

A1 WA/2016/1234
Miss Green
CALA Homes (Thames)
13/06/2016

Committee:
Meeting Date:

Public Notice:
Grid Reference:

Town:
Ward:
Case Officer:
13 Week Expiry Date:
Neighbour Notification Expiry Date:

Time extension agreed to:
Time extension expiry date:

Approval of reserved matters (appearance, landscaping, layout, and scale) following the outline approval for the erection of 43 dwellings (as amended by plans received 06/10/2016, 24/10/2106 and 01/11/2016) at Baker Oates Stables, Gardeners Hill Road, Wrecclesham

Joint Planning Committee
16/11/2016

Was Public Notice required and posted: Yes
E: 483641 N: 143872

Farnham
Farnham Wrecclesham and Rowledge
Gemma Paterson
12/09/2016
19/08/2016

Yes
18/11/2016

RECOMMENDATION A

That permission be GRANTED, subject to conditions

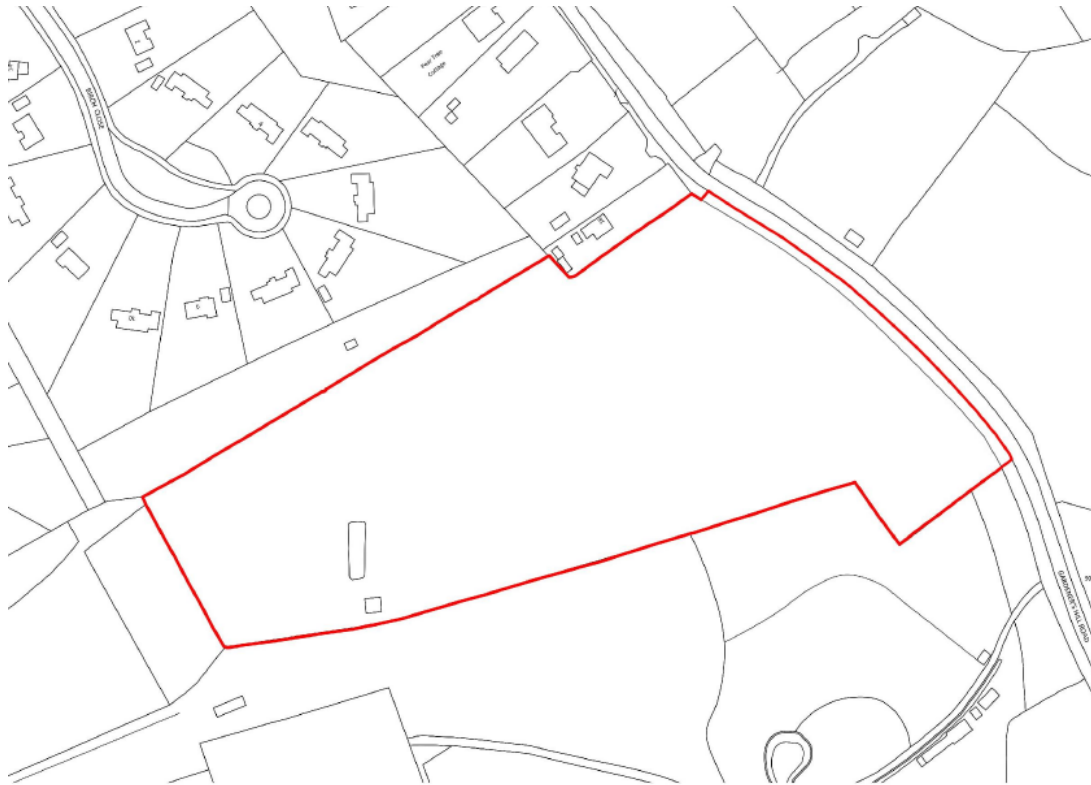
RECOMMENDATION B

That the details pursuant to Condition 14 (in relation to SuDS) upon WA/2014/2080 be AGREED

Introduction

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

Location Plan



Site Description

The application site measures 2.54 hectares and is located on the south western side of Gardener's Hill Road.

The site is located in the countryside and is currently used for grazing horses. There are three stable buildings on the site, two towards the northern boundary with the site, close to the boundary with 16 Gardeners Hill Road and one in the south eastern corner of the site. The site is open in character with a cluster of trees in the centre of the site. Each of the boundaries of the site is defined with trees. The site slopes from north to south.

The site abuts the developed area of Farnham to the north, with this area being residential in character comprising mainly detached properties set in a mixture of plot sizes. The areas to the south, east and west consist of areas of open countryside. The area to the south has a wooded character.

Background

Section 92 of the Town and Country Planning Act 1990 defines "Outline Planning Permission" as planning permission granted with the reservation for

subsequent approval by the local planning authority of matters not particularised in the application (“reserved matters”).

Part 1 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 defines “Reserved Matters” as access, appearance, landscaping, layout and scale. The Planning Inspector allowed planning permission reference WA/2014/2028 in November 2015 for up to 43 dwellings with access determined. The current application seeks the “reserved matters” (appearance, landscaping, layout and scale) for approval.

A definition for each of the reserved matters is contained within the Town and Country Planning (Development Management Procedure) (England) Order 2015 where it states:

“scale” means the height, width and length of each building proposed within the development in relation to its surroundings;

“appearance” means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;

“landscaping”, in relation to a site or any part of a site for which outline planning permission has been granted or, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—

- (a) screening by fences, walls or other means;
- (b) the planting of trees, hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features;

“layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

Whilst the above matters were “reserved” for further approval under the outline permission, access was the single matter that was included, considered and approved subject to the inclusion of relevant conditions.

As such, the principle of the development and means of access have been approved and established along with all the technical matters unrelated to the reserved matters required to assess whether the site would be suitable for the development of 43 dwellings. These include issues relating to air quality, archeology and effect on the SPA. These matters are not therefore before the Committee for consideration under the current application.

The outline planning permission WA/2014/2028 is subject to a Section 106 Agreement to secure contributions towards bespoke highway improvements, transport improvements, education, community facilities, open space, play space, recycling and environmental improvements.

In determining this application, it is relevant to consider whether there have been any material changes in planning circumstances since the outline planning permission reference WA/2014/2028 was granted at appeal by the Planning Inspectorate. Since the granting of the outline planning permission, the Council’s Local Plan remains the same (2002) and the NPPF 2012 remains in force.

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 (Non-Strategic Policies and Site Allocations) will follow the adoption of Part 1.

The new Local Plan builds upon the foundations of the Core Strategy, particularly in those areas where the policy/approach is not likely to change significantly. On 19th July 2016, the Council approved the publication of the draft Local Plan Part 1 for its Pre-submission consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period commenced in August and closed in October. In accordance with paragraph 216 of the NPPF, weight can be given to the draft Plan, but the degree to which it can is determined by the stage the Plan has reached and the extent to which there are any unresolved objections to it.

It is considered that significant weight can be given to the Pre-submission Plan following its publication on Friday 19 August, given its history of preparation thus far, the iterations of it and the extent of consultation and consideration on it to date. The weight afforded to the Draft Local Plan will increase as the Plan progresses through Examination and onto its adoption in 2017.

Furthermore, following the submission of the Farnham Neighbourhood Plan, the Council commenced consultation on 19 August 2016. This closed on 03 October 2016. Officers therefore consider that the Neighbourhood Plan is a material consideration in the determination of this application and significant weight can be given to its policies. The weight afforded to the Farnham Neighbourhood Plan will increase as the Plan progresses through Examination and onto its adoption.

Save for exploratory archaeological works associated with condition 9 of the outline planning permission, there have been no material changes in site circumstances since the outline permission was granted.

Members should note that if the reserved matters are approved, such an approval is not a planning permission in its own right but has to be read in conjunction with the outline planning permission. Planning conditions imposed on the outline planning permission will remain in force and would not therefore be repeated on any reserved matters approval.

Proposal/the reserved matters

This application comprises the information which was reserved for future consideration (reserved matters) by way of planning Condition 1 imposed by the Planning Inspectorate on outline permission WA/2014/2028. The reserved matters were layout, scale, landscaping and appearance. It is these matters which are now before the Joint Planning Committee for consideration.

The outline planning permission established the principle of the development and conditionally approved details of access, off site highway improvements and details of drainage and surface water run-off and a Section 106 to secure Section 106 Agreement to secure contributions towards bespoke highway improvements, transport improvements, education, community facilities, open space, play space, recycling and environmental improvements. These matters are the subject of planning conditions/Section 106 Agreement imposed upon the outline planning permission and are not for consideration as part of the reserved matters.

The outline application proposed the erection of up to 43 dwellings, which included 40% affordable dwellings (within the meaning of the NPPF 2012).

The following mix of residential units is proposed:

	Affordable	Market	Total
1 Bedroom Unit	6	-	6
2 Bedroom Unit	6	4	10
3 Bedroom Unit	5	8	13
4 Bedroom Unit	1	7	8
5 Bedroom Unit	-	6	6
Total	18	25	43

The level and mix of affordable and market housing remain the same as that allowed by the Inspector at appeal.

Layout

The submitted plans show 43 units spread within the site, set fronting an internal road network. The access point off Gardeners Hill has already been determined and accepted by the Inspector under the outline permission. The internal road network would comprise a main estate road which runs broadly parallel with the northern boundary of the site and serves a series of private driveways and cul-de-sacs. The proposed built form would be set back from Gardeners Hill Road and additional soft landscaping and planting provided within the buffer created.

The layout includes a provision of central open space, design around mature trees to be retained. This would be served by a number of pedestrian footpaths. The site would be served by a Local Area of Play located to the western edge of the central open space.

The layout includes the provision of a SuDS attenuation basin in the south east corner of the site.

Small pockets of courtyard-style parking areas are located in the south east and north west corners of the site.

These parking areas would serve the affordable housing, which forms two clusters within the site. Parking for the market housing would be to the front of the units and within garages.

In addition to the above, five visitor parking spaces are proposed within the site, three of which are located near the junction of the site with Gardeners Hill Road and two within the courtyard style parking area serving the proposed apartment block to the south east of the site.

The majority of the new units will be provided with private rear gardens. Amenity space for the proposed apartment block would be provided around the building as communal area.

Scale

The proposed units would be two storey in height, with a maximum eaves height of 5.5 metres and maximum ridge height of 9.5 metres. Some units would have single storey components such as single storey rear elements, bay windows, porches and garages.

The proposed built form would consist of a variety of detached, semi detached and apartment block units.

Appearance

The proposal provides for several traditional design types of units throughout the site, utilising gable roof forms and bay windows. Red stock brick with decorative tile hanging is used to articulate some gable features along with decorative finials and barge boards to key elevations. Chimneys are proposed for the larger units and Black timber boarding, used on various buildings in the vicinity, is proposed to be used on the new apartment building.

The materials proposed would be Istock Bexhill Red Stock for the primary brick, Parham Red Stock for the facing brick, Redland Richmond Antique Red Plain Tile for tile hanging, Duoplain Rustic Brown Roof Tiles, black stained timber boarding, Portland reconstituted Wetcast Stone cills, natural block paving to roads, Brindle to drives and white painted timber or natural Oak porches and canopies.

Landscape

The proposals would retain most of the existing mature tree hedgerows within the site and to the boundaries of the site.

The landscaping involves the planting of native and semi ornamental structured planting. Street tree planting is proposed as well as shrub planting proposed to enclose parking and private garden areas.

The highway network would comprise tarmac, concrete paving blocks laid in herringbone pattern in brindle and buff colour, buff concrete slabs and grey concrete block paving rumble strips.

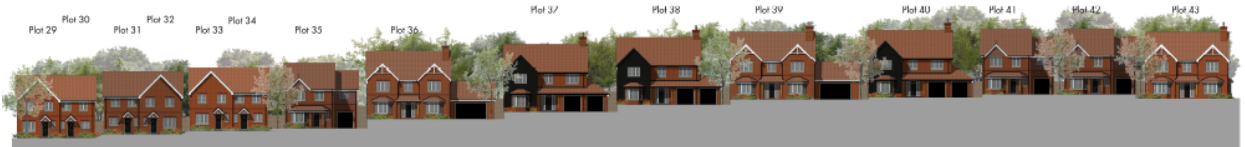
The central open space would be landscaped with natural grass surface and the pedestrian footpaths would be tarmac.

Proposed Block Plan



Street Scene





Relevant Planning History

WA/2015/0317	Outline application, with all matters reserved except access, for the erection of up to 43 dwellings together with associated works following demolition of existing equestrian buildings (revision of WA/2014/2028) (as amended by details received 31/03/2015)	Refused	09/06/2015
WA/2014/2028	Outline application with all matters reserved except access for the erection of up to 43 dwellings together with associated works following demolition of existing equestrian buildings.	Refused Appeal Allowed	29/01/2015 25/11/2015
SO/2014/0015	Request for Screening Opinion for a residential development of up to 50 new dwellings.	EIA not required	19/08/2014
WA/2010/0385	Replacement of existing stables and tack room with two new stable buildings.	Full Permission	06/05/2010
WA/2001/0289	Application for a Certificate of Lawfulness under Section 191 in respect of two loose boxes and two field shelters	Certificate of Lawfulness Refused	20/10/2003
FAR232/56	Residential development	Refused	02/08/1956

Planning Policy Constraints

Countryside beyond Green Belt – outside any defined settlement
Wealden Heaths I SPA 5km Buffer Zone

Development Plan Policies and Proposals

Saved Policies of the Waverley Borough Local Plan 2002:

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

Pre-Submission Local Plan Part 1: Strategic Policies and Sites:

Policy SP1	Presumption in Favour of Sustainable Development
Policy SP2	Spatial Strategy
Policy ST1	Sustainable Transport
Policy AHN3	Housing Types and Size
Policy TD1	Townscape and Design
Policy NE1	Biodiversity and Geological Conservation
Policy NE2	Green and Blue Infrastructure
Policy CC4	Flood Risk Management

Draft Farnham Neighbourhood Plan Policies:

FNP1	Design of New Development and Conservation
FNP13	Protect and Enhance Biodiversity
FNP27	Public Open Space
FNP30	Transport Impact of Development

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 (Non-Strategic Policies and Site Allocations) will follow the adoption of Part 1. The new Local Plan builds upon the foundations of the Core Strategy, particularly in those areas where the policy/approach is not likely to change significantly. On 19th July 2016 the Council approved the publication of the draft Local Plan Part 1 for its Pre-submission consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The consultation period commenced in early August and closed in October. In accordance with paragraph 216 of the NPPF, some weight can be given to the draft Plan, but the degree to which it can is determined by the stage the Plan has reached and the extent to which there are any unresolved objections to it. At present, therefore, only limited weight can be given to the Pre-submission Plan. However, this will increase as the Plan progresses through Examination and onto its adoption in 2017.

Following the submission of the Farnham Neighbourhood Plan, the Council commenced consultation on 19 August 2016 which closed on 03 October 2016. Officers therefore consider that the Neighbourhood Plan is a material consideration in the determination of this application and significant weight can be given to its policies. The weight afforded to the Farnham Neighbourhood Plan will increase as the Plan progresses through Examination and onto its adoption.

Other Guidance:

- National Planning Policy Framework (2012)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2016)

- West Surrey Strategic Housing Market Assessment (2015 and Addendum 2015)
- Strategic Flood Risk Assessment (2010)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Density and Size of Dwellings SPG (2003)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2012)
- Surrey Design Guide (2002)
- Farnham Design Statement (2010)

Consultations and Town Council Comments

Farnham Town Council	Farnham Town Council strongly objects to this application on the grounds that the design is out of keeping with the character of the area being far too uniform across the development and not reflecting the wider variety of design in the area; within these wider design principles the affordable housing should be better integrated to avoid stark differences between it and the market price housing i.e. avoiding visual signals that differentiate the two types of tenure, such as tarmac drives or flatted dwellings for affordable housing. Flatted housing is not appropriate for the site because of conflict with the character of the area; there is no provision for the upkeep of community land, notably the wild meadows; there is inadequate control of light pollution; lighting will impact the semi rural location, immediate character of the area and should be restricted. The design overall is out of character and lacks sympathy with its neighbours and wider area.
County Highway Authority	No objection. It is important to note that matters relating to access have been considered by the Highway Authority as part of the outline planning application. The Highway Authority is satisfied that the current reserved matters application is compatible with the access arrangements agreed by the Highway Authority in the outline planning application.

	<p>The Highway Authority will be formally consulted on all applications to discharge access related conditions attached to the outline consent. It should also be noted that the off-site highway works have already been secured via a S106 planning obligation attached to the outline consent.</p> <p>The Highway Authority has assessed the parking provision for each dwelling and considers that the design and location of the parking spaces is acceptable. All parking spaces accord with the minimum size requirement of 2.4m x 4.8m and are provided with adequate space for manoeuvring/turning. The Highway Authority is also satisfied with the proposed scheme for providing secure bicycle storage.</p> <p>The site layout has been subject to a swept path analysis for a large refuse vehicle and a fire appliance. This assessment demonstrates to the satisfaction of the Highway Authority that these vehicles can access all parts of the site, and enter and exit the site in forward gear.</p>
Natural England	No objection
Surrey Wildlife Trust	No objection subject to a condition to secure a Landscape Ecological Management Plan (LEMP)
Environment Agency	Environment Agency is not a statutory consultee for reserved matters applications.
Local Lead Flood Authority	Satisfied that the proposed drainage scheme meets the requirements set out in condition 14 and can recommend planning permission is granted
Thames Water	No objection
Council's Environmental Heath Officer (Noise)	No objection
Council's Environmental Health Officer (Air Quality)	No objection

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 15/07/2016, site notices were displayed around the site and neighbour notification letters were sent on 30/06/2016.

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

Highways

- Inadequate parking.
- Roads will not be able to cope with the increased traffic.
- Increased traffic will be dangerous to pedestrians on Gardners Hill Road.
- The Baker Oates entrance is on a hill and the road is very narrow.
- A pavement is needed as a painted strip to signify shared use will not make it safer for pedestrians.
- The road is very busy at peak times during the school term.
- In winter the road runs like a river and frequently ices over.
- The camber is awkward with sharp bends.
- Gardeners Hill Road is used as a rat run from the A3 at Hindhead to the western side of Farnham.
- Traffic coming out of Longdown Road onto Gardeners Hill Road face the hazard of poor visibility and have to encroach onto the road to get decent visibility and the increased traffic will only compound this dangerous turn.
- Boundstone Road is not urban - it is narrow without pavements and deep drainage gullies.

Landscape Impacts

- Neighbouring householders concerned about the impact of digging close to their boundaries on their trees.
- The gardens are not agricultural land as suggested by the proposal.
- Potential for loss or damage to trees, particularly 100 year old oak trees.

Visual Impact/Design

- Poor, unattractive and unimaginative design.
- Different layout from 2028/0317 and should be treated as anew application.
- Out of keeping with the immediate area.

- The drawings misrepresent the land adjoining the northern perimeter of the site and are misleading to the reader.
- The proposal does not have a discernible theme or concept nor does it provide the variety of size of dwelling or of building materials.
- The design could be more sensitive and more imaginative.
- The mixture of affordable and private dwellings should be better integrated.
- Flat roofed and front entrance door canopies on the affordable housing unduly identifies and separates the dwellings from the market type house and is out of keeping with the rural setting. Pitched roof canopies would be more appropriate.
- The disparity between this proposal and the outline plan is substantial.
- The development is not in keeping with houses in the area and the proposed density is too great for a semi rural area.
- Houses too close to existing dwellings.

Flooding

- Increased flood risks. The Inspectorate has already upheld an application in Frensham Vale because of the flood risks.
- Frensham Vale is in flood Zones 2 and 3.
- No “area specific” assessment of drainage embracing Frensham Vale has been done.

Ecology

- The effect of noise and disturbance on the local wildlife.
- 43 extra houses on undeveloped fields will have a negative effect on the existing wildlife.

Amenity

- Overshadowing and overlooking.
- Loss of privacy.
- Loss of visual amenity.
- Loss of light for the 5 neighbouring gardens.
- Increased light and noise pollution.
- The application refers to a buffer zone between the gardens of birch close-no such buffer exists.

Infrastructure

- The local infrastructure cannot cope with this development.
- Sewerage disposal in Frensham Vale is already problematic with its current load.
- There is minimal public transport to the site.
- There are no local shops or other amenities within walking distance.

Other Matters

- Work has already started on this site preparing the infrastructure in line with the revised plans detailed in this application.
- There are no restrictions regarding working times.
- The approval highlights misunderstandings between the applicant and the Inspectorate.
- A formal neighbourhood plan is a few months away and will list viable alternatives.
- Waverley's Local Plan and the Farnham Neighbourhood Plan oppose this development.
- Should concentrate on Brownfield sites and more affordable houses.

6 letters have been received raising the following general observations:

- Boring house designs.
- Protection is needed for the large mature trees.
- Due to the steepness of the road access, to and from the development could be hampered by snow and ice.

Submissions in support

In support of the application the applicant has made the following points:

- The principle of residential development has been established by the extant outline permission on the site together with the detailed design of the means of access from Gardeners Hill Road.
- The layout of the proposed development has been informed by a detailed assessment of the site characteristics and pre-application discussions with planning officers. The layout of the new housing has therefore sought to positively respond to the feedback received and the topography of the site whilst according with the relevant standards in respect to car parking provision and floor space. The scale of the new development is consistent with that set out at the outline stage and that of surrounding development.

- The proposed design approach is considered appropriate for the site's edge of settlement character and follows a traditional approach.
- The proposed landscaping will introduce new native planting that will enhance the setting of new development.

Determining Issues

- Principle of development
- Layout
 - Design/Impact on visual amenity
 - Impact on residential amenity
 - Parking space provision
- Scale
 - Design/Impact on visual amenity
 - Impact on residential amenity
- Landscaping/appearance
 - Design/Impact on Visual Amenity
 - Impact on residential amenity
- Technical Housing Standards
- Provision of amenity and play space
- Highway safety
- Refuse/Recycling and secure cycle provision
- Flooding and drainage
- Biodiversity and compliance with Habitat Regulations 2010
- Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications
- Environmental Impact Regulations 2011 (as amended)
- Pre Commencement Conditions
- Third Party and Town Council Comments
- Development Management Procedure Order 2015 - Working in a positive/proactive manner

Planning considerations

Principle of development

This application is for reserved matters following an outline planning permission reference WA/2014/2028. Therefore, the principle of development has already been established and only the reserved matters are to be considered in the assessment of this application.

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

The NPPF 2012 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.

The NPPF 2012 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 future occupants of land and buildings.

Paragraph 56 of the NPPF 2012 states that the Government attaches great importance to the design of the built environment and that good design is a key aspect of sustainable development.

Paragraph 58 of the NPPF 2012 sets out that planning policies and decisions should aim to ensure that development:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments;
- Are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 64 of the NPPF 2012 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.

Paragraph 65 of the NPPF 2012 states that local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape.

The principles of the NPPF 2012 are supported by Policies D1 and D4 of the Waverley Borough Local Plan 2002 and guidance contained within the Council's SPD for Residential Extensions. Policies D1 and D4 of the Waverley Borough Local Plan 2012 state that the Council will ensure that development is of a high quality design which integrates well with the site and complements its surroundings.

Policy TD1 of the Draft Local Plan Part 1 echoes that of Policies D1 and D4. New development is required to be of a high quality and inclusive in design to respond to the distinctive local character of the area. Development should be designed so it creates safe and attractive environments, whilst maximising opportunities to improve the quality of life, health and well-being of current and future residents.

Policy FNP1 of the Farnham Neighbourhood Plan states that development will be permitted where it is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located. Guidance of the Farnham Design Statement should be followed.

Farnham Design Statement 2010 sets out that the essential rural character of Rowledge should be preserved by respecting the low density of development prevalent in the village. Furthermore, any new development should maintain the character of the village and respect the local architecture in terms of scale, form and materials and large developments of similar houses should be avoided, to replicate the variety and mix of existing housing.

Reserved Matters

Layout

- Design/Impact on visual amenity

The layout of the proposed built form, the vehicular/pedestrian network and the open spaces has been influenced by the existing characteristics and topography of the site and has been designed to respond to these features. The proposed vehicular layout responds closely to the topographical contours of the site and the informal pedestrian links proposed through the proposed open space would provide a permeable development.

The proposed built form would front onto the proposed highway network, producing identifiable building lines in some areas, particularly notable with the development to the north of the site. The majority of the proposed units would be served by a private rear curtilage, all of which would either adjoin the boundaries of the site or adjoin open space bounding the site. The proposed apartment block would be served by a defined communal amenity area, together with the extensive areas of open space provided throughout the site.

The proposed built form would envelope the main 'corridor' of open space and Local Area of Play, both of which would be easily accessible from all the proposed development as a result of their central location and the provision of an informal pedestrian network.

The proposed two storey built form has been centrally sited within each plot in order to provide spacious gaps and in some cases, interspersed with single storey garages, which increases the sense of space between the built form. These gaps, in combination with the extensive open space throughout the site create a spacious nature to the proposed development which would complement its semi rural setting.

Whilst the proposed built form has been informed by a particular set of characteristics that have been influenced by development within the surrounding area, there are subtle differences in the design of the proposed units that would provide variety to the street scene and overall character of the site. Officers are satisfied that the proposed built form would be sufficiently diverse to create visual interest that would contribute positively towards the site achieving a sense of place.

The proposed affordable housing would be provided within two clusters within the site and dispersed with the market housing. As such, the location of the proposed affordable housing would be indistinguishable from the location of the market housing.

The majority of proposed vehicle parking would take the form of frontage vehicle parking and garages, the hard surfaced appearance of which would be interspersed with landscaped front curtilages. There are two areas of courtyard style parking areas that have been designed with interspersed natural planting, in to prevent an over proliferation of hard surfacing in these areas.

The proposed private rear curtilages serving the majority of the proposed units would accommodate for the storage of refuse and recycling containers. Provision has also been made within the proposed scheme for the storage of

refuse and recycling containers to serve the proposed apartment building and the affordable housing in the north west corner of the site.

Having regard to the open countryside to the south of the site and the developed area to the north, Officers are satisfied that the spatial characteristics of the proposed site would represent an appropriate, semi rural transition buffer. Whilst it is acknowledged that the quantum of built form proposed would have a greater impact upon the intrinsic beauty of the open countryside than the current undeveloped nature of the site, the spacious nature of design, in combination with the variety of built form and backdrop of the developed area to the north would provide an attractive development that would integrate well with its rural and semi rural surroundings. It is acknowledged that the Inspector accepted that the quantum of built form proposed would be acceptable on this site.

The proposed layout of the development is considered acceptable and would comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002, paragraphs 58 to 62 of the NPPF 2012, Policy TD1 of the Pre-Submission Local Plan Part 1: Strategic Policies and Sites 2016, Policy FNP1 of the Draft Farnham Neighbourhood Plan and the Farnham Design Statement 2010.

- Impact on residential amenity

The proposed layout and positioning of Plots 29–43 would adjoin the extended far rear garden areas associated with 6-10 Birch Close. Plot 43 would also adjoin the far rear curtilage associated with 16 Gardeners Hill Road.

Plots 29–34 would retain a minimum distance of 13.5 metres from the rear elevation of the built form to the boundary of the far rear garden areas associated with 9 and 10 Birch Close. Whilst this distance does not strictly accord with the guidelines set out within the Council's Residential SPD, which recommends a distance of 18 metres between proposed development and neighbouring private rear amenity space, these guidelines are may be relaxed if circumstances suggest that lesser distances may be appropriate. In this instance, there would be a distance of approximately 60 metres between the rear elevation of Plots 29-34 and the rear elevations of 9 and 10 Birch Close which would ensure that there would be no clear direct views of the more private patio areas associated with these neighbouring properties. Whilst Plots 29-34 of the proposed development may achieve obscured views of the far rear garden associated with 9 and 10 Birch Close, this situation would not be uncharacteristic of the area, as such views of the far rear garden of 6 and 7 Birch Close are currently achievable from 16 Gardeners Hill Road.

Officers are therefore satisfied that Plots 29-34 of the proposed development would not result in any issues of overlooking or overbearing impacts upon the occupiers of the neighbouring properties at Birch Close.

Plots 35, 37, 42 and 43 of the proposed development would retain a minimum distance of 17 metres from their rear elevations to the shared boundary of the far rear garden areas associated with 6, 7, 8 and 9 Birch Close. Given the modest shortfall between this distance and the 18 metres recommended by the Council's Residential SPD and in again considering the significant distances between the proposed built form and the private patio areas associated with these neighbouring properties, Officers are satisfied that Plots 35, 37, 42 and 43 of the proposed development would not result in any issues of overlooking or overbearing impacts upon the occupiers of the neighbouring properties at Birch Close.

Plots 36, 38, 39, 40 and 41 of the proposed development would be compliant with the Council's 18 metres guideline between proposed windows and neighbouring private amenity space. Furthermore, Plots 29-43 would be compliant with the 21 metre window to window distance recommended between proposed windows and those of neighbouring properties. Officers are therefore satisfied that Plots 36, 38, 39, 40 and 41 43 of the proposed development would not result in any issues of overlooking, loss of privacy or overbearing impacts upon the occupiers of the neighbouring properties at Birch Close.

The north eastern boundary of the rear curtilage associated with Plot 43 of the proposed development would bound the rear curtilage associated with 16 Gardeners Hill Road. As a result of the orientation of this proposed dwelling and the rear curtilage associated with this neighbouring property, Officers are satisfied that this proposed dwelling would not result in any issues of loss of light, overshadowing, overlooking, loss of privacy or overbearing impacts upon the occupiers of 16 Gardeners Hill Road.

A single storey detached garage lies associated with Plot 43 would lie hard up against the south west boundary of 16 Gardeners Hill Road. Owing to its single storey nature and positioning towards the far rear corner of the curtilage, this garage would not have an unacceptable impact on Gardeners Hill Road by reason of loss of light, overshadowing, overlooking or overbearing impacts.

With regards to issues of loss of light and overshadowing to 6-10 Birch Close as a result of the built form of Plots 29–43, given the distances to be retained to the shared boundaries, Officers are satisfied that there would be no material loss of light or overshadowing to the rear garden areas of these neighbouring properties.

The principle elevation of Plot 1 and the north side flank elevation of Plot 2 of the proposed residential development would face onto the southern elevation of 16 Gardeners Hill Lane. Whilst Plot 1 would be orientated towards the front curtilage associated with 16 Gardeners Hill Lane, Plot 2 would be orientated towards the rear curtilage of this neighbouring property. However, as a result of the positioning of the proposed open space and the main access route between Plot 1 and Plot 2 that would provide a buffer zone of between 20 metres – 24 metres, Officers are satisfied that Plots 1 and Plots 2 would not result in any issues of loss of light, overshadowing, overlooking or overbearing impacts upon the occupiers of 16 Gardeners Hill Road.

Given that the site is currently undeveloped, Officers acknowledge that the proposal would introduce domestic noise and disturbance to the area that would comprise of general traffic movements and noise associated with the enjoyment of residential dwellings and curtilages. However, the levels of noise and disturbance associated with the proposed development would not exceed those levels typically associated with domestic dwellings.

Furthermore, the Council's Environmental Health Officers have raised no objection against the application on grounds of noise and disturbance.

The proposed residential development would also introduce artificial lighting to the site, both from street furniture and from the proposed residential dwellings themselves. However, the outline planning application is conditioned to secure details of all external lighting prior to the commencement of development to ensure that all external lighting is carefully directed and sensitively designed to be unobtrusive within this semi rural area. Furthermore, the Council's Environmental Health Officers have raised no objection against the application on grounds of lighting, subject to the aforementioned condition.

Whilst Officers acknowledge that the proposed development would have a greater presence upon the occupiers of 6-10 Birch Close and 16 Gardeners Hill Road, it would not cause material harm to level of amenity currently enjoyed by the occupiers of these neighbouring properties. As such, the proposal would accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the Council's Residential Extension SPD.

- Parking space provision

The NPPF 2012 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:

No. of units	Dwelling Type	Recommended WBC parking guidelines
6	1 bedroom	1 space
10	2 bedroom	2 spaces
27	3 + bedroom	2.5 spaces
	Total	93.5 spaces

The Parking Guidelines indicate that proposal would generate a need for 93.5 parking spaces to be provided within the site. The proposal would provide 111.0 on-site vehicle parking in excess of the above guidelines, including 9.0 visitor spaces. Officers are satisfied that the development would not be dominated by vehicle parking and that vehicle parking spaces would be well integrated within the scheme. The visitor parking spaces would be spread throughout the site, with a number of them in a 'lay-by'. A suitably worded condition ensuring the integral garages could not be converted to habitable accommodation is recommended by officers in the event permission is granted, to ensure that the level of vehicle parking within the development remains compliant with Council Parking guidelines.

Furthermore, The County Highway Authority has assessed the parking provision for each unit and is satisfied that the design and location of the parking spaces are acceptable. All parking spaces provided accord with the minimum size requirement of 2.4m x 4.8m and are provided with adequate space for manoeuvring/turning.

Cycle storage is proposed within each residential plot, either within the integral garaging or in rear gardens or within the refuse/cycle storage buildings to serve Plots 6-13 and Plots 29-43. It is also noted that Plots 29-34 also benefit from private rear gardens that can be utilised for the storage of cycles.

The Highway Authority is also satisfied with the proposed scheme for providing secure bicycle storage.

As such, the proposal would comply with Policies M1 and M14 of the Waverley Borough Local Plan 2002 and the Council's Parking Guidelines 2013.

Scale

- Design/Impact on visual amenity

The proposed built form would be two storey in height and of a width and depth proportionate to their height. The two storey nature of the proposed built form would integrate well with the surrounding pattern of development, as the properties along Gardeners Hill Road are predominantly two storey in height, as are those within Birch Close. The scale of the proposed built form would be commensurate with their associated plot size and sufficient spacing between the built form would be provided. The provision of single storey attached garages to some units would serve to reduce any terracing effect within the site.

Where there are groups of built form proposed, these would be provided in the form of a small terrace of three units (Plots 14–16) and an apartment block of 6 units (Plots 8–13). These are small in scale and would not dominate the appearance of the overall development.

- Impact on residential amenity

The overall scale of the proposed residential development limited to two storeys is considered to be acceptable and can be satisfactorily accommodated on the site without causing material harm to the amenities of the occupiers of surrounding properties.

As such, Officers are satisfied that the proposal would accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the Council's Residential Extension SPD.

Landscaping/appearance

- Design/impact on visual amenity

The proposed built form would be two storeys in height, with the elevations varied with traditional materials that would reflect the local palette, including red brick, clay tile, tile hanging and timber boarding. The proposed main gable roofs and gable projections are typical of the Surrey Vernacular and decorative tile hanging is proposed to accentuate some gable features, along with decorative finials and barge boards to key elevations.

Chimneys are also proposed on the larger units to add interest. The site would be centred around a main access road that would reflect the layout of the neighbouring development to the north of the site, Birch Close.

The main view of the site from the public realm would be from Gardeners Hill Road to the east, with individual views of the site achievable from 6-10 Birch Close and 16 Gardeners Hill Road. The south and the west of the site is bound by open fields. The built form of Plots 1, 7 and 8-13 has been set back slightly from the main highway to reflect the building line of Gardeners Hill Road and to provide a soft landscaping to buffer between the main highway and the proposed built form.

The units at Plots 1, 7 and 8-13 have been designed to provide an attractive frontage to Gardeners Hill Road that would be glimpsed through the landscape buffer. This would give the proposed development a sense of cohesion with the existing active frontage of this primary street scene.

The landscaping proposed along all boundaries of the site, comprises strengthened planting in existing native hedgerows. Along Gardeners Hill Road, the existing planting would be supplemented with native shrubs and trees to provide a strong buffer to the development.

The Council's Tree and Landscape Officer has commented that the applicant's Arboricultural Impact Assessment report does not adequately assess the construction of the pumping station on the adjacent trees and that he is not convinced that the pumping station can be installed in that position without resulting in harm to, or the loss of these trees. Whilst this is not ideal, taking into consideration that the majority of high quality trees have been retained on the site, particularly towards the boundary with Gardeners Hill Road and that there would be further tree planting on the boundaries and within the site, this is not considered to result in such harm to warrant a reason for refusal.

Individual plot landscaping would contain a high proportion of ornamental shrubs, with some deciduous species providing attraction internally within the site throughout the year. Hedges would be used to demarcate the plots and provide attractive and verdant street scenes.

Large native trees and hedges would be planted within the proposed open space to define the open space and provide an attractive outlook for the surrounding built form.

Overall, and subject to the imposition of conditions to secure suitable protection measures, details of any proposed hard boundary treatments to the plots and details of the supplementary planting along the boundaries, Officers are satisfied that the proposed landscaping would provide effective screening that would integrate well with the surrounding green and verdant character of the area.

Overall, officers are satisfied that the proposed landscaping and appearance details are compliant with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the requirements of the NPPF 2012.

- Impact on residential amenity

It is considered that as far as the appearance and landscaping is concerned, the proposed residential development would not include any appearance and landscaping aspects that would cause material harm to the amenities of the occupiers of the neighbouring residential properties.

The appearance and landscaping would therefore comply with Policies D1 and D4 of the Waverley Borough Local Plan 2002 with respect to impact upon residential amenity.

Technical Housing Standards

Paragraph 17 of the NPPF 2012 seeks a high standard of design for future occupiers.

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 2012 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. A new national space standard was introduced by the Government in 2015 (Technical housing standards – nationally described space standard) which is to be assessed through the planning system. 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.

Policy TD1 of the Draft Local Plan Part 1 refers to maximising opportunities to improve the quality of life and health and well being of current and future residents. Such opportunities include, inter alia, appropriate internal space standards for new dwellings.

The minimum gross floor areas of the proposed dwellings set out over two storeys are as follows:

Technical requirements for minimum gross internal floor areas	Proposed internal floor areas
1 bedroom / 1 person 39m ²	50m ²
1 bedroom / 2 persons 50m ²	
2 bedroom / 3 persons 70m ²	80m ² - 88m ²
2 bedroom / 4 persons 77m ²	
3 bedroom / 4 persons 84m ²	93m ² - 141m ²
3 bedroom / 5 persons 93m ²	
3 bedroom / 6 persons 102m ²	
4 bedroom / 5 persons 97m ²	181m ²
4 bedroom / 6 persons 106m ²	
4 bedroom / 7 persons 115m ²	
4 bedroom / 8 persons 124m ²	
5 bedroom / 6 persons 110m ²	240 – 227m ²
5 bedroom / 6 persons 119m ²	
5 bedroom / 6 persons 128m ²	

Although the gross internal floor area of a single unit would fall modestly short of the technical requirements, the remaining units would meet the standards and overall, the proposal is considered to provide an high standard of accommodation for future occupants, having regards to Paragraph 17 of the NPPF 2012, Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Draft Local Plan Part 1.

Furthermore, the Council do not have an up to date policy requiring these standards to be met and having regard to the benefits of the new residential unit in a sustainable location, this modest shortfall would not warrant a refusal of the application.

Provision of amenity and play space

On promoting healthy communities, the NPPF 2012 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 Waverley Borough Local Plan 2012 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.

Policy TD1 of the Draft Local Plan Part 1 refers to maximising opportunities to improve the quality of life and health and well being of current and future residents. Such opportunities include, inter alia, the provision of private, communal and public amenity space and on site playspace provision (for all ages).

Policy FNP27 of the Farnham Neighbourhood Plan sets out that residential development proposals will be expected to provide for new accessible public open space either through on site provision or a financial contribution to off site provision. Amenity greenspace and children's' and young people's equipped space should be provided on site.

It is indicated that the majority of the proposed units would have access to a private outdoor amenity space. The exception to this would be Plots 8-13, which would be served by communal private amenity space. Policy H10 of the Waverley Borough Local Plan 2002 advises at paragraph 6.72 that 'for developments of flats or maisonettes, outdoor space may be for communal use rather than as private gardens. However, such space should be designed so that it is 'defensible', clearly belonging to the residents of the development, rather than being accessible to the public at large'. Officers are satisfied that the communal space associated with Plots 8-13 would be clearly delineated and for the private use of the future occupants of these plots. Furthermore, the recreational needs of the future occupants of Plots 8-13 can also be met through the extensive areas of open space within the site.

The proposal includes the provision of a Local of Play (LAP). This would be set towards the west of the site, within the open space corridor. In order to meet the Fields in Trust recommended benchmark guidelines, a LAP has a walking guideline of 100m from the proposed dwellings. It is clear from the linear shape of the site that the proposed LAP would not meet these guidelines, wherever it is located within the site. The proposed LAP would be located approximately 425 metres from the furthest dwelling which would equate to approximately 5 minutes walk, as set out in the Fields in Trust Guidance. This distance is considered to be acceptable for a development of this scale and density.

Officers are satisfied that the location of the LAP would be suitable and well linked via informal recreational footpaths within the site. The LAP would be naturally overlooked by Plots 27, 28, 35 and 36, which would provide some active surveillance.

The proposal also includes the provision of a large area of communal open space within the centre of the site. This is considered to provide a significant benefit to the future occupiers of the units for purposes of informal recreation. Overall, officers are satisfied the proposal provides good amenity space for future occupiers and is compliant with Policy H10 of the Waverly Borough, Local Plan 2002, the guidance contained within the NPPF 2012, Policy TD1 of the Draft Local Plan Part 1 and Policy FNP27 of the Farnham Neighbourhood Plan.

Highway safety

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”.

Policy M4 of the Waverley Borough Local Plan 2002 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 main vehicle access to the site has already been granted under the outline planning application WA/2014/2028. The County Highway Authority is satisfied that the current reserved matters application is compatible with the access arrangements agreed by the County Highway Authority in the outline planning application.

The site layout has been subject to a swept path analysis for a large refuse vehicle and a fire appliance. This assessment demonstrates to the satisfaction of the Highway Authority that these vehicles can access all parts of the site, and enter and exit the site in forward gear.

Subject to compliance with the recommended conditions from the County Highway Authority, Officers are satisfied that the proposed layout, vehicle and pedestrian road access and driveways access to the proposed units would be safe in terms of highway safety. The proposal is considered to be compliant with Policies M2 and M4 of the Waverley Borough Local Plan 2002 and the requirements of the NPPF 2012.

It should also be noted that the off-site highway works have already been secured via a S106 planning obligation attached to the outline consent. This is therefore not a matter for consideration under the reserved matters.

Refuse/Recycling and secure cycle provision

Storage provision should be made for a variety of different sized refuse bins, recycling and food waste.

Officers are satisfied that the scale of the curtilages associated with the individual units can adequately accommodate the storage of refuse/ recycling and bicycles.

Using the calculations under paragraph 5.5 of the Council's Requirements for Refuse and Recycling on New Development guidance, the following refuse/recycling bins are required to serve Plots 8-13 and Plots 29-34.

Units	Refuse (per unit per fortnight)	Recycling (per unit per fortnight)	Total Refuse (all units per fortnight)	Total Recycling (all units per fortnight)
6 no. 1 bed	100 litres	100 litres	600 litres	600 litres
6 no. 2 bed	170 litres	170 litres	1020 litres	1020 litres

Officers are satisfied that the refuse/waste associated with Plots 8–13 can be accommodated within 1 no. 1100 refuse bin and 1 no. 110 recycling bin and that the refuse/waste associated with Plots 29–34 can also be accommodated within 1 no. 1100 refuse bin and 1 no. 110 recycling bin.

The proposal would provide two bin stores within convenient proximity to Plots 8–13 and Plots 29–34.

The details submitted in support of the refuse/recycling stores demonstrate to the satisfaction of Officers that they can accommodate the storage of 2 no. 1100 litre bins.

With regards to secure cycle parking, the Council's Parking Guidelines require the following residential parking provision to be made within the site:

No. of units	Dwelling Type	Recommended cycle parking guidelines
6	1 bedroom units	1 space
6	2 bedroom unit	1 spaces
	Total	12 spaces

The secure cycle parking would be provided within the proposed refuse/recycling storage and details submitted in support of this application demonstrate that each store can provide secure storage for up to 8 no. bicycles.

In light of the above, Officers are satisfied that the details submitted in support of this application would provide the required cycle and refuse/recycling storage in accordance with Policies D1, D4 and M5 of the Waverley Borough Plan 2002.

Flooding and drainage

Paragraph 100 of the NPPF 2012 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.

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

Policy FNP31 of the Farnham Neighbourhood Plan states that permission will only be granted for proposals which increase the demand for off-site water and wastewater infrastructure, where sufficient capacity already exists or extra capacity will be provided to serve the development without adverse impact to the amenity of local residents.

The application is a 'reserved matters' application where landscaping, scale, design and appearance are for determination. The matter of flood risk and drainage was considered under the outline permission WA/2014/2028 and considered to be acceptable in principle.

In the interests of preventing surface water flooding, the Inspector, following consultation with relevant statutory bodies, imposed a condition (condition 14) to secure details of a Sustainable Urban Drainage System (SuDS) system as follows:

14. No development shall take place until a Sustainable Urban Drainage System (SuDS) system scheme, along with details of future maintenance for the site have been submitted to and agreed in writing by the Local Planning Authority. No infiltration of surface water into the ground shall be permitted. The development shall be carried out in accordance with the approved details.

The principle of dealing with the SuDS by condition has been established by the outline consent and this is not for consideration under at the reserved matters stage.

Whilst conditions on outline permission can be discharged through reserved matters permission, this cannot be insisted upon by the Local Planning Authority and the applicant will still be required to discharge any outstanding conditions on the outline permission, as well as any further conditions appended to reserved matters permission.

The application includes details to satisfy condition 14 of the outline permission. These details include discharge rates, drainage layout, attenuation tank sections, volume calculations and a SUDS Management and Maintenance Plan.

Following consultation on the submitted details, the Lead Local Flood Authority is satisfied that condition 14 of WA/2014/2028 can be discharged and Officers are satisfied that the proposed residential development would not lead to increased flood risk, either on site or elsewhere, and would accord with Policy CC4 of the Draft Local Plan Part 1, Policy FNP31 of the Farnham Neighbourhood Plan and the NPPF 2012 in this respect.

Biodiversity and compliance with Habitat Regulations 2010

The NPPF 2012 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 is a 'reserved matters' application where landscaping, scale, design and appearance are for determination. The matter of biodiversity was considered under the outline permission WA/2014/2028 and considered to be acceptable in principle. The Inspector, following consultation with relevant statutory bodies, imposed two biodiversity conditions (conditions 1 and 15) on the outline permission which read as follows:

1. Details of the layout, scale, landscaping (including planting for biodiversity) and appearance (hereafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.
15. The development shall be carried out in accordance with the recommended ecological measures within section 8 of the Ecological Appraisal Revision A for Gardner's Hill Road Ecology Hankinson Duckett HAD ref: 716.1 February 2014.

Whilst landscape details have been submitted in support of this reserved matters application, Surrey Wildlife Trust are concerned that the landscaping details submitted do not effectively implement the recommended ecological measures within Section 8 of the Ecological Appraisal prescribed in condition 15 and do not ensure appropriate avoidance, mitigation, compensation and enhancement for biodiversity resources on site. Surrey Wildlife Trust therefore advises that the planting for biodiversity prescribed in condition 1 of WA/2014/2028 cannot be discharged on the basis of the landscaping details submitted in support of this reserved matters application.

Whilst conditions on outline permission can be discharged through a reserved matters permission, this cannot be insisted upon by the Local Planning Authority and the applicant will still be required to discharge any outstanding conditions on the outline permission, as well as any further conditions appended to a reserved matters permission.

As Surrey Wildlife Trust is not satisfied that condition 1 of WA/2014/2028 can be satisfactorily discharged in relation to ecological matters, they have recommended a condition, in the event permission is granted, to secure a Landscape Ecological Management Plan (LEMP) to demonstrate how the ecological measures required by condition 15 of outline permission WA/2014/2028 are to be implemented.

Subject to this condition, Officers are satisfied that the proposed residential development would not prejudice the ecological value of the site and would accord with Policy D5 of the Local Plan, Policy NE1 of the Draft Local Plan Part 1 and FNP13 of the Farnham Neighbourhood Plan.

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

Wherever possible, level access has been provided to the proposed units. However, due to topographical constraints of the site, it has been necessary to provide a stepped approach to the dwellings in the far north west corner of the site. This avoids the need for significant and unsightly retaining walls or under build around this sensitive corner of the site.

Environmental Impact Regulations 2011 (as amended)

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.

Except for condition 14, all remaining conditions under the outline permission are still valid and must be complied with. They do not need to be repeated for the current reserved matters application, should it be granted permission. All the conditions, save for condition 14, on the outline permission remain in force and would need to be complied with, in addition to any further conditions recommended in this report.

Third Party and Town Council Comments

The comments raised by third parties in relation to residential and visual amenity considerations have been addressed in the relevant sections of this reserved matters application.

Officers have considered the concerns raised by the Town Council in relation to the overall design and layout of the development being out of character with the character of the area and consider that, for the reasons outlined in the above report, that the proposed development would integrate well with the semi rural character of the surrounding area.

Matters relating to access and technical details have been previously addressed in the Inspectors decision.

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

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

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

- Have 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

The principle of development for 43 new dwellings and access has been approved by the outline permission under WA/2014/2028. The current application is in connection with the reserved matters; scale, appearance, landscaping and layout.-

In relation to impact on visual and residential amenities, Officers are satisfied that the appearance, layout, scale and landscaping would not materially impact on neighbouring residential occupiers and would provide a level of amenity and play space in accordance with Local Plan requirements. Officers consider that the appearance, scale, landscaping and layout of the proposal would result in a form of development that would be visually acceptable to the local character of the area.

With regards to the landscape and visual amenity impact, it is considered that the development would not have a significant effect on the landscape and visual amenities. Furthermore, the package of landscaping, and in particular the provision of the large area of communal open space and additional tree planting, would provide opportunities to improve the landscape value of the site.

The conditions under the outline permission remain in force and would be required to be discharged prior to any commencement of development, in addition to any pre-commencement conditions imposed via this application.

The detailed SuDS drainage scheme has been reviewed by the Lead Local Flood Authority, who confirms it is acceptable.

Having regard to these considerations, and to all other material matters, set out in the report, Officers conclude that the proposed development is in accordance with the aims and objectives of the development plan and the NPPF 2012.

Officers therefore consider that the adverse impacts of the scheme would not significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF 2012 taken as a whole. Furthermore, no specific policies in the NPPF 2012 indicate that the proposal should be resisted.

Recommendation A

That permission be GRANTED subject to the following conditions:

1. Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those outlined in the supporting documentation accompanying this planning application, 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 C2, D1 and D4 of the Waverley Borough Local Plan 2002.

2. 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 Policies M2 and M4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

3. Condition

The development hereby approved shall not be first occupied until the pedestrian and cycle links within the site have been laid out in accordance with the approved plans and thereafter they shall be retained and maintained for their designated purpose.

Reason

The above condition is required in recognition of Section 4 'Promoting Sustainable Transport' in the National Planning Policy Framework 2012.

4.

Condition

No development shall commence, including any 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 service routings and site access and addressing the heads of terms in the submitted Ian Keen tree report AP/8196-Rev A/WDC. All works shall be carried out in strict accordance with the approved details.

Reason

To adequately protect all trees 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. This is a pre commencement condition as it relates to the construction process.

5.

Condition

a) 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. At the completion of each supervisory/monitoring visit the appointed arboricultural consultant will submit a site supervision report to the Local Planning Authority.

b) This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of contemporaneous monitoring and compliance by the pre-appointed tree specialist during development.

c) The approved method statement submitted in support of the application shall be adhered to in full in accordance with the approved plans and may only be modified subject to written agreement from the LPA.

Reason

To adequately protect all trees worthy or 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. This is a pre commencement condition as it relates to the construction process.

6. 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 worthy or 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. This is a pre commencement condition as it relates to the construction process.

7. 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 worthy or 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. This is a pre commencement condition as it relates to the construction process.

8. 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 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. This is a pre commencement condition as it relates to the construction process.

9. Condition

No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.

Reason

To adequately protect all trees 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. This is a pre commencement condition as it relates to the construction process.

10. Condition
No development shall take place 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 commencement 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 C2, D1 and D4 of the Waverley Borough Local Plan 2002.

11. Condition
Prior to the occupation of any development hereby permitted detailed drawings of any walls, fences or other means of enclosure and outbuildings within or around the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the occupation of the dwellings and thereafter retained. No further outbuildings or walls or means of enclosure shall be erected without the prior written approval of the Local Planning Authority.

Reason

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

12. Condition
No development shall take place on site until a detailed Landscape and Ecological Management Plan (LEMP) is submitted to and approved in writing by the Local Planning Authority. The LEMP should demonstrate how the ecological measures required by Condition 15 of outline application WA/2016/2028 are to be implemented and should include adequate details of the following;

- a) Description, quantity / size, location and specification of habitat features to be managed and created including habitat types, reptile hibernacula, bat and bird boxes (including provision integral to the design of the new buildings).

- b) Aims and objectives of management
- c) Appropriate management options to achieve aims and objectives
- d) Prescriptions for management actions
- e) Preparation of a costed work schedule for securing biodiversity enhancements in perpetuity
- f) Ongoing monitoring and remedial measures.

Reason

In the interests of preserving nature conservation in accordance with Policies D1 and D5 of the Waverley Borough Local Plan 2002. This is a pre-commencement conditions because it goes to the heart of the consent.

13. Condition

The garaging for each residential dwelling hereby approved shall be used for purposes incidental to the residential occupation and enjoyment of the dwelling as such and not for any trade or business or habitable accommodation.

Reason

In the interest of the amenities of the area and to ensure appropriate levels of parking are maintained on site, in accordance with Policies D1, D4 and M14 of the Waverley Borough Local Plan 2002.

14. Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other Order revoking or re-enacting that Order with or without modification), no extension or alteration to any dwelling house as defined within Part 1 of Schedule 2, Classes A and B inclusive of that order, shall be implemented on the site without the written permission of the Local Planning Authority.

Reason

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

15. Condition

The plan numbers to which this permission relates are GHR_PLN_BP Rev C, GHR_PLN_CSP Rev C, GHR_PLN_SLP, GHR_PLN_SP Rev C, GHR_PLN_SSP Rev C, GHR_PLN_101 Rev D, GHR_PLN_102 Rev D, GHR_PLN_103 Rev D, GHR_PLN_104 Rev B, GHR_PLN_105 Rev B, GHR_PLN_106 Rev A, GHR_PLN_107 Rev B, GHR_PLN_108

Rev B, GHR_PLN_109 Rev C, GHR_PLN_110 Rev B, GHR_PLN_111 Rev C, GHR_PLN_112 Rev B, GHR_PLN_113 Rev B, GHR_PLN_114 Rev C, GHR_PLN_SViews Rev D, GHR_PLN_Garage Rev A, GHR_PLN_Garage2, GHR_PLN_BC St Rev A, CALA20623 11C-sheet1 Rev C, CALA20623 11C-sheet2 Rev C, CALA20623 11C-sheet3 Rev C, CALA20623 11C-sheet4 Rev C, 16-200-001 Rev B, 16-200-002 Rev C, 16-200-003 Rev C, 16-200-004 Rev C, 8196/03 Rev A 1/2 and 8196/03 Rev A 2/2.

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.

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. 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.

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

some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.

9. 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.
10. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
11. The 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>
12. 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.
13. 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 the details pursuant to Condition 14 (in relation to SuDS) upon WA/2014/2028 be AGREED.