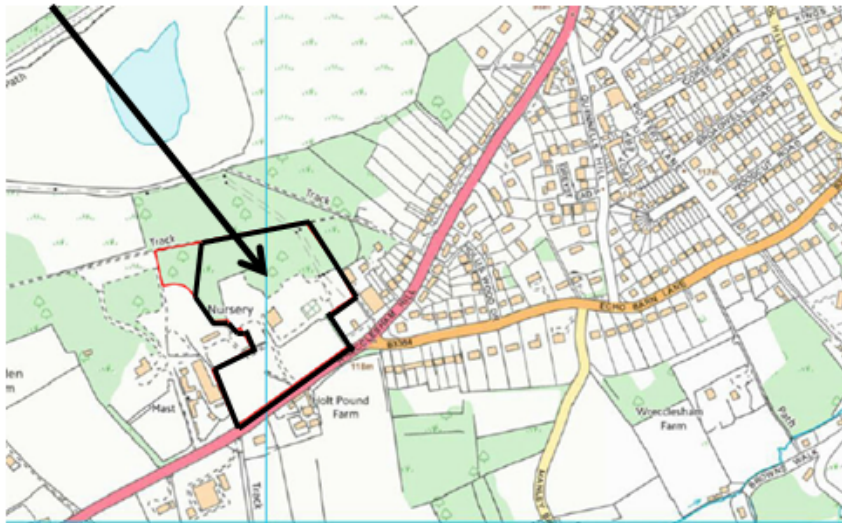
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Introduction

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

Location Plan



Aerial View



Site Description

The site measures 4.8 hectares and currently comprises a horticultural nursery with existing buildings, glass houses and outdoor display areas. The site is bound to the south by Wrecclesham Hill (A325), to the east by an electricity substation and vacant commercial site, and to the west an industrial site (sawmill) and a number of residential dwellings. The northern portion of

the site is designated ancient woodland which extends beyond the site to the north and west. The front (southern boundary) of the site is enclosed by mature trees and hedgerows.

The site slopes down from the front (south) towards the rear (north) and features a number of plateaus which currently form the external retail sales areas of the existing nursery uses. There is an existing vehicular access off Wrecclesham Hill.

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

Proposal

Permission is sought for the erection of 65 new dwellings, including 26 affordable, following demolition of existing buildings with associated access, car and secure cycle parking, landscaping and servicing.

The proposed housing mix is:

Bedroom numbers	Number of dwellings proposed
1 bedroom	6
2 bedroom	20
3 bedroom	26
4 bedroom	10
5 bedroom	3
Total	65

The affordable housing would comprise:

Bedroom numbers	Number of dwellings proposed
1 bedroom	6
2 bedroom	15
3 bedroom	5
Total	26

A buffer zone of 15m is proposed between the proposed dwellings and ancient woodland to the north. The majority of the dwellings would be houses and there are two blocks of flats proposed which are positioned at the front corners and front onto Wrecclesham Hill. The proposed layout is centred around a tree lined avenue which would run from the entrance through the centre of the site. The proposed dwellings and flats are all two storeys in height and includes primarily detached and semi-detached dwellings. Dwelling houses at the rear of the site would front onto the woodland, and

play space areas. The dwellings at the front of the site would face onto Wrecclesham Hill and the existing trees at the front of the site which are proposed to be retained.

A Local Equipped Area of Play is proposed at the northern rear portion of the site between the dwellings and the ancient woodland.

The proposal includes a Sustainable Urban Drainage System that would enable water to be directed into the existing pond that would form an attenuation device.

The density of the site would be approximately 25 dwellings per hectare.

A total of 147 car parking spaces are proposed which, with the exception of the proposed flats, would primarily be provided within private curtilages. Visitor bays are proposed on street. Parking for the proposed flats would take the form of on street parkings bays and parking courts.

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

The proposal includes the following Heads of terms:

Open Space, Play and Woodland/Ecological Management Plan (to include control over access to ancient woodland, and biodiversity management)
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Affordable housing (40% with a 50/50 split between shared ownership and rent)

Highway works S278 agreement

- | |
|---|
| <ul style="list-style-type: none">• Modified site access and new footway connections between site access and Wrecclesham Hill, connecting to existing footway provision on the north and south side of the carriageway.• Provision of new uncontrolled crossing with central refuge on Wrecclesham Hill and provision of tactile paving at the existing uncontrolled crossings at the Echo Barn Lane priority junction with Wrecclesham Hill.• Relocation of the 30/40mph speed limit terminal signs to the south west of the modified site access with a new gateway feature, in accordance with a plan to be submitted to and approved by the Highway Authority• Speed reduction measures on Wrecclesham Hill between the county |
|---|

boundary and the Echo Barn Lane/Wrecclesham Hill junction, comprising road markings and signs, in accordance with a plan to be submitted to and approved by the Highway Authority

- Upgrade existing bus stops located to the north east of the Echo Barn Lane/Wrecclesham Hill junction. These include raising kerbing to improve accessibility, improvements to footways/kerbing to access bus stops more easily, provision of seating at bus stops, provision of bus shelters and provision of Real Time Passenger Information, in accordance with a plan to be submitted to and approved by the Highway Authority.

Planning Infrastructure Contributions	
Improvement to public footpath 22	£25,000
Cycling infrastructure improvements between the site and Farnham Town Centre/Farnham Railway Station	£40,000
Playing pitches at Weydon lane	£39,812.50
Contribution to a community facility at Frensham Great Pond and Common	£24,375
Secondary schools - a project at Weydon Academy, to provide a single storey extension, which will enable the school to increase its capacity and provide places for more children	£229,190
Waste and recycling, provision of recycling bins/food waste	£1,891
	Total £335,893.5
Thames Basin SPA contribution	£204,178.60

Proposed Plans

Proposed layout plan:



Proposed street scene (with tree screening omitted):



Site section looking east from central access road:



Proposed view from rear of the site:



Proposed western side section (plots 47 – 53):



Relevant Planning History

WA/1988/2586	Use of land as wholesale nursery and erection of greenhouse and services building.	Full Permission 04/12/1991
FAR625/60	New vehicular access to Wrecclesham Hill	Refused 20/10/1960

Planning Policy Constraints

- Countryside beyond the Green Belt – Outside Settlement
- Ancient Woodland
- Area of Great Landscape Value (rear part of site)
- Tree Preservation Order 52/99
- Potentially contaminated land
- Thames Basin Heaths 5km SPA Buffer Zone
- Wealden Heaths I SPA 5km Buffer Zone
- Gas Pipe Line
- Waste Tip Site

Development Plan Policies and Proposals

Saved Policies of the Waverley Borough Local Plan 2002:

- C2 Countryside beyond the Green Belt
- C3 Area of Great Landscape Value
- C7 Trees, Woodlands and Hedgerows

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
HE15	Unidentified Archaeological Sites
H4	Density and Size of Dwellings
H10	Amenity and Play Space
M1	The Location of Development
M2	The Movement Implications of Development
M4	Provision for Pedestrians
M5	Provision for Cyclists
M7	Footpaths and cycleways
M14	Car parking Standards
RD9	Agricultural Land
S2	Local & Village Shops
S4	Garden Centres

Saved Policy of the South East Plan 2009:

NRM6 Thames Basin Heaths Special Protection Area

Policy of the Surrey Waste Plan Policy 2008

CW1 Waste minimisation

DC1 Safeguarding Sites

Policies of the Surrey Minerals Plan Core Strategy 2011

MC4 Efficient use of mineral resources

MC5 Recycled and secondary aggregates

MC6 Safeguarding mineral resources and development

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. In line with paragraph 215 due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The report will identify the appropriate weight to be given to the Waverley Borough Local Plan 2002.

The Council is in the process of replacing the adopted 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. In the latest provisional timetable for the preparation of the Local Plan (Part 1), the Council is scheduled approve the plan for publication in July 2016.

Other guidance:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- Strategic Housing Land Availability Assessment (2014 update)
- West Surrey Strategic Housing Market Assessment (2015)
- 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 (2010)
- Affordable Housing Viability Assessment (Addendum 2010 and update 2012)
- Cycling Plan SPD (April 2005)
- Waverley Borough Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Farnham Design Statement (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)
- Employment land review (update 2011)
- Council's Economic Strategy 2015-2020

Consultations and Town Council Comments

<p>County Highway Authority</p>	<p>No objection subject to legal agreement securing section 278 works and financial contributions, and subject to conditions (the package of s278 works and financial contributions is outlined in the proposal section of this report).</p> <p>The Highway Authority is satisfied that the proposed package of transport mitigation measures improves accessibility to the site by non-car modes of travel, therefore the planning application meets the transport sustainability requirements of the National Planning Policy Framework.</p> <p>The Highway Authority is satisfied that the proposed access and movement strategy for the development would enable all highway users to travel to/from the site with safety and convenience.</p> <p>The Highway Authority is satisfied that the traffic impact assessment undertaken by the applicant provides a robust and realistic assessment of the likely impact of the development on the highway network. The applicant has agreed to provide a package of mitigation measures that directly mitigates the impact of traffic generated by their development and is also providing a reasonable and proportionate level of mitigation to help mitigate the cumulative impact of future development.</p>
<p>Farnham Town Council</p>	<p>No objection. Welcomes the variety of design in line with the Conservation Area on this sensitive site. The Town Council would also welcome such additions as allotments on any available green spaces.</p>
<p>Reading Agricultural Consultants</p>	<p>From visiting the site it was evident that plants were being grown at the site, trees appeared to be posted on site in a potting area to the west of the steel</p>

	<p>profile clad building, a number of black plastic tubs were present in varying sizes from smaller approximately 10L buckets to very large 300L troughs along with growing mediums – as such the use of (part of) the site is horticultural, which falls within the definition of agriculture.</p> <p>The areas proposed for development are predominantly tarmacked or covered with buildings on a previously part developed site and would therefore be classified as non-agricultural land in the Agricultural Land Classification (ALC) system. The woodland will remain undeveloped and the proposal will not result in the loss or alienation of the best and most versatile agricultural land.</p> <p>Garden Style Nursery is currently fragmented from the applicant’s main business entities, Forest Lodge Garden Centre and neighbouring Bird World; and seeks to consolidate the Garden Style Nursery business onto the site of the Forest Lodge Garden Centre.</p> <p>There will be no loss of employment proposed as existing staff will be retained within the wider business as specified in paragraph 5.19 of the applicants Planning Statement.</p>
<p>Archaeological Officer Surrey County Council</p>	<p>The application site is large - over the 0.4 hectares which is recommended for archaeological assessment and possibly evaluation under saved policy HE15 of the Waverley Borough Council Local Plan.</p> <p>The applicants have submitted an Archaeological Desk Based Assessment with the application produced by CgMs Consulting. The Assessment 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 currently available sources including the Surrey Historic Environment Record in order to characterise the archaeological potential of the site and concludes that there is a generally low potential for archaeological remains, although the assessment does note that finds from the palaeolithic period have been recorded in the vicinity and suggests that there is a moderate potential for finds of this date.</p> <p>The assessment also shows that the site has been wooded during the relatively recent past and this will have caused some damage to any buried remains that will be present, as will the construction of the current buildings on the site</p> <p>The Assessment therefore suggests that further archaeological investigation will be required to clarify the identified potential in line with the National Planning Policy Framework and Local Plan policy. Agree with the conclusion and consider that in the first instance this should comprise an archaeological evaluation trial trenching exercise on areas proposed for new build, which will aim to establish rapidly what archaeological assets are and may be present. The results of the evaluation will enable suitable mitigation measures to be developed.</p> <p>Given that the assessment has demonstrated that the site has been disturbed by previous activity to some degree, do not consider that it is necessary for the archaeological work to be undertaken in advance of any planning permission; but securing the archaeological work as a condition of any planning permission is an acceptable and proportionate response.</p>
Surrey Wildlife Trust	<p>The proposed development site is located adjacent to an area of ancient woodland. Ancient semi-natural woodlands are recognised as important for their biodiversity, history and contribution to the landscape and this is reflected by their specific inclusion in the NPPF, which states that “Planning permission should</p>

	<p>be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss (paragraph 118). One of Natural England's main aims with regard to ancient woodland is the "maintenance of the area of ancient woodland, because this is an irreplaceable biological and cultural asset".</p> <p>The Trust advises that SLR's Ecological Assessment report dated June 2014 appears to provide sufficient information for the Local Authority to be able to determine the likely effect of the development on protected and important species using the site. The applicant should therefore be required to undertake the Mitigation and Enhancement actions as detailed in the Ecological Supplement report dated October 2015.</p>
<p>Minerals and Waste Planning Policy Team</p>	<p>Original response dated 07/01/2016:</p> <p>Minerals and Waste Safeguarding: Although the application site is not contained within a defined mineral safeguarding area (MSA), part of the application site boundary includes a border with Alton Road Sandpit, Farnham. Closer inspection of the submitted Location Plan and the Planning Supporting Statement reveal that the application site boundary towards the north west includes a small parcel of land which is located inside the approved site boundary for Alton Road Sandpit which is attached for your information.</p> <p>In October 2015, the mineral planning authority (MPA) permitted an extension of time for mineral working and subsequent restoration at Alton Road Sandpit (ref: WA/2014/0005) after the development granted in association with the original planning permission in 2002, although implemented, was never commenced in earnest. The October 2015 permission was for: the extraction of sand (770,000 tonnes) and clay (512,000 tonnes) from a site of 36.2</p>

hectares; the filling of the existing and resultant void with 2.6 million cubic metres of non-hazardous industrial, commercial, household and inert waste; the installation of plant and equipment; alterations to the existing site access onto the A31; and the comprehensive restoration of the site over a period of 11.5 years; without compliance with Condition 1 of planning permission ref: WA99/0223 to allow the development to be completed in all respects not later than 31 December 2029. However, the applicant is now only intending to restore the site with inert waste material.

Surrey Minerals Plan Core Strategy Development Plan Document 2011 (SMP CS DPD) Policy MC6 (Safeguarding Mineral Resources and Development) states that local planning authorities will be expected to consult the MPA on any proposals for development that would prejudice the effective operation of sites that are currently in minerals use or permitted for such use. Policy MC6 also safeguards infrastructure and sites used, or proposed to be used, for minerals development. Surrey Waste Plan 2008 (SWP) Policy DC1 (Safeguarding Sites) safeguards all existing sites in waste use. As the application site boundary overlaps the approved site boundary for Alton Road Sandpit, the proposal will prejudice the effective operation of Alton Road Sandpit contrary to SMP CS DPD Policy MC6 and SWP Policy DC1.

Noise and Air Quality:
The planning application and supporting documentation make no reference to the permitted mineral working located adjacent to the application site. As a consequence the potential impacts of the recently permitted mineral operations on residential amenity has not been assessed by the applicant. This is particularly relevant in relation to the impacts in terms of noise and air quality.

The Noise Assessment submitted by the applicant identifies vehicular activity as the primary source of

noise and the adjacent sawmill (and electricity sub-station) as a less dominant noise source where mitigation measures are proposed. No other noise sources are identified. On this basis, the Noise Assessment concludes that with appropriate mitigation, the proposed housing development will be suitable with regards to noise and that noise should not be a reason to withhold the granting of planning permission. As potential noise sources from mineral extraction, processing and restoration through the importation of inert waste materials on adjacent land have not been assessed by the applicant, it is not understood how the applicant could have reached this conclusion. The proposals are therefore considered to be flawed in this respect. Furthermore, the applicant has not assessed the potential for air quality impacts arising from the adjacent mineral working site to have a detrimental impact on future residents of the proposed dwellings. Potential impacts on air quality arising from the mineral working are likely in relation to landfill gas, odour and dust stemming from soil handling, clay and overburden handling, mineral extraction and processing, inert waste handling, wind scouring of exposed surfaces and stockpiles, and vehicle movements.

Ecology:

The applicant in relation to development at Alton Road Sandpit identified a number of habitat types present on the site including dormice being present within woodland and scrub within the site. Dormice, together with their habitat are legally protected species. The area of semi-natural ancient woodland which crosses the boundary between the application site and Alton Road Sandpit comprises a habitat for dormice. The applicant for Alton Road Sandpit is required to capture dormice present within the site and to translocated these to a number of identified areas within the site which will provide as alternative habitat. However, the dormice within the semi-natural ancient woodland crossing the boundary between the two sites will not be disturbed. The

applicant has submitted an Ecology Supplement which confirms that the semi-natural ancient woodland present in the northern part of the application site represents a habitat of high value for hazel dormice. The applicant's intention to provide a Woodland Management Plan to ensure that the ancient woodland within the application site is maintained to an appropriate standard to foster habitat creation is therefore supported, together with the proposed mitigation strategy for dormice given the potential of the development to impinge on some minor scrub habitat for this protected species.

AONB Boundary Review:

The application site is situated within the AGLV. It should be noted that the area of AGLV in which the application site is located is not amongst the areas recommended by the Surrey Hills AONB Partnership to be included within the AONB as part of the forthcoming Surrey Hills AONB Boundary Review to be undertaken by Natural England. However, this doesn't prevent Natural England from proposing to include areas that have not been recommended for inclusion by the Surrey Hills AONB Partnership.

Sustainable Construction and Demolition:

The proposals will generate a significant volume of construction, demolition and excavation waste (CDEW). With regard to waste minimisation and the efficient use of mineral resources, the adopted development plan policies advocate that development proposals should demonstrate a commitment to minimise waste production (Surrey Waste Plan Policy CW1), incorporate sustainable construction and demolition techniques that provide for the efficient use of minerals and enable the incorporation of a proportion of recycled or secondary aggregates in new projects (Surrey Minerals Plan Core Strategy Policy MC4) and encourage the re-use of construction and demolition waste at source or its separation and collection for recycling (Surrey Minerals Plan Core Strategy Policy MC5). These policy objectives are important not only

	<p>to improve the sustainability credentials of the development and implement the Waste Hierarchy, but also because Surrey is likely to run out of exploitable sharp sand and gravel resources used primarily for the manufacture of concrete by the end of the next decade.</p> <p>Having assessed the application documents, it is clear that insufficient information has been provided by the applicant to demonstrate that the proposal is in compliance with these policy objectives. If the Borough Council is minded to grant planning permission, consideration should be given to securing these objectives by condition where deemed necessary to ensure effective policy implementation.</p> <p>Recommendation: As the application site boundary overlaps the approved site boundary for mineral working at Alton Road Sandpit, Farnham, OBJECTION is raised to the proposals contained in planning application WA/2015/2163 as the proposal would prejudice the permitted minerals and waste operations at Alton Road Sandpit, contrary to SMP CS DPD Policy MC6 and SWP Policy DC1.</p> <p>Amended response dated 29/03/2016:</p> <p>Note that the application has been amended to include a revised red line area. We have inspected the amended boundary of the application site and are satisfied that this no longer overlaps with the approved site boundary for Alton Road Sandpit. As a consequence, the OBJECTION on the grounds of minerals and waste safeguarding is withdrawn.</p>
<p>SCC Lead Local Flood Authority</p>	<p>Original response 07/12/2015:</p> <p>The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications which was introduced from 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial</p>

	<p>Statement on SuDS). As per the guidance issued by the Department of Communities and Local Government (DCLG), all 'major' planning applications being determined from 6 April 2015, must consider sustainable drainage systems. Developers are advised to assess the suitability of sustainable drainage systems in accordance with paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance (PPG) for Flood Risk and Coastal Change. Sustainable drainage systems should be designed in line with national Non-Statutory Technical Standards for SuDS. Hydraulic calculation and drawings to support the design need to be provided along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF (PPG).</p> <p>Currently, cannot recommend that planning permission be granted because the proposed surface water strategy does not comply with the requirements laid out under the Technical Standards.</p> <p>Amended response dated 14/03/2016:</p> <p>Satisfied that the proposed drainage schemes meets the requirements set out in the aforementioned documents. The Local Lead Flood Authority would, however, recommend that should planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS Scheme is properly implemented and maintained throughout the lifetime of the development.</p>
Forestry Commission	<p>It is Government policy to discourage development that will result in the loss of Ancient Woodland, unless the development offers overriding public benefits. Ancient woodlands are widely regarded as irreplaceable. They have great value because they have a long history of woodland cover, with many features remaining undisturbed</p> <p>These comments are based upon information available to us through a desk study of the case, including the Ancient Woodland Inventory</p>

	(maintained by Natural England) and our general local knowledge of the area.
Surrey Police Crime Prevention Design Advisor	<p>Secured by Design is the UK Police flagship initiative, supporting the principles of ‘designing out crime’ by use of proven crime prevention measures and measurable and appropriate security standards.</p> <p>Creating a sense of place where residents and legitimate users are able to go about their daily routine without unduly fearing crime or insecurity is a key element of the Secured by Design initiative for New Homes. This is reflected by the National Planning Policy Framework 2012 (NPPF 2012) where its purpose is to provide ‘a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; (para. 7). Sustainable development seeks to ‘improve the conditions in which people live, work, travel and take leisure’ (para. 9). Core planning principles should ‘always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings’ (para. 17). Secured by Design products will satisfy Approved Document Q (ADQ) requirements.</p> <p>The NPPF 2012 further states that "Planning policies and decisions should aim to ensure that developments</p> <ul style="list-style-type: none"> •create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones (para. 35) •safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion (paras. 58 and 69) •safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use

	<p>of public areas" (para. 69)</p> <p>Crime should not be seen as a stand alone issue, to be addressed separately from other design considerations. That is why guidance on crime has been embedded throughout the guidance on design rather than being set out in isolation.</p> <p>Approved Document Q (ADQ) states that the buildings must be designed and constructed in such a way that it adequately resists: unauthorised access from outside the building and: unauthorised access from within the building to flats within the building. This applies to all new homes, extensions to homes and dwellings; external doors, windows and roof lights; doors to individual flats; communal entrance doorsets; and garage doors where there is an interconnecting door within the garage. Annex B provides the specification for 'bespoke' timber doors. Section 17 of the Crime and Disorder Act 1998 requires all local authorities to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder. The prevention of crime and the enhancement of community safety are matters that a local authority should consider when exercising its planning functions.</p> <p>Recommendations:</p> <p>Should this application gain consent, request that a planning condition be applied to require the development to achieve the full Secured by Design (SbD) award. An early meeting with the developers would ensure assessment on all matters.</p>
East Hampshire District Council	No objection, satisfied highway can accommodate traffic.
SCC Countryside Access Officer	No objection, would seek to secure funding to improve footpath 22 Farnham.
Natural England	The application is within 5km of the Thames Basin Heaths Special Protection Area (SPA). Provided that the proposals are meeting the requirement of that plan (in terms of mitigation such as contributions to Suitable Alternative Natural Greensapce (SANG) and Strategic Access and Management and monitoring) and the legislation around protected

	<p>species has also been addressed, raise no objection to the proposal. It is our understanding from the documents provided that the developer is likely to make relevant contributions to the Farnham Park SANG. This is with the understanding that the development site is within the relevant catchment area to be captured by Farnham Park and there is currently sufficient capacity to facilitate the proposed 65 dwellings. This must be secured through a legal agreement prior to granting consent, along with the provisions for SANG contributions, and also be in agreement with the landowner.</p>
Thames Water	<p>Surface Water Drainage – responsibility of developer, prior approval required from Thames 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. Should the Local Planning Authority look to approve the application, Thames Water would like to see a Grampian style condition imposed requiring a drainage strategy to be submitted to and approved by the Local Planning Authority as the development may lead to sewage flooding and to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p> <p>Would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharged into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, and testing and site remediation. Informative recommended.</p>
Council's Environmental Health Pollution Control Officer	<p>Original response dated 26/11/2015:</p> <p>A full Geo-environmental report has not been submitted for review (only an “executive summary”). The site includes confirmed areas of former landfill. The obvious concerns are the impact of ground gas</p>

	<p>and other contaminants on the development. In the absence of complete reports or ground gas monitoring there is no evidence that the site can be made suitable for residential use.</p> <p>As an initial assessment clearly demonstrating that the risk from contamination can be satisfactorily reduced to an acceptable level has not been submitted, it is considered that further site investigations and risk assessment will be needed before the application can be determined, as detailed in the contaminated land NPPG guidance.</p> <p>Amended response dated 16/03/2015: Have reviewed the revised report submitted 10/03/16 “Geotechnical and Geo-environmental site investigation, Wrecclesham Hill, Farnham, Eastwood and Partners , Report Reference 38414-02(I3) March 2016”.</p> <p>Suitable further soil and ground gas investigation have been proposed along with outline remediation plans for the former landfilled area (which will not have any housing in its direct area). Satisfied that the site can reasonably be made suitable for the proposed use and can recommend conditions to secure the proposed works.</p> <p>Note that vapour membranes are likely to be required in the properties as part of the outline remediation strategy for the site. These will need to be designed and their installation verified by a competent person in accordance with CIRIA guidance C748 Membranes as VOC barriers and C735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases .</p> <p>On this basis in order to ensure compliance with clause 120 and 121 of the NPPF, it is recommended that contaminated land conditions are attached to the planning permission.</p>
Council's	Original response dated 30/11/2015:

Environmental Health
Officer – noise

With respect to the issue of road traffic noise from Wrecclesham Hill it is considered that a suitable assessment has been made and, taking into account the recommendations regarding the proposed layout of the development, appropriate noise mitigation measure can be secured through condition.

However, significant concerns remain regarding operational impact of the adjoining sawmill and industrial use. The proposed development will locate sensitive residential facades as close as 6m to the sawmill.

As well as the operation of the sawmill itself the report has also highlighted ancillary activities such as vehicle movements, loading and unloading. It is noted that the sawmill occasionally operates on Saturday afternoons and this may be indicative that few planning controls on the commercial and industrial use are in place.

Included in the draft Noise Assessment is an addendum detailing an assessment of the commercial noise carried out in accordance with the requirements of BS4142:2014. This assessment has concluded that noise from the sawmill may have a potentially adverse impact on the nearest proposed residential dwellings and a scheme of attenuated glazing has been proposed to ensure that internal noise levels will remain acceptable with windows closed.

It is anticipated that noise from the commercial activities will remain below the World Health Organisation threshold for serious annoyance in outdoor living areas.

The addendum noise survey detailed noise monitoring for a period of 59 minutes. During this period the sawmill operated on four occasions ranging in duration from 24 seconds to over 3 minutes. It is unclear whether the pattern of activity

	<p>is typical for any one hour period during the hours of operation of the sawmill.</p> <p>The introduction of residential dwellings so close to an established commercial or industrial use may lead to conflicts between the operation of the business and desire of the residents to enjoy the amenity of their property unimpaired. The assessment notes the impulsive, irregular and tonal nature of noise from the sawmill and these characteristics can all act to make noise more intrusive</p> <p>A further consideration is how the activity at the industrial use may change over time. Should the use intensify or alternative industrial or commercial activities be undertaken the noise impacts may also increase.</p> <p>The ability of the authority to act to control conflicts between the proposed residential use and the commercial and industrial uses may be limited by a lack of planning controls on the established use. Action for statutory noise nuisance may also be limited. Statutory nuisance represents a basic standard and is not able to safeguard a high level of amenity. The defence of Best Practicable Means allows that a business cannot cause a statutory noise nuisance if reasonable steps have been taken to control any noise.</p> <p>Given the immediate proximity of the proposed residential properties to the established commercial and industrial use it is considered highly likely that complaints would be received.</p> <p>Accordingly it is recommended that the layout of the proposed development be altered to increase the separation distance between the proposed residential dwellings and the boundary of the industrial use.</p> <p>Amended response dated 29/03/2016: If it is considered that the development is desirable</p>
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	<p>then I recommend the mitigation measures proposed by the applicant are completed to limit the harm to the amenity of any new/existing properties from the commercial activities in the immediate area. However, noise assessments have been carried out that indicate nuisance is unlikely. Conditions are recommended.</p>
<p>Council's Environmental Health (Air Quality) Officer</p>	<p>The National Planning Practice Guidance advises odour and dust can be a planning concern, for example, because of the effect on local amenity. Consideration shall be given to development that may potentially have an unacceptable impact during construction for nearby sensitive locations.</p> <p>The application involves construction work to develop properties on land not currently in residential use. This can affect the locality through fugitive dust emissions during construction. I have considered the current use of the site at this location but as there are no safe levels of exposure all measures should be taken to address the impacts of dust that may arise from this development.</p> <p>It should also be noted that the introduction of residential properties may expose future occupants to air pollution associated with road traffic and is likely to increase road usage in the area by the occupants who will commute to their work, educational and shopping destinations daily. The application site is not currently in a residential occupation and therefore all additional vehicular traffic, along with the cumulative impact of adjoining industrial premises, will have a significant additional effect on the air quality at this location causing a further deterioration to current levels. Additionally there are concerns relating to the air quality of surrounding towns and villages, such as Farnham, which already experiences high vehicular volumes. Monitoring is undertaken in both areas with an Air Quality Management Area previously declared for Farnham. Consequently, the proposed development will expose people to existing sources of air</p>

	<p>pollutants and this is likely to further compromise the health of those residents living locally.</p> <p>Significant concerns remain regarding the operational impact of the adjoining sawmill and the nearby mineral extraction and these should be assessed in regards to their impact on air quality for this development.</p> <p>A report commissioned by Waverley, The Farnham Traffic Management and Low Emission Feasibility Study, carried out by AEA Technology in April 2012, noted that the highest emissions affecting air quality is directly related to diesel cars due to the quantity of these vehicles using the local road network.</p> <p>Therefore, consideration has been given to the additional impact on this location of any vehicular use and mitigation measures will be required to offset the additional development. Therefore recommend that appropriate conditions are applied.</p>
Historic England	No objection
Waste and recycling	<p>The entrance to, and roads within, the development will need to be capable of allowing access for a collection vehicle 2530mm wide and 9840mm overall length, with a maximum gross weight of 26 Tonnes. Suitable turning provision to be included.</p> <p>For the houses on the development, storage on each property will be required for the following containers, which should be presented for collection at the curtilage with the road on the appropriate day:</p> <ul style="list-style-type: none"> 1 x 140 litre black refuse bin 1 x 240 litre blue recycling bin 1 x 240 litre brown garden waste bin (Optional subscription service) 1 x 23 litre food waste green kerbside caddy. <p>Plots 28 to 33 (1 Bed flats) are shown as having communal refuse and recycling facilities in the form of a bin store located at the front and between the two blocks. The collection crew would then be required to collect and return the bins to this point.</p>

Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014” the application was advertised in the newspaper on 27/11/2015, site notices were displayed around the site 30/11/2015 and neighbour notification letters were sent on .

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

Visual Amenity:

- Site is outside the urban area
- The site is within the AGLV as such Local Plan Policy C3(b) should be applied
- The site is within Segment FN4 as identified in WBC Landscape Study 2014.
- The existing site is ‘green’ instead of industrial as implied by the developer
- The proposal is contrary to the Farnham Design Statement and NPPF
- The proposal does not reflect the character of the area
- Eyesore
- Surrounding development has a linear form, this proposal would therefore be out of keeping
- Loss of character to the village
- Out of keeping with the AONB
- Large number of houses on a small plot is not in keeping with the area
- Loss of green corridor between Wrecclesham and Hampshire
- The developer has pressured the Council to ignore the FN4 landscape character area

Residential Amenity:

- Overlooking and loss of privacy to number 68 Wrecclesham Hill
- Loss of views
- Neighbours obliged to invest in improved screening and security
- Changes to access for Number 68 would require the neighbouring occupiers to drive through the proposed housing estate to reach the A325
- Increased noise from the A325

Transport and Highway safety:

- Increased traffic on already congested road
- Increased accidents likely
- New pedestrian crossings will increase congestion

- Concern for pedestrian safety given the narrow through road, speed of traffic, narrow pavements, breaks in pavements, lack of lighting and number of children walking to local schools.
- Poor access to the town centre and amenities
- The site does not reduce the need to travel, especially by car.
- Contrary to: The Campaign for Better Transport, The NPPF, The Guidance on Transport Assessments and the Surrey Transport Plan (LTP3).
- Unsustainable pressure on the Wrecclesham Bypass
- Tight access onto the site would compromise the flow of traffic
- Other developments (Bordon/ Whitehill eco-town) with cumulatively increase congestion on A325
- Developments such as Coxbridge Farm would better encourage pedestrian and cycle access to Farnham.
- Poor public transport provision
- Access arrangement for both traffic and pedestrians could be hazardous
- There should be improvements to pavements along Wrecclesham Hill
- There should be a right turn lane for traffic into the site or construction of roundabouts
- Cycle paths should be added to the frontage of the site to create cycle route from Wrecclesham to Forest Lodge and Alice Holt.
- Improvements to pavements and bus stops should be made
- A bypass joining the A325 to the A31 needs to be considered
- Farnham Design Statement states that development with direct access to the A325 should be avoided
- A325 is an accident black spot
- The 40mph speed limit is not currently enforced
- Would not object if access and egress was from the A31 bypass only
- The speed limit on Wrecclesham Hill should be reduced

Pollution:

- Close proximity to the A325 would result in air and noise pollution
- Close proximity to approved landfill site – Alton Road Sandpit
- Close proximity to the electricity substation and mobile phone mast
- Part of the site affected by contaminated land
- Air quality data published by WBC does not appear to represent worst case exposure in Farnham
- Geotechnical and Geo-environmental site investigation identified high concentrations of methane at the site, 'at the junction of Amber 2 vs red'
- Concern that the site has not been adequately assessed as stated by the Council's Environmental Pollution Control Officer. This should be assessed rigorously against criteria set out by the NHBC. Should the

site subsequently be classified as 'red' for methane concentrations it would be unsuitable for residential development.

Trees:

- Impact on ground water and run off available to ancient woodland
- Seepage and waste could impact upon the ancient woodland
- The road frontage trees should be formally protected with a TPO
- Ancient Woodland to the rear should be protected

Biodiversity:

- Impact on environment and wildlife
- Endangered species including bats and dormice
- Bats (including those present at number 68) could be affected by artificial lighting
- Wildlife could be driven away by increased traffic and noise

Urban sprawl:

- SHLAA 2014 states that the site is outside the developed area and has an amber rating.
- Expansion of the developed area
- Development wrong for semi-rural location
- Scheme is too dense and too large
- Development of greenfield site
- Urban infill between Wrecclesham and Hampshire

Sustainability and infrastructure:

- Would add no benefit to the community
- There is no need for additional houses given the number planning in Bordon
- Increase demand on sewerage network which may lead to sewage flooding as stated by Thames Water
- Increase demand on water supplies, in addition South East Water do not appear to be consulted.
- Increased demand on health care facilities
- Lack of school spaces
- No schools in walking distance
- No evidence provided to establish whether site could continue to be used for horticulture and provide employment
- Lack of local jobs results in increase commuters
- We are 30 years behind Europe in our infrastructure

SPAs:

- The area is already green and has a pond, as such the proposed SANG does not qualify

Increase in housing:

- The developer has used the argument that the council cannot demonstrate 5 year supply of housing to warn that any rejection would be overturned at appeal.
- The Local Planning Authority should challenge the Central Government Policy on whether cramming new homes into this area of the South East Region is sustainable.
- The cumulative impact of local development should be considered as a whole, rather than individual proposals assessed in isolation. Specifically in relation to the Bordon Eco Town and Alton Road Sandpit.

Flooding:

- Site has clay soil result in runoff, this will problem will be exacerbated by the development

2 letters have been received expressing support for the following reasons:

- Introduction of new young families will keep the town vibrant
- Currently there is a lack of affordable housing in the town
- On balance the traffic generation is outweighed by benefits of the proposal
- Existing local infrastructure is sufficient
- Will help increase footfall on the high street

2 letters have been received making the following general observations:

- Access arrangements for both traffic and pedestrians present a potential hazard
- Should be a turn right lane into the site and better provision of pavements along Wrecclesham Hill
- Road frontage trees should be formally protected with a Tree Preservation Order and full protection afforded to the Ancient Woodland
- Opportunity is being lost to reduce the speed on Wrecclesham Hill
- Further roundabouts and footpaths should be provided

Determining Issues

Principle of development

Prematurity

Lawful Use of the Site

Loss of Agricultural Land

Loss of Employment Generating Land

Location of development

Housing land supply
Housing Mix
Affordable Housing
Highways and parking considerations
Impact on character of Countryside beyond the Green Belt
Impact on AGLV
Impact on visual amenity
Trees and Ancient Woodland
Impact on residential amenity
Standard of accommodation for future occupants
Provision of amenity and play space
Noise Impacts
Air quality impacts
Archaeological Considerations
Minerals and waste
Land Contamination
Flood risk and drainage considerations
Infrastructure
Financial Considerations
Effect on SPAs
Biodiversity and compliance with Habitat Regulations 2010
Health and Wellbeing
Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights
Implications
Cumulative Effects/in-combination effects
Third party representations
Environmental Impact Regulations 2015
Pre Commencement Conditions
Development Management Procedure Order 2015 - Working in a
positive/proactive manner

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 application site lies within Countryside beyond the Green Belt. The NPPF states that, as a core planning principle, the intrinsic character and beauty of the countryside shall be recognised.

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 emerging Local Plan is not at an advanced stage and the Farnham Neighbourhood Plan is at an early stage in its development. As such, these documents carry limited weight in the assessment of any formal planning application of this nature pursued, officers are therefore of the view that refusal on the grounds of prematurity could not be justified.

Lawful Use of the Site

The site currently comprises a garden nursery, with associated buildings, office and glasshouses.

The glossary appended to the NPPF defines previous developed land as land which is, or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes land that is, or has been occupied by agricultural or forestry buildings.

The applicant has stated that plants are brought onto the site and re potted, and that the primary uses of the land are as a plant display area and indoor retail buildings where the sales take place.

The Council's Agricultural Consultants have indicated that whilst plants are brought onto the site from elsewhere, plants are potted on site and indicated that the site could fall within the definition of horticulture which is a form of agriculture. However, the Council's Agricultural Consultants have advised that this activity takes place in a relatively modest portion of the site. In addition, this is disputed by the applicants who have stated that nothing is grown on site.

The Land Use Gazetteer classifies open garden centres as being a sui generis use whilst indoor garden centre shops are an A1 use. The majority of the land forms an external display area. It is noted that there are smaller indoor display areas which are used for retail sales. The applicant contends that the proposal would fall within an A1 use, having regard to its operation as a commercial garden centre. The site does not have a large indoor sales area as is often associated with a Garden Centre.

Having considered the comments of the applicant, and the Council's Agricultural Consultants, officers consider that the application site forms a sui generis use and is akin to an open garden centre. Furthermore, it is concluded that the site does fall within the definition of previously developed land. Previously developed land is identified as a priority for development within the National Planning Policy Framework 2012.

Loss of Agricultural Land

Where land within the site is considered to constitute agricultural land, the NPPF states that if significant development of agricultural land is

demonstrated to be necessary, local planning authorities should seek to use areas of poor quality land in preference to that of higher quality.

This sentiment accords with Policy RD9 of the Waverley Borough Local Plan 2002, which states that development will not be permitted which would result in the loss or alienation of the best and most versatile agricultural land, unless it can be demonstrated there is a strong case for development which overrides the need to protect such land.

Furthermore, on all grades of agricultural land, development will not be permitted which would result in the fragmentation of an agricultural or horticultural holding so as to seriously undermine the economic viability of the remaining holding.

As considered in detail in the above section of this report, the primary use of the site is considered to be as a garden centre. However, the Council's Agricultural Consultants have indicated that some plants were being potted in a small area of the site, which could amount to an ancillary horticultural use. Therefore, for completeness, an assessment of the proposal has also been made against Policy RD9 of the Waverley Borough Local Plan 2002.

The advice of the Council's Agricultural consultants has been sought in relation to the loss of the existing agricultural uses on the site and have advised the following:

- The development would predominantly take place on non-agricultural land and would not result in the loss or alienation of the best and most versatile agricultural land
- The existing nursery is currently fragmented from the applicant's main business entities at Forest Lodge Garden Centre and would not result in the fragmentation of any agricultural or horticultural holdings

Having regard to the above conclusions, the loss of the existing agricultural uses on site would not conflict with Policy RD9 of the Waverley Borough Local Plan 2002 and are considered to be acceptable.

Loss of Employment Generating Land

The NPPF advises that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

Paragraph 22 on the NPPF advises that land allocations should be regularly reviewed and where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or

buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

Paragraph 160 of the NPPF states that Local Planning Authorities should have a clear understanding of business needs within the economic markets operating in and across their area. Paragraph 161 requires local planning authorities to assess the needs for land or floorspace for economic development and assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs.

The Council's Employment Land Review (ELR) update 2011 provides an up-to-date analysis of the Borough's employment land supply as well as an assessment of the likely demand for employment land and premises to 2027. The ELR found that there is a need for approximately 16,700 sqm of additional B1 employment floorspace in the Borough between 2010 and 2027.

Waverley Borough Local Plan 2002 is consistent with the NPPF with regards to securing economic growth. The keynote policy of the Local Plan states: "The Council, through the Local Plan, will seek to maintain and improve the quality of life in Waverley without compromising the ability of future generations to meet their own needs and to enjoy a high quality environment. This means protecting and enhancing the Borough's environmental quality and providing for homes, jobs, infrastructure and services without undermining the value of the built, natural and man-managed environmental resource."

The employment land policies of the Local Plan refer to uses within Classes B1 – B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended), which includes offices, industrial, research and warehouse premises.

Given that the existing use does not fall within any of these use classes, the Local Plan policies which seek to prevent the loss of employment land cannot be applied to the current proposal. The Council's Employment Land Review refers to the provision and supply of B Use Classes so does not either add or detract from the case to redevelop the site.

Policy S2 of the Local Plan seeks to protect existing shops which meet day to day needs. Garden centre uses are considered not to fall into this category. Whilst Policy S4 of the Local Plan concerns the provision of new garden centres there is no local plan policy which seeks to retain existing garden centres.

The National Planning Policy Framework 2012 places an emphasis on having regard to existing market signals in relation to applications for employment generating land. This places the onus on the applicant to demonstrate that there is no demand for the site for employment uses.

The applicant contends that there would be no direct loss of employment, as the existing employees and activities on site would be consolidated within the applicants Forest Lodge site which is less than a mile along the A325. However, the planning system is designed to protect land uses rather than a specific business or group of employees; as such this factor holds limited weight and does not in itself justify the loss of the existing employment use. Officers consider that in practical terms, one of the most effective ways of testing demand for alternative employment uses on the site is through a marketing exercise. However, the applicants failed to undertake any marketing of the site.

To seek to justify the loss of the existing employment uses of the land, a marketing appraisal report prepared by Savills has been submitted in support of the application. This outlines the following:

- The existing garden nursery is a specialist use which has suffered competition from larger garden centre operators in the last 10 years
- Garden Centre provision in and around Farnham is well catered for and there are a number of competing facilities within a 5 mile radius (5 specified) which provide a range of additional services
- Whilst there may be scope to develop additional facilities to include a shop and café/restaurant these are unlikely to be viable given the number of competing centres
- Current garden centre consent is sui generis and a change of use for alternative employment uses would require planning permission
- Existing buildings on site are purpose built for current use and offer limited scope for re use
- (Savills) are unable to identify a commercial operator that would be interested in utilising these buildings
- Any open storage on existing areas of hard standing would be of low intensity and would generate little employment

Officers have sought the advice of the Council's Estates and Valuations officer on the submitted marketing report. The Estates and Valuations officer has advised that the report provides a good description of the property and local market conditions for garden centres in the Farnham area; however, in the absence of any marketing the applicants have failed to test the market demand for the site.

Officers note the comments within the report by Savills and that the prospect of finding an alternative use for the site is likely to be limited. However, the applicant has not fully demonstrated that this is the case. The applicant places a great deal of weight on the need for expansion and further buildings on site which would require permission, or indeed the need for further permission should an alternative employment use wish to take over the site. It is noted that to maintain the site for employment purposes there would likely need to be an increase in built form on the site. However, the current proposal to provide 65 residential dwellings would also result in a large increase in buildings on site so this does not necessarily add to the case for the loss of the employment land.

The loss of the employment land has not been fully justified having regard to market signals as required by paragraph 22 of the NPPF. However, this same paragraph also recognises the need to have regard to the relative need for different land uses to support sustainable local communities. As set out later within the report there is a significant need for housing within the Borough. There are no local plan policies to protect the existing use and there is no evidence that the existing land use is required in order to support sustainable local communities. Having regard to this, officers consider that only limited weight should be given to the applicant's failure to adequately demonstrate a lack of demand for the site for employment purposes and this should be weighed against the other considerations in relation to the proposal.

Location of development

The site is located within the Countryside beyond the Green Belt outside of any defined settlement area. The site abuts the western boundary of the developed area of Farnham.

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.

Paragraph 70 of the NPPF states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

The site forms part of a site that was identified in the Strategic Housing Land Availability Assessment (SHLAA) 2014, as a site promoted for housing development (ID:713). The SHLAA provides an initial assessment of the site, its characteristics and suitability for development, using a wide range of sustainability criteria of bespoke methodology, as set out in the Council's Interim Sustainability Report (2014).

The SHLAA presents the assessment of the sustainability criteria in form of a Red/Amber/Green (RAG) score. The overall score for the site was 'amber'.

A key part of the Council's Interim Sustainability Report is the service appraisal, which is an assessment of a site's accessibility to different services, which is widely recognised as one of the many indicators of the sustainability of the site.

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

Officers acknowledge that the site is in close proximity to the settlement boundary (developed area) of Farnham and within close distance to public transport (bus stop within 400m) that would provide access to Farnham Town Centre, a health facility (doctors is within 1600m) and a train station. The site is within a moderate distance of a convenience store (within 800-1600m) and a school (nearest primary school is within 1600m).

The Council's Executive agreed the Waverley Borough Local Plan – Emerging Spatial Strategy on 15/12/2015. The Strategy sets out that development should be directed to the four main settlements which includes reference to Farnham. It also confirms that where greenfield development is planned, this should avoid major development on land of the highest amenity value, such as the Surrey Hills AONB. Whilst this decision by the Executive does not constitute Council Policy, it does indicate the likely direction of travel for the emerging Local Plan and is considered to constitute a material consideration in the determination of the current application.

It is considered that the site is located within a relatively sustainable location, in terms of access to services and facilities in the village and some public transport options to access facilities and services in wider settlement areas. In addition, sustainability improvements are proposed by way of upgrading of bus stops, improvements to public footpaths, vehicle speed reduction measures, new footway connections and crossing points

As such, the principle of residential development in this location is considered to be acceptable.

Housing land supply

The provision of new market and affordable housing will assist in addressing the Council's housing land supply requirements. Pending the completion of the new Waverley Local Plan the latest evidence of housing need in the Strategic Housing Market Assessment (SHMA) is the starting point for considering the amount of housing that the Council is required to supply. The West Surrey Strategic Housing Market Assessment September 2015 indicates that 519 dwellings are needed per annum. The latest 5 year housing land supply assessment shows a supply of 4.52 years, based on the unvarnished housing need figure in the SHMA and includes the number of homes needed to meet the backlog of unmet need. This falls short of the 5 year housing land supply as required by the NPPF.

The current proposal would provide a material contribution to the housing land supply in the Borough, on a previously developed land. This is a significant material benefit which must be weighed against the other considerations for this application.

Housing Mix

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

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

The West Surrey Strategic Housing Market Assessment 2015 (SHMA) provides an updated likely profile of household types within Waverley. The evidence in the SHMA is more up to date than the Local Plan, as such, limited weight should be attached to Policy H4. 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.

Notwithstanding the limited weight to be attached to Policy H4, the following table provides a comparison of the proposed housing mix against the requirements of Policy H4:

Bedroom numbers	Number of dwellings proposed	As a %
1 bedroom	6	9%
2 bedroom	20	31%
3 bedroom	26	40%
4 bedroom	10	15%
5 bedroom	3	5%
Total	65	100%

40% of the units would be 2 bedrooms or less compared with the 50% set out in Policy H4. 80% of the units would be 3 bedrooms or less which meets exactly the 80% required by Policy H4. 3 houses (or 4.5%) would be over 165sqm which falls well within the maximum 20% recommended by Policy H4.

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.

The West Surrey Strategic Housing Market Assessment 2015 (SHMA) sets out the likely profile of household types in the housing market area. The following two tables provide a comparison of the proposed housing mix against the SHMA 2015:

Market Housing:

Bedroom numbers	Number of dwellings proposed	As a %	SHMA requirement as a %
1 bedroom	0	0%	9.3%
2 bedroom	5	13%	32.1%
3 bedroom	21	54%	38.2%
4+ bedrooms	13	34%	20.4%
Total	39	100%	100.00%

There is a clear conflict with the SHMA recommended mix for market housing. The numbers of 1 and 2 bedroom units fall short of that recommended, with the number of 3 and 4 + bedrooms exceeding the recommendation..

Affordable housing

Bedroom numbers	Number of dwellings proposed	As a %	SHMA requirement as a %
1 bedroom	6	23%	40%
2 bedroom	15	58%	30%
3 bedroom	5	19%	25%
Total	26	100%	98%

There is also a conflict with the SHMA recommended mix for affordable housing. The number of 1 and 3 bedroom units fall short of that recommended with the number of 2 bedroom units exceeding the recommendation. There is therefore a conflict with both Policy H4 and the SHMA. However, in respect of policy H4 this is not a significant difference. Whilst there is a clear conflict with the SHMA the majority of dwellings are smaller dwellings (3 bedrooms or less) which would make a contribution towards the need for smaller houses in the Borough.

An important consideration in assessing the proposed mix is a recent appeal decision APP/R3650/W/15/3023031/15/3023031 relating to land at Gardeners Hill Road. That appeal scheme proposed a lower proportion of 1 & 2 bedroom units across the scheme (37%) and a similar number of 4+ bedrooms (33%). This appeal was allowed and the Inspector found the housing mix to be acceptable stating “an element of judgement is required given that the requirements are indicative for a large area”.

In comparison, an appeal scheme at Frensham Vale (reference APP/R3650/W/15/3008821) was recently dismissed, with one of the reasons being an unacceptable housing mix. That appeal scheme was made up entirely of 4 + bedroomed market housing and failed to provide any smaller units. The proposed mix in comparison provides for both smaller and larger market housing.

Having regard to the above considerations, whilst there is a conflict in terms of the housing mix with Policy H4 and the SHMA, the difference with these policies/evidence is not significant. As such, the conflict should be weighed in the balance of considerations, officers consider that only limited adverse harm should be attached.

Affordable Housing

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

The 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, the principle of housing on this site is supported, 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.

The West Surrey SHMA 2015 indicates a high need for affordable housing in Waverley, with an additional 314 additional affordable homes required per annum. Farnham is the town with the highest level of housing need in the Borough, with a need for an additional 111 affordable homes per annum.

New affordable homes are needed for a broad spectrum of households in Waverley, including people struggling to get on the housing ladder and family homes, as proposed on this site.

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.

The application proposes 40% affordable housing. Viability evidence to demonstrate the deliverability of 40% affordable housing on this site has not been provided by the applicant. Viability information would have provided greater certainty to the deliverability of the offer of 40% affordable housing, furthermore it would have confirmed whether or not this is the maximum percentage that could be offered on site. However, the Council published an update to its viability study in 2012 which indicated that 40% affordable housing could be viable, furthermore it is material that there are 8 other schemes also outside the developed area which have recently secured 40% provision. As such, whilst the absence of viability information does to a modest degree reduce the weight to be given to the offer of affordable housing as a benefit, this is considered to be acceptable in this instance.

The following table sets out the breakdown of the sizes and tenures of the affordable housing offered:

Unit size	Affordable rent	Shared ownership	TOTAL
1 bed	4	2	6 (23%)
2 bed	7	8	15 (58%)
3 bed	2	3	5 (19%)

TOTAL	13 (50%)	13 (50%)	26 (100%)
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The proposed tenure split of 50:50 rent:shared ownership is a departure from the need demonstrated in the 2015 SHMA for 70% rent and 30% shared ownership. This mix has been proposed because Registered Providers (housing associations) have had to respond to Government policy and funding changes meaning that rented accommodation is less viable to deliver than it was previously. A 50:50 affordable split will help to ensure that a Registered Provider can take on the affordable element of the scheme and successfully deliver it. The increased proportion of shared ownership homes on this scheme would also help to create a more balanced, mixed community with a range of household types and incomes. 40% affordable housing provision in a 50: 50 tenure split would therefore deliver a positive affordable housing offer for Waverley.

The following table provides a comparison of the proposed housing mix against the requirements of the SHMA 2015.

	Affordable mix in this application (no)	Affordable mix in this application (%)	SHMA recommended mix
1-bed	6	23%	40%
2-bed	15	58%	30%
3-bed	5	19%	25%
4-bed	0	0%	5%
TOTAL	26	100% (40% of total housing)	100%

The proposed mix of affordable housing does not fully comply with the 2015 SHMA. The proposal includes a considerably higher percentage of 2 bedroom dwellings than required, whilst providing fewer 1-bedroom units than recommended. This is acceptable due to the increased proportion of shared ownership on this site. Shared ownership purchasers are able to purchase a property with one bedroom more than they have been assessed to need, and so many couples and single applicants will prefer a two bedroom property. The proposed percentage, mix and tenure split of the affordable housing is supported by the Council's Housing Enabling Officer.

All affordable homes would meet the Nationally Described Space Standard.

All affordable tenures must meet the definitions set out in Annex 2 of the NPPF. Our preference for the intermediate units is shared ownership homes to be sold on a traditional shared ownership basis (part rent/part buy). The initial percentage share sold, rent on the retained equity and the service charges must be agreed with the Council and must be affordable for eligible households in housing need.

These requirements, along with confirmation that the housing would remain affordable housing in perpetuity, would be captured as part of a legal agreement. However, at the time of writing the report a draft agreement has not been completed. A further report will therefore be made on this matter to the committee meeting. Subject to an appropriate legal agreement being completed, the provision of 40% affordable housing on this site including a range of sizes and types is a significant benefit which weighs in favour of the application.

Highways and parking considerations

The National Planning Policy Framework 2012 outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. 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 of the NPPF 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”.

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

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

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

The County Highway Authority is satisfied that the traffic impact assessment undertaken by the applicant provides a robust and realistic assessment of the likely impact of the development on the highway network. The applicant has agreed to provide a package of mitigation measures that directly mitigates the impact of traffic generated by their development and is also providing a reasonable and proportionate level of mitigation to help mitigate the cumulative impact of future development. These measures are set out within the proposal section of the report.

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

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

The 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:

- 1 bedroom: 1 spaces
- 2 bedroom: 2 spaces

- 3+ bedrooms: 2.5 spaces

The following table illustrates the parking requirement for the proposed development:

Bedroom numbers	Number of dwellings proposed	Minimum number of spaces required
1 bedroom	6	6
2 bedroom	20	40
3 bedroom	39	98 (97.5)
Total	65	144

A total of 147 car parking spaces are proposed which, with the exception of the proposed flats, would primarily be provided within private curtilages including both driveways and garaging. Visitor bays are proposed on street. Parking for the proposed flats would take the form of on street parkings bays and parking courts. This number of parking spaces slightly exceeds the minimum spaces within the Council's guidelines. It is also noted that the proposed layout does incorporate further opportunities for additional cars within some of the curtilages (i.e. on driveways). The total of 147 spaces includes a number of visitor parking spaces. Each dwelling of 3+ bedrooms has a minimum of 2 spaces allocated. Officers are satisfied therefore that both the number and location of parking spaces would be acceptable. To ensure that the spaces are allocated appropriately amongst dwellings and suitably managed, a condition is recommended to secure a parking management plan.

Having regard to these considerations, officers are satisfied that the proposed development would be acceptable in terms of highway safety and parking, subject to conditions and appropriate S278 works and financial contributions in accordance with Policies M2, M5 and M14 of the Waverley Borough Local Plan 2002 and paragraph 32 of the National Planning Policy Framework 2012.

At the time of writing the report a draft legal agreement to secure the section 278 works and s106 highway contributions has not been completed. A further report will therefore be made on this matter to the committee meeting.

Public footpaths

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

Public footpath 22 starts opposite the application site and provides a link to the village of Rowledge and its facilities. The proposal would impact upon the footpath by way of a likely increase in footfall from future residents. The Countryside Rights of Way Officer has requested a financial contribution to improve the footpath. These improvements would mitigate against the impact arising from increased usage and would provide wider benefits to the wider public who may use it as a recreational link. This contribution would be secured by way of a s106 agreement should permission be granted. Subject to this, there would be no objection in respect of the impact of the development on footpaths, and the proposal would accord with Policy M4 of the Waverley Borough Local Plan 2002.

Impact on the character of Countryside beyond the Green Belt

Paragraph 17 of the NPPF sets out 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-taking.

These 12 principles are that planning should: inter alia take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.

Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled. The High Court Judgement between Mark Wenman and (1) The Secretary of State for Communities and Local Government (2) Waverley Borough Council considers Policy C2 of the Waverley Borough Local Plan 2002 as a policy for the supply of housing within paragraph 49 of the NPPF and therefore concludes that it carried significantly less weight given that the policy is out of date and that the Council currently cannot demonstrate a five year supply of deliverable housing sites. Policy C2 is, however, considered to be consistent with paragraph 17 of the NPPF in that it seeks to protect the intrinsic character and beauty of the countryside. Recent appeal decisions at Baker Oates (APP/R3650/W/15/3023031), Land to the east of Alfold Road and west of Knowle Lane (APP/R3650/W/15/3129019) and 35 Frensham Vale (APP/R3650/W/15/3008821) have confirmed that policy C2 carries very little weight in the absence of a housing land supply.

There is existing built form to both sides of the application site. The adjacent uses are commercial uses which are of a similar depth to the proposed development. The application site is located on the northern side of Wrecclesham Hill which is well developed. On the southern side of the road,

immediately opposite the site is a number of farm buildings and associated dwellings. Therefore, whilst the area has a rural feel, the open countryside is located further to the west and south of the site and the proposed development would relate well to existing development and the settlement of Wrecclesham.

The existing site contains a number of buildings on it. There is a full width access road entering the site and running through it, with large areas of hard standing providing car parking and plant display areas. As such the amount of grassed/open areas to be developed would make up a very low portion of the site.

Notwithstanding the existing built form on site, there would be a notable increase in the density and amount of built form on site. Whereas the existing buildings are focused in a small area, the proposed housing would have an urbanising impact, having regard to the number and scale of housing proposed. The density of the development would not be out of character with adjacent residential developments, i.e. Echo Barn Lane and those further east along Wrecclesham Hill. These examples primarily comprise development fronting directly onto the road whereas the proposed development would not only be along the site frontage but would extend back within the site. There are no other examples of backland development immediately surrounding the site however; the adjacent commercial uses do extend back to a similar extent. The proposed housing would remain in line with the current pattern of development on the site and would not extend further into the open countryside.

The development would maintain and enhance the soft landscape buffer across the front of the site, either maintaining existing trees or providing suitable replacements. Towards the rear portion of the site the proposed housing is of a lower density and includes open space and play areas. These areas would help to provide a point of transition between the proposed housing and the woodland and open fields to the north. In addition, there are existing soft boundary treatments to the sides of the site which would be maintained and therefore afford the site a degree of self-containment

The proposed development would be perceptible primarily from local vantage points – primarily along Wrecclesham Hill itself, however the visual impact of the development on the visual character of the Countryside would be localised, and the proposal would only amount to a modest impact on the existing semi-rural character of the Countryside.

The proposal is considered to result in modest harm to the rural character of the Countryside, however this harm would be limited to the immediate area and should be weighed against the benefits to the application.

Impact on the AGLV

The site is located within an Area of Great Landscape Value wherein Policy C3 of the Local Plan 2002 states that development should serve to conserve or enhance the character of the landscape. The NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

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

The key vantage points of the development are along Wrecclesham Hill including to the east and west of the site, from Echo Barn Lane and from the junction of the public right of way (footpath 22) and Wrecclesham Hill (adjacent to the south western corner of the application site). There would be some screening from each of these vantage points along the site boundary, and development would be set back from each of the vantage points. The development would nonetheless be visible from these vantage points. However, officers consider that there would only be minor impacts from these vantage points. Views from footpath 17 would be screened by the existing woodland.

Having regard to the minor impacts from these vantage points, the existing built form on the site and the built form that adjoins the site, officers are satisfied that whilst the proposal would fail to conserve the existing landscape character, there would only be a minor adverse impact on the AGLV.

Impact on visual amenity

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

to have high quality design and to be well related in size, scale and character to its surroundings.

Paragraph 64 states that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.

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

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

The density element of Policy H4 of the Waverley Borough Local Plan 2002 is given limited weight following the guidance 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.

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

The proposed development would provide a range of dwelling types and the variety of built form would contribute to the character of the locality. The design of the dwellings is traditional form, with use of materials commonly seen in the Surrey vernacular. The proposed layout would allow for active frontages throughout the development.

The proposed housing would be of a traditional vernacular appearance and would be two storeys in form. The dwellings feature pitched roofs, gable ends, feature chimneys and bay windows. Across the scheme, detailing such as the front porches are varied and the proposed materials include weather boarding, red/orange brick work, tile hanging. The scheme is considered to respond appropriately to the type of dwelling and architectural detailing present elsewhere in Wrecclesham.

The affordable housing on the site is broken down into two clusters, these would be relatively large clusters of housing. The proposed affordable housing would feature architectural detailing that would be comparable with, and would

blend in with the level proposed on the market housing. Whilst the siting of the affordable housing in two separate clusters has the potential for those units to appear separate from the market housing, their position is facing onto market housing and having regard to the comparable levels of architectural detail officers are satisfied that the affordable housing would integrate well with the market housing, on the scheme.

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

The quality and detailed selection of materials would be crucial to the overall visual appearance of the scheme. These would be the subject of detailed conditions and would be subject to further negotiations should permission be granted to ensure these are of a high quality.

In summary, having regard to the scale and design of the proposed dwellings and natural gradient of the site, the proposal would result in a form of development that would satisfactorily harmonise with the local area. The proposal is considered therefore to be acceptable in terms of its design and layout such to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the Farnham Design Statement 2010.

Trees and Ancient Woodland

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

Policy C7 of the Local Plan states that the Council will resist the loss of woodlands and hedgerows which significantly contribute to the character of the area, are of wildlife interest, are of historic significance and, are of significance for recreation.

The key tree constraints in relation to the application are the Ancient Woodland which runs to the rear of the proposed development, and the existing trees along the site frontage.

The Ancient Woodland was surveyed in 2009 as part of the revision of the Ancient Woodland Inventory for Surrey. It was found to be particularly species rich with 27 field layer indicator species and 33 indicator species in total. The plant Herb-Paris (True Lover's Knot) was found in close proximity to the southern boundary of the wood where it abuts the area of nursery currently in usage. The proposal would provide an appropriate buffer between the built form and the edge of the ancient woodland and there would be no encroachment of the development into the Ancient Woodland. Furthermore, through a woodland management plan, works to conserve/enhance the biodiversity potential of the woodland and provide controlled access to it, such to ensure that the increased pressures for dog walking, children's play etc. do not negatively impact on the woodlands key characteristics. An appropriate management plan to secure these aspects would be secured by way of a legal agreement which would need to be completed before any granting of permission and therefore retained.

At the front of the application site there is an existing group of Douglas Fir trees which are a key landscape feature in the street scene. The retention/enhancement of a buffer of tree/hedge planting along the road frontage would be of value in softening the visual impact of the proposed development and to seek to retain a feeling of transition travelling between the developed area to the east and the countryside to the west.

The existing trees have been damaged during inclement weather due to their species/form and relatively exposed position at the top of the hill. The submitted arboricultural tree report suggests that 25% have a foreseeable useful life expectancy of less than 20 years. Whilst they are a feature of note within the landscape and the design provides reasonable separation to the dwellings, the Council's Tree & Landscape Officer has advised that the trees are not a sustainable longer term feature. Piecemeal removal and replacement would lead to a less desirable mix of different sizes/ages within the feature and have ongoing issues of management and associated costs of dealing with branch damages being launched toward the new dwellings on the back of strong south westerly gales.

The management of linear tree features is always a fine balance to be struck, particularly in respect of the timing of the removal of the remnant trees to plant a new linear feature. It is accepted that the roadside boundary trees on the site would continue to make a contribution, albeit if relatively short term. As

such it is acknowledged that to immediately remove these trees would be premature.

There is, however, a key opportunity to secure future street scene planting within a detailed landscaping scheme where it would be prudent to include coniferous trees that would be large at maturity. An appropriate species could be Wellingtonia (*Sequoiadendron giganteum*) or Coast Redwood (*Sequoia sempervirens*) to make a positive contribution and impact upon the street scene in the longer term and is considered to be a reasonable approach in the circumstances. Officers consider that suitable tree protection measures could be put into place during the construction phase of development and a phased scheme of tree replacement secured. These would be secured by condition if permission is granted.

Overall, and subject to conditions, the proposal would not result in the loss of Ancient Woodland or trees of public amenity value and is compliant with policies D6, D7 and C7 of the Local Plan and the NPPF.

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 nearest existing residential property to the proposed development is at 68 Wrecclesham Hill which shares the existing access for the application site and is located to the north west. This dwelling is located 15m to the west of the application site and 22m from the nearest proposed building – the garaging to serve plot 34 which would be located to the west (side) of number 68. The front elevation of the dwelling would face towards the rear of plots 41- 47. These dwellings would be positioned 44m away from the building which significantly exceeds the suggested minimum separation distance of 18m set out in the Council's Residential Extensions SPD. To the front of this dwelling is an area of hard standing which provides car parking. The main amenity area is to the rear and would be adjacent to proposed open space rather than any of the proposed dwellings. A condition would be imposed to require appropriate boundary treatments around the site which would assist in maintaining the privacy of this dwelling.

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

In addition, whilst not yet implemented officers have assessed the impact of the development on recently approved housing at 66 Wrecclisham Hill, Stevenson's Engineering Yard located to the east of the application site, separated by the electricity substation.

Having regard to these separation distances, officers are satisfied that there would be no significant adverse impacts by way of loss of light, overbearing form or loss of privacy.

The construction phase of the development has the potential to cause disruption and inconvenience to nearby occupiers and users of the local highway network, in particular number 68 Wrecclisham which has an access running through the site. However, these issues are transient and could be minimised through the requirements of planning conditions, if permission is granted.

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

Standard of accommodation for future occupants

Paragraph 17 of the National Planning Policy Framework 2012 requires development to provide a good standard of amenity for future occupants.

Key to the amenity of future occupants is the compatibility of residential development with the adjacent commercial uses. Policy D2 states that the Council will seek to ensure that proposed and existing land uses are compatible.

Whilst the Stevenson's Engineering Yard has permission for redevelopment for residential use this permission has not been implemented and it cannot be assumed that the current use will cease. To the west of the application site is the Sawmill yard. To the north is the Alton Road sandpit which has permission for extraction and filling of the void with waste materials.

The Council's Environmental Health Officers have been consulted regarding potential impacts by way of noise and dust. As set out in the subsequent sections of this report, subject to appropriate conditions there would be no

adverse impacts in this regard. The conditions would secure mitigation including acoustic fencing. Landscaping and soft boundary treatments along the southern and east boundaries of the site would also serve to minimise any impact.

The proposed layout is considered to provide a good standard of amenity for future occupants. Habitable rooms in the development have a good standard of outlook and light. Separation distances fall between 18 & 21m between rear elevations as recommended within the residential extensions SPD 2010. There is no set guidance on distances between side and rear elevations of adjacent dwellings. However, some of these relationships pose some potential for limited outlook. For example, the rear elevation of flats plots 30-33 are positioned 5m from the boundary with plot 28, including the side elevation of that dwelling. This modest distance is compensated for in the design of the flats as the habitable rooms are positioned at the front of the block of flats. This means the rear facing windows can reasonably be obscurely glazed to prevent overlooking and a loss of privacy to plot 28. Officers are satisfied that a good standard of amenity, in terms of outlook, light and privacy, could be achieved on all plots, subject to the use of appropriate conditions.

The Government's policy on the setting of technical standards for new dwellings is set out in the Ministerial Statement of 25th March 2015. This statement should be taken into account in applying the NPPF and in particular, the policies on local standards or requirements at paragraphs 95, 174 and 177. New homes need to be high quality, accessible and sustainable. The Building Regulations cover new additional optional standards on water and access. A new national space standard has been introduced to be assessed through the planning system, these take effect from 1st October 2015. The optional new national standards should only be required through any new Local Plan policies, if they address a clearly evidenced need and where their impact on viability has been considered. The Council does not have a current Local Plan Policy that allows it to require compliance with these standards. Nevertheless, the standards provide useful guidance which assists in the assessment of new development.

The below table provides a comparison of the sizes of the proposed dwellings against the technical standards:

Plot No.	No. Beds	Floor area (Sq. metres)	Technical standard	No. persons
1	3	89.2	93	3b 5p
2	3	94.9	93	3b 5p

3	3	94.9	93	3b 5p
4	3	94.9	93	3b 5p
5	4	142.4	124	4b 8p
6	4	155.7	115	4b 7p
7	4	155.7	115	4b 7p
8	4	186.7	124	4b 8p
9	4	142.4	124	4b 8p
10	4	164.3	124	4b 8p
11	3	94.9	93	3b 5p
12	3	94.9	93	3b 5p
13	3	94.9	93	3b 5p
14	3	94.9	93	3b 5p
15	2	67.4	79	2b 4p
16	2	67.4	79	2b 4p
17	2	67.4	79	2b 4p
18	3	94.9	93	3b 5p
19	3	84.9	93	3b 5p
20	3	94.9	93	3b 5p
21	2(4P)	79.1	79	2b 4p
22	2(4P)	79.1	79	2b 2p
23	3 (5P)	93.1	93	3b 5p
24	3 (5P)	93.1	93	3b 5p
25	2(4P)	79.1	79	2b 4p
26	2(4P)	79.1	79	2b 4p
27	2(4P)	79.1	79	2b 4p
28	1(2P)	50.5	50	1b 2p
29	1(2P)	50.5	50	1b 2p
30	1(2P)	50.1	50	1b 2p
31	1(2P)	50.1	50	1b 2p
32	1(2P)	50.1	50	1b 2p
33	1(2P)	50.1	50	1b 2p
34	4	186.7	124	4b 8p
35	4	186.7	124	4b 8p
36	4	142.4	124	4b 8p
37	4	155.7	115	4b 7p
38	4	142.4	124	4b 8p
39	4	149.7	115	4b 7p
40	3	85	93	3b 5p
41	3 (5P)	93.1	93	3b 5p

42	3 (5P)	93.1	93	3b 5p
43	2(4P)	79.1	79	2b 4p
44	2(4P)	79.1	79	2b 4p
45	2(4P)	79.1	79	2b 4p
46	2(4P)	79.1	79	2b 4p
47	2(4P)	79.1	79	2b 4p
48	2 (4P)	93.1	79	2b 4p
49	2(4P)	79.1	79	2b 4p
50	2(4P)	79.1	79	2b 4p
51	3(5P)	79.1	93	2b 4p
52	2(3P)	64.8	70	2b 3p
53	2(3P)	64.8	70	2b 3p
54	3	94.9	93	3b 5p
55	2	67.4	70	2b 4p
56	2	67.4	70	2b 4p
57	3	94.9	93	3b 5p
58	3	94.9	93	3b 5p
59	4	142.4	124	4b 8p
60	3	94.9	93	3b 5p
61	3	94.9	93	3b 5p
62	3	84.9	93	3b 5p
63	3	84.9	93	3b 5p
64	3	85.9	93	3b 5p
65	3	84.9	93	3b 5p

The majority of the dwellings across the scheme, and all the affordable units, meet the minimum space standards. 5 of the 2 bedroom market houses would have internal floor areas of 67sqm, 3m below the suggested 70sqm. As the standards have not been adopted by the Council, and the shortfall is just 3sqm, taken in the context of the wider scheme which provides a good standard of amenity in other respects, no objection is raised on this basis.

Overall, the proposal is considered to provide a good standard of amenity for future occupants.

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.

The National Planning Field Association (NPPA) is the recognised authority on children's play requirements.

The Key notes of Policy H10 of the Local Plan advised at paragraph 6.77 that 'the NPPA differentiates play areas to meet the needs of children of different age groups... Developments of 50 or more units should provide a Local Equipped Area of Play (LEAP) catering mainly for accompanied children from 4 to 8 years of age'.

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

The proposal is considered to make appropriate amenity space provision such to provide a good standard of accommodation for future occupants and to accord with Policy H10 of the Waverley Borough Local Plan 2002.

Noise Impacts

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

- avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;
- mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;
- recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and

- identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

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

The application is accompanied by a noise report and subsequent supporting information. This concludes that the calculated “with mitigation” site noise levels would fall within environmentally acceptable limits. Specific reference is made in the report to the World Health Organisation (WHO) guidelines.

The WHO published guidelines identify appropriate noise levels within specific environments. This suggests that noise levels which exceed 55 dB for outdoor living areas can potentially result in significant noise nuisance and levels over 35dB for habitable rooms during the daytime and evening, 30dB for night time.

With regard to noise levels in private gardens, plots within the development site would experience daytime noise levels above 55 dB. However, within the proposed garden areas, mitigation is proposed in the form of boundary treatments such as brick walls and high density fencing. This would bring noise levels within the guidance levels. Adjacent to the road, in the gardens located in the southern section of the site (where noise from the A325 would be likely to have the greatest impact), mitigation by way of appropriate boundary treatments would be sufficient to reduce the noise levels to be within the guidance levels. With the appropriate fencing it is predicted that daytime noise levels would be below 55 dB within all garden plots.

In respect of the Surrey Sawmill, it is proposed that mitigation be provided in the form of an acoustic barrier along the western side of the site. This would measure 74.6m in depth and would be 2m in height. This is based on the sawmill operating on a worse case scenario (all day). In addition, acoustically attenuated trickle vents and double glazing would provide sufficient mitigation when the sawmill is in full operation such that the living rooms and bedrooms would achieve noise levels within the recommended guidelines.

The proposed mitigation would be sufficient to bring the noise levels within recommended guidelines.

It is proposed that dwellings located up to 80m from the A325 would have appropriate mitigation incorporated. This mitigation would be in the form of acoustically attenuated background/trickle vents installed on their southern facades.

An assessment of the impact of the Alton Road sandpit, which has permission for extraction and filling of the void with waste materials, is based upon a noise assessment which was undertaken for the sand pit. The planning permission for Alton road includes maximum noise levels and mitigation measures to protect the amenities of existing neighbouring residential dwellings. The noise report concludes that there would not be any need for on site mitigation against the impacts of the sandpit and the dwellings would achieve noise levels within the guidelines.

The Council's Environmental Health Officer has reviewed the submitted noise reports and supplementary information, and has advised that the submitted noise assessments indicate that noise nuisance is unlikely subject to a condition securing full details of the mitigation.

Officers are therefore satisfied, having regard to the expert advice of the Council's Environmental Health Officer, that the proposed development would provide a suitable level of accommodation for future occupants who would not be adversely impacted on by way of noise impacts from the adjacent land uses and road, subject to conditions. The proposal is therefore considered to comply with Policies D1, D2 and D4 in this regard and paragraph 123 of the National Planning Policy Framework 2012.

Air quality impacts

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by: inter alia preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.

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

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

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

Notwithstanding the above, in the event that permission were to be granted, Officers are satisfied that impact upon air quality could be suitably controlled through conditions to include a Construction Site Management Plan and mitigation for future residents if permission is granted.

Archaeological Considerations

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.

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

As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

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

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

An Archaeological Desk Based Assessment has been submitted with the application. The Assessment concludes that there is a generally low potential for archaeological remains although the assessment does note that finds from the palaeolithic period have been recorded in the vicinity and suggests that there is a moderate potential for finds of this date. Furthermore previous activities on site would have caused some damage to any buried remains that may be present.

The Assessment therefore suggests that further archaeological investigation will be required to clarify the identified potential in line with the National Planning Policy Framework and Local Plan policy. The results of the evaluation will enable suitable mitigation measures to be developed.

Given that the site has been disturbed by previous activity to some degree, it is considered reasonable to secure the archaeological works by way of condition. The County Archaeologist has raised no objection to the proposal subject to appropriate conditions which are recommended in the event of an approval.

Officers therefore consider there would be no adverse archaeological implications, and the proposal would accord with Policy HE15.

Minerals and waste

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

The County Minerals and Waste team were consulted on the application. Following a minor change to the application site line the Minerals and Waste team raised no objection to the proposal on the basis that there would be no conflict with any site currently in minerals use or permitted for such use, and would not prejudice the effective operation of the Alton Road Sandpit. As such there would be no conflict with the Surrey Minerals Plan 2011.

Land Contamination

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Policy D1 of the Local Plan sets out that development will not be permitted where it would result in material detriment to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances. The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

The application site has a closed former licensed landfill within its boundary. Furthermore, the boundary of the Alton Road landfill and minerals site is situated within 80m of the site's northern boundary. The site landfill would have taken inert waste. Further inert landfilled waste is recorded immediately east of the redline boundary for the site. Historically sections of the Alton road site operated as landfill and took a mixture of wastes including putrescible household waste.

The revised report submitted 10/03/16 "Geotechnical and Geo-environmental site investigation, Wrecclesham Hill, Farnham, Eastwood and Partners, Report Reference 38414-02(I3) March 2016" has been reviewed by the Councils Pollution Control Officer

Six rounds of ground gas monitoring were carried out in a 12 week period. This meets the minimum testing required by the National House Building Council (NHBC).

The Council's Pollution Control Officer noted that vapour membranes are likely to be required in the proposed dwellings as part of the outline remediation strategy for the site. These would need to be designed and their installation verified by a competent person in accordance with good practice guidance on the testing and verification of protection systems for buildings against hazardous ground gases. This matter would be controlled by way of condition.

Suitable further soil and ground gas investigation have been proposed by the applicant along with outline remediation plans for the former landfilled area which would not have any housing in its direct area. The Council's Pollution Control Officer is satisfied that the site could reasonably be made suitable for the proposed use, subject to imposing appropriate conditions to secure the proposed works.

Having regard to the above considerations, officers are satisfied that there would be no adverse impacts arising from contamination land subject to appropriate conditions. The proposal would therefore accord with clauses 120 and 121 of the NPPF and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Flood risk and drainage considerations

Paragraph 100 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at high risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

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

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at

risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

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

In a Written Ministerial Statement on the 18th December 2014, the Secretary of State for Communities and Local Government set out the Government's expectation that sustainable drainage systems (SuDS) will be provided in new developments, wherever this is appropriate.

Decisions on planning applications relating to major developments should ensure that SuDS for the management of run-off are put in place, unless demonstrated to be inappropriate. Under these arrangements, Local Planning Authorities should consult the relevant Lead Local Flood Authority (LLFA) on the management of surface water; satisfy themselves that the proposed minimum standards of operation are appropriate and ensure through the use of planning conditions or planning obligations that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. The SuDS should be designed to ensure that the maintenance and operation requirements are economically proportionate.

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

The proposed development for residential purposes is classified as 'More Vulnerable' and as such, the use is consistent with the appropriate uses for Flood Zone 1, as outlined in Table 2 of the NPPF – Technical Guidance Document. It is not therefore necessary to consider the sequential or exception tests in this instance.

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

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

Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. The applicant would therefore be required to provide a foul drainage strategy to be approved in writing by the Local Planning Authority in consultation with Thames Water to avoid any adverse environmental impacts. Officers would impose this as a condition on any approval. Subject to such a condition, Thames Water raise no objection to the proposal.

The proposal includes a Sustainable Drainage System that would enable water to be directed into the existing pond that would form an attenuation device for surface water flows during unusual storm events.

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

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

Infrastructure

Policy 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 was amended to mean that the use of pooled contributions under Section 106 of the Town Country Planning Act are restricted.

At that point, no more may be collected in respect of a specific infrastructure project or a type of infrastructure through a Section 106 agreement, if five or more obligations for that project or type of infrastructure have already been entered into since 6th April 2010 and it is a type of infrastructure that is capable of being funded by CIL.

In the light of the above change, the infrastructure providers have been requested to confirm that the identified contributions contained within the PIC calculator meet the tests of CIL Regulations 122 and 123. The final obligations to be included within the Section 106 agreement will need to satisfy the tests of the Regulations.

The following contributions are therefore sought and justified:

Improvement to public footpath 22	£25,000
Cycling infrastructure improvements between the site and Farnham Town Centre/Farnham Railway Station	£40,000
Playing pitches at Weydon lane	£39,812.50
Contribution to a community facility at Frensham Great Pond and Common	£24,375
Secondary contribution of - a project at Weydon Academy, to provide a single storey extension, which will enable the school to increase its capacity and provide places for more children	£229,190
Waste and recycling, provision of recycling bins/food waste	£1,891

The providers have confirmed that the proposed contributions would not result in the pooling of more than 5 contributions towards one specific piece of infrastructure. The infrastructure improvements required would therefore comply with CIL Regulations 122 and 123.

The applicant has not completed a Section 106 Agreement to secure the contributions. However, they have indicated that they are willing to enter into this. The recommendation therefore reflects this requirement. Subject to the completion of the S106 agreement to secure the above contributions, the proposal would comply with Policies D13 and D14 of the Local Plan.

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.

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 £94,250) 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 (total of £9,100).

Effect on SPAs

The site is located within the 5km of the Thames Basin Heathland Special Protection Area (SPA) and the Wealden Heaths Special Protection Area (SPA). The proposal comprises the creation of 65 residential dwellings and would result in an increase in people (permanently) on the site.

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

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

In order for the development to be acceptable in planning terms, a S106 agreement is required as part of any subsequent planning approval to secure a financial contribution (£204,178.60, including monitoring fee) towards a SANG, 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.

The Council has been advised by Natural England and Counsel that the pooling of contributions towards SANG, which is for the ongoing maintenance and enhancement of the SANG at Farnham Park, rather than the provision of new SANG as such, is lawful and necessary in order to comply with the Conservation of Habitats and Species Regulations 2010 and to avoid a likely significant effect upon the Thames Basin Heaths SPA.

The site also lies within the 5km buffer zone of the Wealden Heaths SPA Buffer Zone. The proposal would result in an increase in people (permanently) on the site. Natural England has been consulted on the proposal and has commented that there is no requirement in this case for the applicant to provide any specific avoidance and mitigation measures in relation to the Wealden Heaths SPA. This is because the Thames Basin Heaths and Wealden Heaths are at risk from the same impact pathway – recreational pressure – and because the application site falls within the Buffer Zones of both SPAs the proposal would automatically be required to contribute to appropriate strategic avoidance and mitigation measures for the Thames Basin Heaths SPA.

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

Biodiversity and compliance with Habitat Regulations 2010

The NPPF requires that when determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

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

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

The application site is located adjacent to an area of ancient woodland.

Surrey Wildlife Trust have advised that the submitted ecological assessment report dated June 2014 provides sufficient information for the Local Authority to be able to determine the likely effect of the development on protected and important species using the site. This report advises that the ancient woodland would be protected during the construction process. In addition planting of a tree and shrub belt of at least 5m in width along the northern boundary would provide an appropriate buffer and minimise pressure on the woodland once houses are occupied. The retention and maintenance of the woodland edge would also serve to ensure that there would be no interruption of potential bat commuting roosts or disturbance to bats. Compensatory habitat for reptiles would be provided within the development site. Furthermore, the woodland habitat, which provide suitable habitat for dormouse, roosting dormouse and roosting and foraging bats and breeding birds, would not be directly affected the proposed development.

The report concludes that there are no major ecological constraints and Surrey Wildlife Trust has advised that the report contains appropriate Mitigation and Enhancement actions. The applicant's intention to provide a Woodland Management Plan to ensure that the ancient woodland within the application site is maintained to an appropriate standard to foster habitat creation would enhance biodiversity on site and is therefore supported.

It is therefore considered that subject to recommended conditions, and subject to securing a woodland management plan through the S106 agreement, the proposed scheme would not adversely affect biodiversity and would also contribute to enhancing the natural and local environment.

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, include how:

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

The Council has sought the views of NHS England, Health Watch, Guildford and Waverley Clinical Commissioning Group and the Director of Public Health for Surrey. These bodies have not commented on the proposal and therefore no infrastructure is considered to be required in respect of health and well-being.

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

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

Accessibility / disability

The NPPF and Policy D9 of the Local Plan stress that development should provide safe and suitable access for everyone, including people with disabilities and those with young children.

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 the proposal would not discriminate against disability, with particular regard to access.

Crime and Disorder and Human Rights Implications

In respect of Crime and disorder it is noted that the Crime Prevention Design Advisor has raised no objections in respect of the proposal. An informative has been recommended recommending that the developer achieve the Secure by Design Award.

There would be no likely human rights implications arising from this proposal.

Cumulative Effects/in-combination effects

It is important that the cumulative effect of the proposed development and any other committed developments (i.e. schemes with planning permission, (taking into consideration impacts at both the construction and operational phases), or those identified in local planning policy documents) in the area are considered.

Cumulative effects comprise the combined effects of reasonably foreseeable changes arising from the development and other development within a specific geographical area and over a certain period of time. The significance of cumulative impacts needs to be assessed in the context of characteristics of the existing environment. This is to ensure that all of the developments:

- Are mutually compatible; and
- Remain within the environmental capacity of the area and its environs.

Planning permission has recently been granted for 12 dwellings to the east at 68 Wrecclesham Hill. Should the permission be implemented for the conversion of the site to residential dwellings, the site would be more compatible with the proposed residential dwellings than the existing use. Having regard to the relatively modest scale of this development, and the characteristics of the site, officers are satisfied this permission would not result in any adverse in combination impacts.

Third party representations

A number of concerns have been highlighted in third party representations. These comments have been carefully considered in the assessment of the application.

The majority of the concerns relate to the impact on the countryside, the sustainability of the site, visual impact, concerns that the application site cannot accommodate this level of growth in terms of infrastructure, concerns regarding traffic and congestion. The report addresses many of these issues, however, in addition, the following response is offered:

- Officers note the concerns relating to the accuracy of traffic generation figures and accident data. In this regard the County Highway Authority is satisfied that the traffic impact assessment undertaken by the applicant provides a robust and realistic assessment of the likely impact of the development on the highway network.
- The proposed S278 highway works would make improvements to the highway including speed reduction measures, improved bus facilities, and improved pedestrian links. These improvements are proportionate and sufficient to mitigate against the impact of the development.
- The number of dwellings proposed and the visual impact of the development has been carefully considered by officers. The surrounding area comprises residential development of varied density, with higher density to the east and lower density to the south.
- The purpose of the SHLAA document is to identify possible sites and their identification within the SHLAA does not imply that the Council would necessarily grant or refuse planning permission for residential development. All applications are considered on their own merits against the relevant planning policies and other material considerations. Notwithstanding the amber rating in the SHLAA the proposal has been assessed on its merits and is recommended for approval

Environmental Impact Regulations 2015

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2011 (as amended) or a variation/amendment of a previous EIA development nor taken in conjunction with other development that is likely to have a significant environmental effect.

Pre Commencement Conditions

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

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

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

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

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

- Provided pre application advice to seek to resolve problems before the application was submitted and to foster the delivery of sustainable development.
- Provided feedback through the validation process including information on the website, to correct identified problems to ensure that the application was correct and could be registered;
- Have suggested, accepted and negotiated amendments to the scheme to resolve identified problems with the proposal and to seek to foster sustainable development.
- Have proactively communicated with the applicant through the process to advise progress, timescales or recommendation.

Conclusion/planning judgement

Full permission is sought for the erection of 65 new dwellings, including 26 affordable, following the demolition of the existing buildings.

The proposal would fail to conserve the existing landscape resulting in a minor adverse impact on the Area of Great Landscape Value and the rural character of the Countryside. This impact would be minor, taking into consideration the surrounding development, and the existing development on the site. The proposal would also result in the loss of the employment land which would amount to some limited harm.

The proposal would not result in the loss or alienation of the best and most versatile agricultural land. The proposed scheme would not adversely impact on any protected species and would enhance the natural and local environment.

There would be no adverse archaeological implications resulting from the proposal and there would be no conflict with the Surrey Minerals Plan 2011. Any impact upon air quality and from contaminated land and noise could be suitably controlled through conditions.

In terms of flood risk, the site is not at risk of flooding from rivers or other means. No objection has been raised by the relevant statutory bodies on flooding or drainage grounds and the detailed arrangements could be adequately secured by condition. An appropriate foul drainage system could be secured by condition.

Subject to an appropriate legal agreement the likely effect on the Thames Basin Heaths Special Protection Area would be mitigated and the proposal would contribute towards new planning infrastructure. This would relate to waste and recycling, secondary education, community facilities, playing pitches, cycle and footpath improvements.

The proposal would result in a material increase in the number of vehicle movements to and from the site. The transport improvements proposed would improve accessibility to the site by non-car modes of travel, and the proposal would be acceptable in terms of highway safety and parking.

The site is previously developed land which is identified as a priority for development and the site is located within a relatively sustainable location.

The proposal would be acceptable in terms of its design and layout and would result in a form of development that would satisfactorily harmonise with the local area. The proposal would not result in the loss of Ancient Woodland or trees of public amenity value.

The proposal is considered to provide a good standard of amenity for future occupants, which would include appropriate amenity space provision. Furthermore, proposed occupants would not be adversely impacted on by way of noise impacts from the adjacent land uses and road subject to appropriate mitigation secured by condition.

The proposal would provide a material contribution to the housing land supply in the Borough. 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.

The scheme would deliver both market and affordable housing, and the proposal is, on balance considered to amount to an appropriate mix of dwellings to help meet identified housing need. The provision of 40% affordable housing on this site including a range of sizes and types is a significant benefit which weighs in favour of the application.

The provision of a significant contribution to the housing land supply, on previously developed land within a sustainable location are factors that weigh heavily in favour of the proposal. Officers therefore consider that the minor adverse impacts of the development in relation to the Countryside & AGLV would not significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the NPPF taken as a whole.

Recommendation A

That, subject to the completion of appropriate legal agreements by 07/07/2016 to secure 40% Affordable housing, S278 (off site) highway works, an Open Space, Play and Woodland/Ecological Management plan, planning infrastructure contributions relating to Waste and recycling, secondary education, community facilities, playing pitches, cycle and footpath improvements, and SANG contributions that permission be GRANTED subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are

- Layout Plans: 13131(AP)00.03 P1, 13131(AP)00.06 P18, 13131(AP)00.08 P4;
- Elevations and floor plans: 13131(AP) 11.01 P3, 13131(AP) 11.02 P4, 13131(AP) 11.03 P3, 13131(AP) 11.04 P4, 13131(AP) 11.05 P3, 13131(AP) 11.06 P3, 13131(AP) 11.07 P3, 13131(AP) 11.08 P4, 13131(AP) 11.09 P3, 13131(AP) 11.10 P4, 13131(AP) 11.11 P3, 13131(AP) 11.12 P3, 13131(AP) 11.13 P4, 13131(AP) 11.14 P4, 13131(AP) 11.15 P4, 13131(AP) 11.16 P4, 13131(AP) 11.17 P3, 13131(AP) 11.18 P5, 13131(AP) 11.19 P3, 13131(AP) 11.20 P5, 13131(AP) 11.21 P4, 13131(AP) 11.22 P5, 13131(AP) 11.23 P5, 13131(AP) 11.24 P5, 13131(AP) 11.25 P3, 13131(AP) 11.26 P3, 13131(AP) 11.27 P4, 13131(AP) 11.28 P4, 13131(AP) 11.29 P3, 13131(AP) 11.30 P5, 13131(AP) 11.31 P4, 13131(AP) 11.32 P5, 13131(AP) 11.33 P3, 13131(AP) 11.34 P4, 13131(AP) 11.35 P3, 13131(AP) 11.36 P3, 13131(AP) 11.37 P3, 13131(AP) 11.38 P3,

13131(AP) 11.39 P3, 13131(AP) 11.40 P4, 13131(AP) 11.41 P3, 13131(AP) 11.42 P4, 13131(AP) 11.43 P3 and 13131(AP) 11.44 P4;

- Site section/street scene plans: 13131(AP)40.01.P6, 13131(AP)40.02.P5, 13131(AP)40.03.P4,

- Garage Plans: 13131(AP)12.01 P2, 13131(AP)12.02 P2, 13131(AP)40.01 P6, 40.02 P5, 13131(AP)40.03 P4, 13131(AP)40.05 P3,

- Brick Built sub-station plan BS220277/01 Rev B

- Tree Protection Plan 8847/02

- Pedestrian Improvements Plan J-D1820.00/01

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.

2. Condition

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

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and paragraph 32 of the National Planning Policy Framework 2012.

3. Condition

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

Reason

In order 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 paragraph 32 of the National Planning Policy Framework 2012.

4. Condition

No development shall commence until a Construction Transport Management Plan to include details of:

- (a) on-site parking for vehicles of site personnel, operatives and visitors
- (b) on-site loading and unloading of plant and materials
- (c) on-site storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles

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 paragraph 32 of the National Planning Policy Framework 2012. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. This matter is in connection with the construction process and is therefore a pre commencement condition.

5. Condition

No operations involving the bulk movement of earthworks/materials to or from the development site shall commence unless and until facilities have be provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority to so far as is reasonably practicable prevent the creation of dangerous conditions for road users on the public highway. The approved scheme shall thereafter be retained and used whenever the said operations are undertaken.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy M2 of the Waverley Borough Local Plan 2002 and paragraph 32 of the National Planning Policy Framework 2012.

6. Condition

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

(a) The secure parking of bicycles within the development site. Such facilities to be integral to each dwelling/building.

(b) Electric Vehicle Charging Points for every dwelling, in accordance with Surrey County Council's 'Vehicular and Cycle Parking Guidance' dated January 2012.

(c) Electric Vehicle Charging Points for publicly accessible car parking spaces at a ratio of 1:20

(d) details confirming that the publically accessible Electric Vehicle Charging Points will be registered with a national scheme to ensure availability of Electric Vehicle Charging Points to a wider network of users

Reason

In order to promote sustainable travel such to accord with Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

7. Condition

Prior to the first occupation of the development the applicant shall:

Submit for the written approval of the Local Planning Authority a Residents Travel Pack (to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, amenities and community facilities) in accordance with the aims and objectives of the National Planning Policy Framework (2012). The approved Travel Pack shall be issued to residents before first occupation of each residential dwelling.

Reason

In order to promote sustainable travel such to accord with Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012.

8. Condition

Prior to the commencement of development, a written scheme of investigation for a programme of archaeological work shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason

The development proposed covers a large surface area and it is considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the development in accordance with Policy HE15 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

9. Condition

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

Reason

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts are not endangered by the development in accordance with Policy D5 of the Waverley Borough Local Plan 2002.

10. Condition

Prior to the commencement of development, the following shall be submitted to and approved in writing by the Local Planning Authority

- a) Permissions to discharge into the pond and an agreed rate of discharge
- b) a drainage layout detailing the location of SuDs elements, pipe diameters and their respective levels
- c) an impervious area plan
- d) long and cross sections of each SuDS Element including details of flow restrictions and associated calculations showing that the system will not flood under the requirements the SuDS standards
- e) details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite
- f) details of how the Sustainable Drainage System will be protected and maintained during the construction of the development

The development shall be undertaken in accordance with the agreed details

Reason

To ensure an acceptable Sustainable Drainage System and to comply with Policy D1 of the Waverley Borough Local Plan 2002 and the advice contained within the NPPF, NPPG and Non-Statutory Technical Standards for SuDS. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

11. Condition

Prior to the first occupation of the development hereby permitted, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme. The Sustainable Drainage System shall be implemented and thereafter managed and maintained in accordance with the agreed details.

Reason

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

12. Condition

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

Reason

To ensure an acceptable Sustainable Drainage System and to comply with Policy D1 of the Waverley Borough Local Plan 2002 and the advice contained within the NPPF, NPPG and Non-Statutory Technical Standards for SuDS. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

13. Condition

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

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

The scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.
- c) Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy D1 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

14. Condition

Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 13, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the Local Planning Authority prior to the recommencement of works:

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

Reason

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

18. Condition

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

Reason

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

19. Condition

Prior to the commencement of development, an air quality assessment shall be undertaken to identify any appropriate mitigation measures to ensure the suitability of this location for residential dwellings shall be submitted to and approved in writing. The assessment should take account of the nearby industrial businesses and the potential impacts arising from these sources. The development should minimise public exposure to pollution sources through design or appropriate mitigation. The development shall be carried out in strict accordance with the approved details.

Reason

To ensure the development is consistent with the aims and objectives of the Council's Air Quality Action Plan with regard to the environmental implications of the development, to protect the air quality for the existing receptors and the nearby Air Quality Management Area and in the interest of the amenities of neighbouring occupiers in accordance

with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement conditions as it goes to the heart of the permission.

20. Condition

Prior to the commencement of development, a Construction Environmental Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

- a. An indicative programme for carrying out of the works
- b. The arrangements for public consultation and liaison during the construction works
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e. the parking of vehicles of site operatives and visitors
- f. loading and unloading of plant and materials
- g. storage of plant and materials used in constructing the development
- h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. wheel washing facilities
- j. a programme for the suppression of dust during the demolition of existing buildings and construction of the development has been submitted to and approved in writing by the Local Planning Authority. A scheme for recycling/disposing of waste resulting from demolition and construction works

Reason

With regard to the environmental implications of the development, to protect the air quality for the existing receptors and the nearby Air Quality Management Area and in the interest of the amenities of neighbouring and future occupiers in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement conditions as it relates to the construction process.

21. Condition

Prior to the first occupation of the development hereby permitted, full details of the proposed bin stores shall be submitted to and agreed in

writing by the Local Planning Authority. The agreed details shall be implemented and completed and made available for use, and thereafter retained.

Reason

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

22. Condition

Prior to the first occupation of the dwellings hereby permitted, an on-site parking management plan (to include the allocation of parking spaces and parking controls on the internal access roads) shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall be implemented and managed in full accordance with the agreed details.

Reason

To ensure that the proposed parking is maintained for the proposed occupants of the scheme and to avoid an adverse impact on the character of the area through an increase of on street parking, such to accord with Policies D1, D4 and M14 of the Waverley Borough Local Plan 2002 and paragraph 17 of the National Planning Policy Framework 2012.

23. Condition

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

Reason

In order to ensure that sufficient parking is retained for the development and in order that the development should not prejudice highway safety, the free flow of traffic, nor cause inconvenience to other highway users in accordance with Policies M2 and M14 of the Waverley Borough Local Plan 2002.

24. Condition

No development shall take place until details of the hard surfacing to be used within the site have been submitted to and approved in writing by the Local Planning Authority. The details shall indicate either porous material or the provision of a direct run-off from the hard surface to a permeable or porous area. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first

occupation of the development hereby permitted and thereafter, permanently retained as such.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

25. Condition

No development shall take place until details of all proposed screen walls or fences, or other means of enclosure, have been submitted to and approved in writing by the Local Planning Authority, these shall be erected prior to the occupation of any part of the approved development, and thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

26. Condition

Within three months of the demolition of the existing buildings (as shown on 13131(AP)00.003 P1 Existing Survey - Plans and elevations), all resultant materials shall be removed from the site unless otherwise reused as part of the proposed development.

Reason

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

27. Condition

Prior to the commencement of development, cross sections/details indicating the proposed finished floor levels of the proposed buildings and finished ground levels surrounding the buildings shall be approved in writing by the Local Planning Authority. The works 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 D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

28. Condition

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

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

Reason

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

29. Condition

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

Reason

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

30. Condition

Notwithstanding the submitted details, no development shall take place until details of and samples of all materials to be used in the external elevations and roof structures have been provided showing the

proposed material, brick type, tile type, colour, texture, face bond, pointing mortar mix and finish profile has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

31. Condition

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

Reason

To protect the appearance of the area and local residents from light pollution in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

32. Condition

Prior to the commencement of development, a sustainable construction plan to include the following details, shall be submitted to and approved in writing by the Local Planning Authority:

- Sustainable construction & demolition techniques to be used
- Efficient use of minerals
- Incorporation of recycled or secondary aggregates
- Minimisation of waste
- Recycling

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

Reason

To ensure sustainable construction in accordance with Policies CW1 of the Surrey Waste Plan 2008 and Policies MC4 and MC5 of the Surrey

Minerals Core Strategy 2011. This is a pre commencement conditions as it relates to the construction process.

33. Condition

Construction works pursuant to this permission shall not take place other than between the hours 08:00am and 18.00pm Monday to Fridays and between 08.00 and 13.00pm on Saturdays. No works shall take place on Sundays or Bank Holidays.

Reason

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

34. Condition

Prior to the commencement of development, a detailed noise mitigation plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and thereafter maintained in accordance with the approved details.

Reason

In the interests of the amenities of future occupants and to accord with Policies D1, D2 and D4 of the Waverley Borough Local Plan 2002 and paragraphs 17 and 123 of the National Planning Policy Framework 2012. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

35. Condition

In this condition 'retained tree' means an existing tree, which is shown to be retained in accordance with the approved plans and particulars referred to in Condition 1 (Plan numbers) (including Ian Keen TPP); and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development.

- a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with any supplied arboricultural method statement.
- b) if any retained tree is removed, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of an appropriate size and species, and shall be planted at such time, as agreed in writing by the Local Planning Authority.

Reason

To adequately protect all trees and woodland worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002 and paragraph 17 of the National Planning Policy Framework 2012.

36. Condition

No development shall commence, including any ground remediation, demolition or groundwork preparation, until a detailed, scaled Tree Protection Plan 'TPP' and related Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Area of trees shown to scale on the TPP including installation of 'no-dig' hard standing and service routings. All works shall be carried out in strict accordance with the approved details.

Reason

To adequately protect all trees and woodland worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002 and paragraph 17 of the National Planning Policy Framework 2012. This is a pre commencement condition as it relates to the construction process.

37. Condition

No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of a) a pre-commencement meeting between the retained arboricultural consultant, local planning authority Tree Officer and personnel responsible for the implementation of the approved development and b) timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

Reason

To adequately protect all trees and woodland worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies D6 and D7 of the Waverley

Borough Local Plan 2002 and paragraph 17 of the National Planning Policy Framework 2012. This is a pre commencement condition as it relates to the construction process.

38. Condition

Before work begins, cross sections/details indicating the proposed finished ground levels, surface materials including sub-base and depth of construction and method/materials used for edging, within protected zone around retained trees shall be submitted and approved in writing by the Local Planning Authority.

Reason

To adequately protect all trees and woodland worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002 and paragraph 17 of the National Planning Policy Framework 2012. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

39. Condition

Prior to commencement of any works on site, details of any services to be provided or repaired including drains and soakaways, on or to the site, shall be submitted to and approved by the Local Planning Authority in writing and shall be carried out as shown. This requirement is in addition to any submission under the Building Regulations. Any amendments to be agreed with the Local Planning Authority in writing.

Reason

To adequately protect all trees and woodland worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002 and paragraph 17 of the National Planning Policy Framework 2012. This is a pre commencement condition as it relates to the construction process.

40. Condition

Prior to commencement of any works on site, demolition or other development activities, space shall be provided and clearly identified within the site or on other land controlled by the applicant to accommodate:

1. Parking of vehicles of site personnel, operatives and visitors.
2. Loading and unloading plant and materials.
3. Storage of plant and materials including demolition arisings.
4. Cement mixing.

The space referred to above and access routes to them (if not existing metalled ones) to be minimally 8 metres away from mature trees and 4 metres from hedgerows, or as may otherwise be agreed in writing by the Local Planning Authority.

Reason

To adequately protect all trees and woodland worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policies D6 and D7 of the Waverley Borough Local Plan 2002 and paragraph 17 of the National Planning Policy Framework 2012. This is a pre commencement condition as it relates to the construction process.

41. Condition

No development shall begin until details of a method statement to control the environmental effects of the construction work has been submitted to and approved in writing by the Local Planning Authority. The statement shall include methods to prevent the spread of the noxious plant Japanese knotweed in accordance with the Environment Agency Code of Practice for managing Japanese Knotweed on Development Sites.

Reason

To avoid any environmental harm in accordance with Policy D1 of the Waverley Borough Local Plan 2002. This is a pre commencement conditions as it relates to the construction process.

42 Condition

The development shall not be first occupied until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after the first occupation of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning

Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

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

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

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

3. In respect of Condition 31 above (submission of materials), the applicant is required, at the time of submission, to specify in respect of the materials the manufacturer, product name and product number. The materials samples will not be accepted by the Council without this information and without the appropriate fee for the discharge of the condition.
4. 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. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country

Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road.
6. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.
7. 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).
8. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the

damage.

10. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy: <http://www.surreycc.gov.uk/environment-housing-and-planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol>.
11. The applicant is advised that in providing each dwelling with integral cycle parking, the Highway Authority will expect dedicated integral facilities to be provided within each dwelling for easily accessible secure cycle storage/garaging.
12. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys, Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail waverley.snn@waverley.gov.uk
For further information please see the Guide to Street and Property Naming on Waverley's website.
13. There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water/Souther Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water/Southern Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water/Southern Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services/ Southern Water on 0845 850 2777 to discuss the options available at this site.
14. The applicant's attention is drawn to the requirements of the Environmental Protection Act 1990 and the Clean Air Act 1993 with regard to burning on site. A Statutory Nuisance may be caused by smoke and ash from fires or noise from the cutting or chipping trees. In addition, air quality could be adversely affected on large projects. The granting of this planning permission does not permit a statutory nuisance to be caused and advice should be sought from the Environmental Protection team or the Waverley Website prior to the

commencement of works. The Environment Agency should also be contacted regarding Exemption Permits to burn on site.

15. The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service on 01483 523393.
16. The developer should give at least two weeks notice that work is to start on the site to the Principal Archaeologist's team at County Hall (Contact Tony Howe on 0208 541 9402 or Gary Jackson on 0208 541 9325) so that the necessary arrangements can be made.
17. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
18. It is recommended that the applicant seek to achieve the full Secured by Design (SbD) award
19. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

Recommendation B

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

1. Reason
The applicant has failed to enter into an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development. As such the proposal would fail to effectively limit the impacts of the development on existing infrastructure. The application therefore fails to meet the transport requirements of the National Planning Policy Framework 2012 and Policies M2 and M14 of the Waverley Borough Local Plan 2002.

2. Reason
The applicant has failed to enter into an appropriate legal agreement to secure appropriate Planning Infrastructure contributions towards waste and recycling, secondary education, community facilities, playing pitches, cycle and footpath improvements and the ongoing management and maintenance of the, play space and public open spaces. As such, the proposal fails to limit the impacts of the development on existing infrastructure. The proposal therefore conflicts with Policies D13, D14 and H10 of the Waverley Borough Local Plan 2002 and paragraphs 7 and 17 of the NPPF.
3. Reason:
The applicant has failed to enter into an appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal would therefore fail to create a sustainable, inclusive and mixed community, contrary to the requirements of paragraph 50 of the NPPF.
4. Reason
The Local Planning Authority considers that the proposals (in combination with other projects) would have a likely adverse effect on the integrity of the Thames Basin Heaths Special Protection Area (SPA) in that it is now widely recognised that increasing urbanisation of the area around the SPA has a continuing adverse effect on its interest features, namely Nightjar, Woodlark and Dartford Warbler, the three internationally rare bird species for which it is classified. Accordingly, since the planning authority is not satisfied that Regulation 62 of the Conservation of Habitats and Species Regulations 2010 (The Habitats Regulations) applies in this case, it must refuse permission in accordance with Regulation 61(5) of the Habitats Regulations and Article 6(3) of Directive 92/43/EE. The proposal conflicts with Policy NRM6 of the South East Plan and paragraphs 118 and 119 of the NPPF 2012.
5. Reason
The proposal would fail to secure appropriate management of access to the adjacent ancient woodland which would result in likely increased pressures for dog walking, children's play etc. such to avoid an unacceptable impact on the ancient woodlands key characteristics. The proposal would therefore conflict with Policy C7 of the Waverley Borough Local Plan 2002 and paragraph 118 of the NPPF.