Correspondence received and matters arising following preparation of the agenda

Update regarding Wealden Heaths Special Protection Area

Two appeal decisions were received last week, whereby the inspector dismissed the appeals based on a lack of clarity about the impact on the Wealden Heaths Special Protection Area.

Natural England who are a statutory consultee on development affecting a European Site (SPA or a SAC) have been consulted on the decisions and specifically the housing applications which are on the Committee’s agenda, and have confirmed that taking into consideration the distance of these units from the SPA and the scale of the proposals these developments would not alone or in combination with other developments cause a significant affect, and that an appropriate assessment would not be required.

Whilst it is recognised that the Local Planning Authority is the competent authority/determining authority on this matter, on the basis of the advice received, it would not in officers’ opinion be reasonable to refuse tonight’s applications on the grounds of impact on the Wealden Heaths SPA and there is no need to undertake an appropriate assessment.

There is no barrier to determining these applications based on the impact on the Wealden Heaths Special Protection Area.

Item A1
WA/2019/0030
FARNHAM PARK HOTEL AND RESTAURANT LOWER HALE, FARNHAM

Additional Information - Environmental Impact Regulations 2017

The agenda report states that the proposal is considered not to be EIA development under either Schedule 1 or Schedule 2 of the EIA Impact Regulations 2018 or a variation/amendment of a previous EIA development.
This is because Suitable Alternative Natural Green Space does not fall within any of the categories listed under Schedule 1 or Schedule 2.

The proposal does include a new car park measuring 0.1 ha. This would not exceed the threshold set out in part 10(i) of the EIA Regulations.

Whilst the proposal does not fall within Schedules 1 or 2, it has been the subject of a previous screening decision in relation to WA/2017/1746 – an outline application for the erection of 89 dwellings to include 26 affordable dwellings and the erection of a new building for use class A3 purposes (restaurants/cafes) together with alterations to access and provision of SANG land. It was concluded that the development was not EIA development.

Responses from Consultees

<table>
<thead>
<tr>
<th>Council’s Parks &amp; Countryside Team</th>
<th>No objection to the proposed SANG development.</th>
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<tbody>
<tr>
<td></td>
<td>Require a legal agreement to be set up with regard to permitting access and footpath links into Farnham Park SANG.</td>
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<td></td>
<td>Further detail and consideration will be required for the proposed car park that serves this SANG and also the proposed path surfaces.</td>
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<table>
<thead>
<tr>
<th>County Highway Authority</th>
<th>No objection on safety, capacity and policy grounds, subject to a condition.</th>
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<tbody>
<tr>
<td></td>
<td>Condition</td>
</tr>
<tr>
<td></td>
<td>No part of the development shall be opened for public use unless and until the existing vehicular access has been modified to provide a kerb radius at the exit from the D5359 Hale Road to the A325 Hale Road in accordance with the requirements of the Highway Authority.</td>
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<tr>
<td></td>
<td>Additional advice:</td>
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<td></td>
<td>The proposed SANG replicates that proposed by the 2017 planning application to which the Highway Authority raised no objections subject to a transport mitigation package to deal with the highway and transport implications arising from the new dwellings.</td>
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<td></td>
<td>This proposal does not provide the transport measures proposed by the 2017 planning application, due to the significantly lesser level of traffic that will be generated by this</td>
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land use. The matter for consideration by the Highway Authority therefore is whether the existing highway network is capable of accommodating the transport impact of this development.

Whilst it is acceptable in general terms there are improvements that are necessary to aid the access and egress of vehicles to the A325 Hale Road. These improvements comprise minor adjustments to the kerbing and provision of a radius kerb on the exit from the D5359 Hale Road to the A325 Hale Road as detailed in the above condition.

<table>
<thead>
<tr>
<th>Surrey Wildlife Trust</th>
<th>SANG Management Plan is based on survey information obtained last year and from recent ‘walkover’ surveys</th>
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<tr>
<td></td>
<td>Use of the site as SANG is likely to help protect the existing biodiversity value of the site.</td>
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<td>The following additional information should be requested:</td>
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<td></td>
<td>SANG Management Plan still lacks detail on conservation management techniques for the various habitats. The plan also appears to lack information on species which are to be planted and what seed mixes are proposed.</td>
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<tr>
<td></td>
<td>Now that the applicant has confirmed the presence of legally protected Great Crested Newts in the pond on site, we would advise the Local Authority to ascertain how the SANG will be developed and managed without detrimental effect to this species.</td>
</tr>
<tr>
<td></td>
<td>Further detail on the proposed SANG Management Plan, to be assured that the biodiversity value of the site will be enhanced and maintained despite the disturbance its use as a SANG is likely to produce.</td>
</tr>
</tbody>
</table>

The County Highway Authority and Surrey Wildlife Trust have recommended additional information/works which could be secured by condition. These are reflected in amended/updated conditions below. Subject to these conditions being imposed, officers raise no objections in respect of access and car parking, or biodiversity.

In respect of the comments from the Council’s Parks and Countryside team, conditions are recommended to secure details (conditions 4, 5 and 6) of areas of hardstanding and landscaping.
Additional representations

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

- Ecological data over 4 years old and is not representative
- Does not provide the required 2.4m walk so will increase footfall in Farnham Park
- Litter and dog impacts to the park
- Increased footfall will impact on the footpath on the eastern boundary which is already in a bad state of repair and requires significant investment, and is currently informally used as a cycle path which is a danger to pedestrians
- This proposed extension to Farnham Park and increased footfall has not been included in calculations of the park
- Increase in litter and pollution in the park will affect the status of the park and a Local Nature Reserve and the capacity of the Park Ranger to be able to manage the increased usage
- Seek assurance that no lighting is proposed – inconsistent with its status as a Local Nature Reserve
- Concerned that the additional traffic will cause unacceptable congestion and accident risk on the A325
- More information needed to how the additional impacts will be managed
- Increased pollution
- Impacts on wildlife using the site
- The access road will encourage traffic and further planning developments
- Car park would be sited on agricultural land and is of high visual and strategic importance

The above letters of objection do not raise any additional points to those addressed both within the agenda report, and elsewhere within this update sheet. Further responses from the County Highway Authority, Surrey Wildlife Trust, and the Council’s Parks and Countryside Team are included above on this update sheet, and are relevant to the matters of objection raised.

Amendment to conditions/informatives

6. Condition
No development shall take place until a Landscape and Ecological Management Strategy (LEMS) has been submitted to and approved in writing by the local planning authority. The LEMS shall set out landscape and ecological management objectives for the site. The LEMS shall detail the mitigation and enhancement measures contained in the Ecological Appendix Report and updated walkover surveys. The management strategy shall
include measures to protect Great Crested Newts and this shall be supported by an updated SANG management plan. The LEMP shall be carried out as approved.

Reason
In order to protect and enhance the ecological interests of the site such to accord with Policy NE1 of the Local Plan Part 1 (2018).

Additional conditions

7. Condition
No part of the development shall be opened for public use unless and until the existing vehicular access has been modified to provide a kerb radius at the exit from the D5359 Hale Road to the A325 Hale Road in accordance with the requirements of the Highway Authority.

Reason
In order that the development should not prejudice highway safety nor cause inconvenience to other highway users such to accord with policy ST1 of the Local Plan (Part 1) 2018.

Additional informative

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 Mini 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. Please see the following for details of how to apply: www.surreycc.gov.uk/tdp. All works on the highway will require a permit and an application will need to 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/floodingadvice.
Revised Recommendation A

That, subject to completion of a section 106 agreement within 6 months of the date of the committee decision to secure access and footpath links into Farnham Park SANG, and to secure the long term management of the SANG, and subject to conditions 1-5 on the agenda report, amended condition 6 and additional condition 7 on this update sheet that permission be GRANTED.

Item A2
WA/2018/0960
LAND TO REAR OF WICKHAM HOUSE, 40 WEST STREET, FARNHAM

Updates to the report.

Revised Condition

Condition 7 revised for clarity.

7. Condition
   The rooflight windows located on the west roof slope and windows on the east elevation shall be fixed shut and obscure glazed to a height of 1.7m from the finished floor level of the room they serve and glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained as such in perpetuity.

Additional Conditions

14. Condition
   There shall be no burning of any waste or other materials on the site during the demolition and construction phases.

   Reason
   In the interest of local amenity and air quality, in accordance with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002.

Revised Recommendation

That permission be granted subject to conditions 1-13 (excluding condition 7) on pages 44-48 on the agenda report, amended condition 7 and additional condition 14 (above).