

B2 WA/2019/1171 - Approval of reserved matters: layout, scale, appearance and landscaping following outline permission granted under WA/2015/2283 for the erection of up to 105 dwellings (including 32 affordable) together with associated works (as amplified by drainage information received 08/08/2019 and 12/08/2019; as amended by plans and information received 20/09/2019 and 07/11/2019 and plans and information received 27/01/2020) at Land Centred Coordinates 485710 148770 On West Side Of Green Lane, Badshot Lea

Applicant: Taylor Wimpey West London
Ward: Farnham Weybourne and Badshot Lea
Case Officer: Philippa Staddon

Committee: Joint Planning Committee
Meeting Date: 11/03/2020
Extended Neighbour Notification
Expiry Date: 12/02/2020
Extended expiry date: To be agreed

RECOMMENDATION

That, permission be GRANTED, subject to the applicant entering into a Deed of Variation to the existing legal agreement within 3 months of the date of the committee resolution to grant planning permission to secure the provision of: 30% on site affordable housing; amendments to the open space obligations, amended contributions towards SANG, education infrastructure, and subject to conditions 1-9 and informatives 1-5.

1. Introduction

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

The application was previously considered at the Joint Planning Committee meeting on 17/12/2019. At this meeting, Members resolved to defer the decision in order to allow Officers and the applicant to discuss improvements to the design and layout of the scheme and address the Committee's concerns including ecological issues, SuDS, sewage disposal infrastructure, and electric vehicle charging specifications.

Since the meeting, the applicant has submitted amended plans and additional information to address the above concerns. Taking each one in turn:

- Design and layout

In order to improve the design, quality and visual interest of the scheme, the applicant has submitted amended plans which alter the materials by increasing the variety across the site, alter roof forms and design details through the development. A number of chimneys have been added, some tile hanging detailing and fenestration alterations are proposed. The changes, taken as a whole, result in an improved design and more varied appearance.

With regard to affordable housing, a number of housing tenure types have been relocated to ensure a greater spread of tenure throughout the development.

Owing to the constraints of the site – the overhead powerlines, existing residential development, existing vegetation and the public footpath that bounds the site - it is not possible to significantly amend the proposed layout of the scheme therefore, the proposal follows a loop road formation which is reflective of Wentworth Close to the west of the site.

Additional plans, imagery and visualisations have been provided in order to better present the proposed design and layout, and show how the proposal would fit into the wider context.

- Ecological Issues

Ecological issues were assessed and considered under the original outline application and an appropriate condition was attached requiring the development to be carried out in strict accordance with the Ecological Appraisal Report.

Since the meeting, the same ecologist has revisited the site and has undertaken further surveys on the trees to the south western corner, concluding that the trees present limited bat roosting potential.

Surrey Wildlife Trust have been consulted on the additional information and updated survey and have raised no concerns. A number of recommendations have been made regarding the timing of development activities. As a result, Officers are satisfied that the ecological conclusions are up to date.

- SuDS

A separate SUDs application (WA/2019/1514) was approved on 7 November 2019 which will handle all the surface water drainage from the scheme. The

associated swale, attenuation pond and landscaping works are to be sited to the south east of the application site.

- Sewage disposal infrastructure

Thames Water confirmed on 20 November 2019 that they are satisfied that there is sufficient capacity for all foul water drainage from the scheme and therefore have no objection to the proposed development. These comments supersede the previous comments which raised concerns regarding capacity. This is because further modelling has been undertaken and has been reviewed and approved by Thames Water.

- Electric vehicle charging specifications

Condition 12 of the outline permission (WA/2015/2283) requires electric vehicle charging points to provide a minimum of 7kw power for every dwelling and similar communal charging points for blocks of flats.

This report should be read in conjunction with the Officer Report and Decision Notice for the outline permission, WA/2015/2283. The Decision Notice has been attached as Appendix A to this report.

1. Summary of application

This Reserved Matters application should be considered and read in conjunction with the Officer Report and Decision Notice for the associated Outline application (WA/2015/2283).

The proposed layout provides 105 dwellings in a loop road formation. This is in keeping with Wentworth Close to the west which is also formed of a loop road. The proposed buildings are primarily two storey in height with a number of units having accommodation in the roof space. There are two flatted buildings within the development, with the remainder of the units being detached, semi-detached or terraced dwellings.

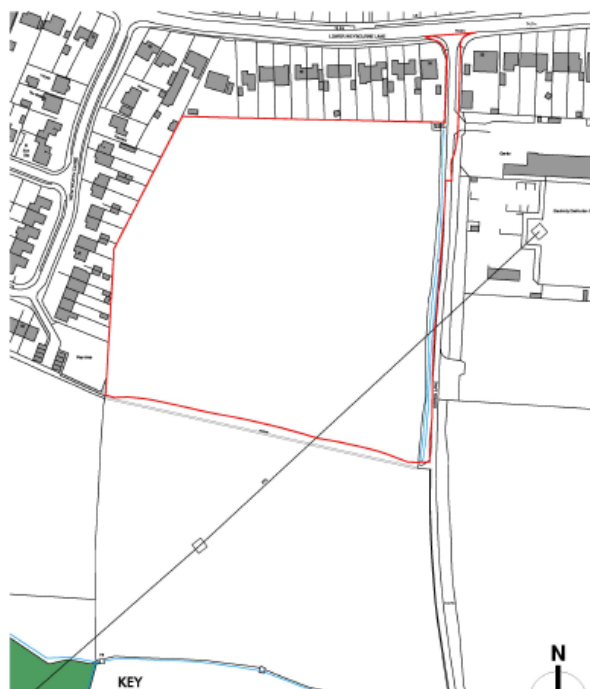
Parking provision meets the Council's parking guidelines, and the applicant has submitted vehicular tracking for the layout, with no objections being raised by the County Highway Authority. The amenity space and quality of accommodation for future occupants is considered to be acceptable. Taking into consideration the depths of the proposed rear gardens and the distance from neighbouring dwellings the proposal would also not result in material harm to adjoining neighbouring properties.

The proposed amendments are considered to have improved the design by adding greater variety and interest across the scheme. Additional information has been provided which better represents the character of the surrounding area.

Members' outstanding concerns from the previous meeting have been addressed through clarifications and additional information.

The layout, scale, appearance and landscaping is considered to be acceptable and would be in keeping with the character of the area. The application is therefore recommended for approval subject to completion of a deed of variation.

2. Location Plan



3. Site Description

The site is located to the south of Lower Weybourne Lane and to the west of Green Lane. The site comprises an agricultural field which slopes gently down from north to south with the highest point to the north-west of the site. Public Footpath 103 runs east-west beyond the southern boundary of the site that links Green Lane to Weybourne Road.

The site is bounded to the north and west by existing residential development in Lower Weybourne Lane and Wentworth Close. Its eastern boundary is formed by vegetation along Green Lane, beyond which is an electricity depot and sub-station, which also takes its access from Green Lane.

To the south of the site is an agricultural field and a recreation ground to the far south west. To the far south-east are various buildings comprising Green

Lane Farm, while further south are the David Lloyd Sports Centre and Farnham Rugby Club, in Monkton Lane.

A 132kV overhead power line runs across the south-eastern corner of the site.

4. Background

The outline permission (WA/2015/2283) was subject to a Section 106 Agreement securing infrastructure contributions and affordable housing. This reserved matters application seeks a number of amendments to the Section 106 Agreement due to a change in the proposed mix of bedrooms.

The below table sets out what was agreed at Outline stage and what is sought as part of this Reserved Matters application:

Contribution	Agreed at Outline	at Reserve Matters	To be agreed at Reserve Matters	Difference
Sport Pitches	£64,312.50	£64,312.50	£64,312.50	No change
Education – early years	£70,670	£70,670	£70,670	No change
Education – primary years	£290,896	£336,336	£336,336	£45,440
Education – secondary years	£302, 828	£355,575	£355,575	£52,747
SANG contribution	£231,069	£246,492	£246,492	£15,423
SAMM contribution	£69,104	£73,723	£73,723	£4,619
Transport	£180,000	£180,000	£180,000	No change
Travel Plan Audit	£4,600	£4,600	£4,600	No change
Transport voucher	£21,000	£21,000	£21,000	No change
TOTAL	£1,234,479.50	£1,352,708.50	£1,352,708.50	£118,230

- 32 affordable homes (30%) in the following mix:

Reserved matters			
1 Bedroom	2 Bedroom	3 Bedroom	4 bedroom
10	12	10	0
Outline			
13	9	10	0

- Tenure mix: 65.6% rented and 34.4% intermediate housing (Outline tenure mix was 70% rented and 30% intermediate).

Other clauses include the management and maintenance of the SuDS and open space.

5. Proposal

The principle of development for 105 dwellings has been established through the grant of outline planning permission (WA2015/2283) in November 2018. The current application comprises the matters which were reserved for further consideration. These matters include:

- Layout – includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.
- Scale – includes information on the size of the development, including the height, width and length of each proposed building.
- Appearance – aspects of a building of place which affect the way it looks, including the exterior of the development.
- Landscaping – the improvement or protection of the amenities of the site and the area and the surrounding area. This could include planting trees or hedges as a screen.

The development would comprise of the following mix:

- Market homes:

Bedrooms	Number of units proposed	% Mix	SHMAA recommended mix
1	3	4.1%	10%
2	17	23.3%	30%
3	35	47.9%	40%
4+	18	24.7%	20%
Total	73	100%	100%

- Affordable homes:

Bedrooms	Number of units proposed	% Mix	SHMAA recommended mix
1	10	31.25%	40%
2	12	37.5%	30%
3	10	31.25%	25%
4+	0	0%	5%
Total	32	100%	100%

- Total mix:

Unit Type	1 bed	2 bed	3 bed	4+bed	Total
Total number of units currently proposed	13 (12.4%)	29 (27.8%)	45 (42.9%)	18 (17.1%)	105 (100%)
Mix out forward under outline	23 (21.9%)	31 (29.5%)	36 (34.3%)	15 (14.3%)	105 (100%)

The level of affordable housing (30%), together with the total number of dwellings remain the same as the outline permission. The mix of affordable housing and the mix of market housing has been altered slightly from the outline submission, with less 1-bedroom units and more 3-bedroom units proposed.

- Layout:

The application proposes 105 dwellings spread across the site with an area of open space in the centre of the site plus a larger area to include a LEAP and LAP in the south-eastern corner of the site. The density would be 31.9 dwellings per hectare. There would be two flatted blocks and areas of affordable housing, one to the north-east of the site and one to the south-east of the site. Other units would comprise a mix of terraced, semi-detached and detached dwellings.

Dwellings would generally be sited in a loop-road formation, with the front elevations facing onto the street. Vehicular access would be via a single access point onto Green Lane in the north-east corner of the site. There would be a pedestrian link with the LAP and Wentworth Close in the south-western corner of the site and a footpath link with the public footpath that runs east-west to the south of the site.

Parking would be provided in a mixture of bay parking, parking courtyards and on-site with driveways and garages.

- Scale:

The proposed dwellings would be primarily 2 storey with limited (6 no.) 2.5 storey dwellings with accommodation provided within the roof space located to the very centre of the site, facing an area of open space. Many of the

dwellings would be provided with either detached or semi-detached, single storey garages set back from the front build line of the dwellings.

The proposed flatted buildings would be part 2 storey and part 2.5 storey in height with the central element of the buildings at 2.5 storeys in height.

Small cycle stores would be provided, in the rear gardens, for those dwellings without garages.

- Appearance:

The proposal would be of a traditional design with different roof forms, footprints and materials, as shown on the street scene extracts below.

Materials would include a mixture of red brick, multi red brick, tile hanging at upper level, render above brick plinth and brown and grey roof tiles.

The proposed development would include architectural features such as pitched roofs, gables, chimneys, porch canopies, bay windows, quoins and detailing around fenestration.

- Landscaping:

The hard surfaces within the site would consist of a mixture of tarmac roads and paths, charcoal and brindle keyblock paving, rumble strips formed of concrete setts, Hoggin path with timber edging and concrete paving slabs.

Soft landscaping would include trees, hedges, shrubs, grass and areas of meadow mix.

There would be a 2m deep landscape buffer between the rear of the dwellings to the south of the site and the site boundary and open field to the south.

Detail of boundary treatments between plots have not been provided but could be secured by condition.

Indicative layout plan
(Outline application)

Proposed Site Layout Plan
(Current application)



Street scenes

- Section A – A



- Section B – B



- Section C - C



- Section D - D



- Section E - E



6. Relevant Planning History

WA/2019/1514	Construction of a swale and pond for drainage attenuation.	Full Permission 07/11/2019
S52/2019/0006	Request to modify a Section 106 legal agreement (WA/2015/2283 outline application) relating to the SANG contribution.	Decision Pending
WA/2015/2283	Outline application with all matters reserved except for access for the erection of up to 105 dwellings including 32 affordable together with associated works (as amended by Design and Access Statement received 09/11/2016, amended drainage information and FRA received 28/04/2017 and amended plans and additional information received 07/07/2017 and amended location plan received 09/11/2017 and additional Certificate B received 24/11/2017)	Outline Permission Granted 27/11/2018

7. Relevant Planning Constraints

Developed Area of Farnham / Built Up Area Boundary
 Farnham/Aldershot Strategic Gap (southern section only)
 Thames Basin Heath 5km Buffer Zone
 Minerals Safeguarding Area
 Compensation Order
 Electricity Supply Line

Gas Pipe Line
Ancient Woodland 500m Buffer Zone
Built Up Area Boundary (FNP)
Housing Allocations: Land west of Green Lane (FNP)
Article 4 Direction
Compensation Order Far11 52/56
Compensation order - Far28 203
Strategic Site – Land West of Green Lane, Farnham
Minerals Safeguarding Area, Surrey Minerals Plan (July 2011)
Section 106 Agreement (relating to Outline permission WA/2015/2283)

8. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018):
 - Policy RE1 Countryside beyond the Green Belt
 - Policy RE3 Landscape Character
 - Policy TD1 Townscape and Design
 - Policy NE1 Biodiversity and Geological Conservation
 - Policy NE3 Thames Basin Heaths Special Protection Area
 - Policy SP1 Presumption in Favour of Sustainable Development
 - Policy SP2 Spatial Strategy
 - Policy ICS1 Infrastructure and Community Facilities
 - Policy AHN1 Affordable Housing on Development Sites
 - Policy AHN3 Housing Types and Size
 - Policy LRC1 Leisure, Recreation and Cultural Facilities
 - Policy ALH1 The Amount and Location of Housing
 - Policy ST1 Sustainable Transport
 - Policy CC1 Climate Change
 - Policy CC2 Sustainable Construction
 - Policy CC4 Flood Risk Management
 - Policy SS2 Land West of Green Lane, Farnham LAAID: 438
- Farnham Neighbourhood Plan (made May 2017):
 - FNP1 Design of New Development and Conservation
 - FNP12 Thames Basin Heaths Special Protection Area (SPA)
 - FNP13 Protect and Enhance Biodiversity
 - FNP14b Housing Site Allocations (Land west of Green Lane, Badshot Lea)
 - FNP27 Public Open Space
 - FNP30 Transport Impact of Development
 - FNP31 Water and Sewerage Infrastructure Capacity
 - FNP32 Securing Infrastructure

- Waverley Borough Local Plan 2002 (retained policies February 2018):
 - Policy C4 Farnham/Aldershot Strategic Gap
 - Policy D1 Environmental Implications of Development
 - Policy D4 Design and Layout
 - Policy D7 Trees, Hedgerows and Development
 - Policy D8 Crime Prevention
 - Policy D9 Accessibility
 - Policy HE15 Unidentified Archaeological Sites
 - Policy M5 Provision for Cyclists
 - Policy RD9 Agricultural Land
 - Policy LT11 Walking, Cycling and Horseriding
- South East Plan (saved policy NRM6): NRM6

An early review of the 2017 Farnham Neighbourhood Plan has commenced. The modifications proposal was submitted to Waverley Borough Council on the 25/01/2019. Following an Independent Examination of the Farnham Neighbourhood Plan Review (Modification Proposal) Draft (January 2019), the examiner's report recommends that with modifications, the plan can proceed to referendum. Given the advanced stage, significant weight is attached to the modified plan. As none of the policies within the Farnham Neighbourhood Plan relevant to this application are subject to modification, the Review does not affect the considerations pertinent to this application.

Other guidance:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (2014)
- Land Availability Assessment (2016)
- West Surrey Strategic Housing Market Assessment (2015)
- Settlement Hierarchy (Update 2012)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Statement of Community Involvement (2019 Revision)
- Strategic Flood Risk Assessment (2015/2016)
- Viability Assessment (2016)
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Farnham Design Statement (2010)
- National Design Statement (2019)

9. Consultations and Town/Parish Council Comments

<p>Farnham Council</p> <p>Town</p>	<p>16/08/2019: This is an approved development site in the Adopted Farnham Neighbourhood Plan Policy FNP14b). Farnham Town Council supports the application for the erection of 105 dwellings, being compliant with the Farnham Neighbourhood Plan. Consideration should be given to the way services are installed and accessed to allow for future upgrades without impacting on the local amenity. FTC looks forward to reviewing the subsequent application for additional drainage on the site.</p> <p>12/02/2020: This is an approved site in the Farnham Neighbourhood Plan with guidelines of an approximate capacity of 100 dwellings. Given the number of amendments to this application, a new application may be more appropriate. Farnham Town Council has serious concerns about the location of the play area under the overhead powerlines. Confirmation is requested for the inclusion of larger parking bays for disable persons measuring 3x4.8m.</p> <p>21/02/2020: Farnham Town Council has received additional information regarding the availability of larger parking bays with 10 layby bays being provided on site suitable for disabled persons. Plans showing the route of the power lines clarify they do not run directly over the play area equipment. Warning signs must be erected in the play area to highlight the dangers of the overhead power lines including signage with words and pictures for no kite flying/drones, etc. This is an approved site for housing in the Farnham Neighbourhood Plan. Farnham Town Council welcomes the links to pedestrian routes beyond the development and contributions to cycle routes to improve the sustainability of the location.</p>
<p>County Authority</p> <p>Highway</p>	<p>23/09/2019: The Highway Authority is satisfied that the current reserved matters application is compatible with the access arrangements agreed by the Highway Authority at the outline planning application, subject to conditions attached at outline stage.</p> <p>Officer comment: Conditions 8, 9 and 10 of</p>

	<p>WA/2015/2283 address these points. Conditions 9 and 10 have already been discharged.</p>
<p>Lead Local Flood Authority</p>	<p>31/07/2019: Not satisfied that the proposed drainage scheme meets the requirements because insufficient information has been provided.</p> <p>22/08/2019: Proposed drainage scheme meets the relevant requirements. Look forward to receiving an application to discharge Conditions 4 and 15 of WA/2015/2283 in due course.</p> <p>24/09/2019: No change to drainage strategy or surface water drainage system therefore no further comments. Refer back to comments dated 22/08/2019.</p> <p>05/02/2020: The surface water drainage for this site will be dealt with under a separate discharge of planning conditions application, therefore we have no further comments.</p> <p>Officer comment: Conditions 4, 15 and 16 of WA/2015/2283 address these points.</p>
<p>Surrey Wildlife Trust</p>	<p>04/09/2019: Would be pleased to comment on any detailed landscaping scheme for the site. Landscaping Plan should seek to retain the biodiversity rich boundary vegetation (trees and hedgerows) on the site and manage them a conservation regime as advised by the applicant's ecologist in their Ecological Appraisal Report (Nov 2015) paragraph 4.7 and SWT comments 24/03/2016. Advise a Landscape and Ecological Management Plan (LEMP) may be appropriate for the site to help it address its biodiversity responsibility.</p> <p>26/02/2019: The ecologist for the site has made an assessment of the trees adjacent to the site. Five trees are identified as having low Bat roost suitability (or the potential to gain suitability over time). Two trees with low suitability were identified for felling. It is noted that the felling of these trees (T18 and T19) has now taken place and the developer confirms this was undertaken in accordance with the recommendations of the</p>

	<p>ecologist.</p> <p>The ecology letter also makes recommendations for works to take place, which should have regard to breeding Birds. Therefore, the applicant should take action to ensure that development activities such as vegetation or site clearance are timed to avoid the Bird nest season of early March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist immediately prior to clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.</p> <p>Officer comment: Conditions 14 and 17 of WA/2015/2283 address these points. The applicant has submitted information to discharge Condition 17, which is currently with Surrey Wildlife Trust for their consideration.</p>
<p>Council's Waste and Recycling Co-Ordinator</p>	<p>30/07/2019, 08/10/2019, 12/11/2019, 29/01/2020: Applicant should refer to the Guide for Developers for bin provision and vehicle access.</p> <p>Flats are 1 bed and 2 bed and therefore capacities of 100 litres for 1 bed units and 170 litres for 2 bed units should be used to calculate bin provision.</p> <p>Collectors should walk no more than 15m to empty 2 wheeled bins or 10m for 4 wheeled bins. Bins must be ordered at least 6 weeks prior to occupation.</p>
<p>Council's Environmental Health Officer - powerlines</p>	<p>With regard to the 132kV powerlines that run across the south east corner of the application site, Given the location of the power lines and distances from proposed residential dwellings it is unlikely that there will be any health implications arising from the electric field (EMF) generated by the overhead power lines. According to the Code of Practice (Power Lines; Demonstrating compliance with EMF public exposure guidelines. Department of Energy & Climate Change) 132kV power lines are not capable of exceeding the ICNIRP exposure guidelines so the potential risk to health (disease) should be low.</p>

	<p>The power lines do however pass over land that could be used for ball games and other outdoor activities. There is also a play area for children close by. The main risk to health would be from activities such as kite flying (and perhaps the flying of drones) where contact could possibly be made with the power lines. A management plan should be submitted by the applicant.</p> <p>Officer note: The S106 requires the submission of an Open Space Specification and Open Space Management Plan.</p>
County Archaeologist	<p>14/08/2019: in response to outline application advised that should consent be granted, the detailed planning application to follow should be accompanied by the results of an archaeological trial trench evaluation. No evidence that this has been carried out and no mention of any archaeological requirement in current application submission.</p> <p>Advise that required archaeological evaluation should be carried out at the earliest opportunity as, should significant archaeological remains be discovered, they could impact both on the development programme and possibly the design layout of the development should nationally significant remains be encountered worthy of preservation in situ.</p> <p>29/01/2020: the required archaeological evaluation has been carried out satisfactorily and as the work has not revealed evidence of significant archaeological deposits then there is no requirement for further archaeological investigations on the site and so no requirement for an archaeological condition to be placed on the current application should consent be granted.</p> <p>Officer comment: Condition 5 of WA/2015/2283 has been discharged.</p>
Thames Water	<p>04/10/2019: Thames Water has identified an inability of the existing foul water infrastructure to accommodate the needs of this development proposal. Thames Water request that a condition be added to any planning permission requiring a solution to be found. The application indicates that surface water will not be discharged to the public network and</p>

	<p>as such raises no objection. However, approval should be sought from the Lead Local Flood Authority.</p> <p>20/11/2019: Thames Water has been working with the developer on the foul water infrastructure needs for the development. Following a modelling assessment of the site we can confirm that capacity exists off site to serve the development and as such we are writing to confirm that with regard to foul water sewerage network infrastructure capacity, we would no longer have any objection.</p>
Southern Water	20/08/2019 and 01/10/2019: No objection
Natural England	08/08/2019, 04/10/2019 and 17/02/2020: The advice provided in our previous responses apply equally to these Reserved Matters although we made no objection to the original proposal (subject to mitigation).
Council's Greenspaces Manager	<p>Properties and gardens would be situated close to the existing hedgerow/trees along the western boundary, likely to cause conflicts over trees shading out gardens/properties.</p> <p>Potential to damage the root protection zones through the construction process - should be avoided.</p> <p>Pity that open spaces/play ground provision would be sited in south-eastern corner of the site, a more central location would be preferred.</p>
Scottish and Southern Energy PLC - powerlines	<p>27/11/2019: SSE can confirm that we are satisfied that the proposed structures within the development do not violate the required safety clearances to the 132kV Overhead power lines. However, there are concerns regarding the play area, in particular the open space under the power lines. This area cannot be used for sports or games and some sort of physical restriction in this area to prevent ball games, kite flying and alike is needed. This could be controlled via condition.</p> <p>Officer note: The S106 requires the submission of an Open Space Specification and Open Space Management Plan.</p>
Surrey Police Designing Out Crime	No comments received.
RSPB	No comments received.
Ramblers Association –	No comments received.

Farnham	
Ramblers Association – London	No comments received.
British Horse Society	No comments received.
Byways and Bridleways Trust	No comments received.
Open Spaces Society	No comments received.
Auto-Cycle Union Ltd	No comments received.
British Driving Society	No comments received.
Cyclists Touring Club	No comments received.
Scottish and Southern Energy PLC	No comments received.
Southern Gas Network	No comments received.
Environment Agency	No comments received.
NHS	No comments received.
Health Watch Surrey	No comments received.
Guildford and Waverley Clinical Commissioning Group	No comments received.

10. Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019” the application was advertised in the newspaper on 02/08/2019 site notices were displayed around the site 02/08/2019 and neighbour notification letters were sent on 26/07/2019, 23/09/2019 and 29/01/2020 following the receipt of amended plans.

4 letters, including 1 from the ‘Open Spaces Society’ and 1 from ‘Badshot Lea Community Association’ (received 27/08/2019) have been received raising objection on the following:

- Access from Lower Weybourne Lane onto Green Lane and implications for highway safety and traffic volume.
- Green Lane not wide enough for 2 way traffic and would be out of keeping.
- Presence of bats.

- Overdevelopment
- 2.5 storey town houses and apartment blocks
- No relationship with surrounding built environment
- Does not conform with Farnham Design Statement
- Minimum parking provision does not take account of location of site
- Comments from Community Consultation ignored
- Planning Statement Para 3.8/9 – there is no ‘by right’ designation of land described as public open space.
- No dedicated management plan for public open space.
- No reference to SANG provision.
- No Appropriate Assessment for any public – by right- open space in terms of Thames Basin Heaths SPA
- Unclear what statutory dedication will be to enable the lawful access from the private roads within the development
- Concerns re. trees on western boundary
- Damage to root protection zones during construction process

2 letters of support have been received:

- 14/08/2019 from Vivid Housing Ltd stating that they are happy with the layout, mix, tenure and floor layouts of the 32 affordable homes.
- 31/01/2020 from Aster Communities stating:
 - They have recently entered into contract with Taylor Wimpey to deliver the 32 affordable homes proposed as part of this development.
 - They have reviewed the revised plans and the schedule of accommodation and are supportive of the proposals with regards to the affordable unit mix, the tenure split and location of the homes proposed.
 - Revised plans provide an appropriate balance between the need to ‘pepper pot’ the affordable homes within the development and providing sensible areas for us as a Registered Provider to manage effectively once the homes are occupied.

11. Community Involvement

A public exhibition was held on the 4th June 2019 at St George’s Church Hall, Badshot Lea. Leaflet invitations were delivered by hand to surrounding neighbours. Large exhibition boards were displayed, detailing the progress of the proposals and reasoning behind them.

There were approximately 46 visitors to the exhibition and feedback forms were distributed. 11 were returned.

The main concern raised was impact on neighbours' amenities and that there would be sufficient parking provision. Specific concerns were raised about the height of some of the buildings and since then the number of these has been reduced and the apartment blocks reduced from 3 to 2.5 storeys. Additional tree planting on the boundaries has been included to help address neighbouring amenity concerns.

12. Determining Issues

- Principle of development
- Housing mix and affordable housing
- Appearance and landscaping
- Design and impact on visual amenity
- Impact on residential amenity
- Layout
 - Design and impact on visual amenity
 - Impact on residential amenity
 - Parking provision
- Scale
- Standard of accommodation and amenity space
- Provision of amenity space
- Infrastructure
- Waste, recycling and cycle stores
- Highways
- Flood risk and drainage
- Accessibility and Equalities Act 2010, Crime and Disorder and Human Rights Implications
- Environmental Impact Regulations 2017
- Working in a positive/proactive manner
- Town Council and Third Party comments

13. Planning Considerations

14.1 Principle of development

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

The application seeks approval of reserved matters following grant of outline planning permission under WA/2015/2283. 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 addition to any other relevant considerations.

14.2 Housing Mix and Affordable Housing

Policy AHN3 of the Local Plan 2018 (Part 1) requires new housing to make provision for an appropriate range of housing types and sizes, reflecting the most up to date evidence in the West Surrey Strategic Housing Market Assessment (SHMA).

The outline permission allowed for up to 105 dwellings across the site. The indicative mix for the development at outline stage was:

Number of bedrooms	Number of units	% mix
1-bedroom	23	21.9%
2-bedroom	31	29.5%
3-bedroom	36	34.3%
4+-bedroom	15	14.3%
Total	105	100%

Scale is a reserved matter for consideration as part of this application and it is accepted that the mix can be altered under this reserved matters. The overall housing mix proposed under the current Reserved Matters application is as follows:

Number of bedrooms	Number of units	% mix
1-bedroom	13	12.4%
2-bedroom	29	27.6%
3-bedroom	45	42.9%
4+-bedroom	18	17.1%
Total	105	100%

Whilst, as agreed at outline stage the proposal retains 70% market housing and 30% affordable housing, the current reserved matters proposal seeks amendments to the housing mix provided for both of these housing types.

- Market Housing

Number of bedrooms	Market Housing Reserved Matters	%	SHMA requirement %	Outline application number	%
1-bedroom	3	4.1%	10%	10	14%

2-bedroom	17	23.3%	30%	22	30%
3-bedroom	35	47.9%	40%	26	36%
4+- bedroom	18	24.7%	20%	15	20%
Total	73	100%	100%	73	100%

The table above shows that the current reserved matters scheme seeks to change the housing mix, with a shift to the provision of more larger units and fewer smaller units. This would result in an under provision of 1 and 2 bedroom units, contrary to the indicative requirements of the SHMA 2015. However, the mix would be broadly in line with the SHMA requirements, with a maximum 7.9% deviation from the requirement, that being for 3 beds for which the requirement and need is greatest anyway.

The applicant has put forward in a supporting letter dated 20/09/2019 that the West Surrey SHMA (SHMA) is a wide-ranging document which covers the whole of the West Surrey Housing Market Area. They have noted that the conclusion of the SHMA recommends that strategic policy retains a reasonable degree of flexibility to ensure that, in applying mix to individual development sites, appropriate regard can be given to the nature of the development site, the character and existing housing stock of the area as well as the most up-to-date evidence of need/demand. In light of this the applicant has put forward that whilst the SHMA mix should be used as a starting point, other factors should allow for a case to be made for variation to the SHMA mix and noted that Policy AHN3 of the Local Plan (Part 1) 2018 includes some degree of flexibility.

The applicant also refers to the Folly Hill appeal decision (APP/R3650/W/17/3171409) wherein an Inspector allowed a scheme with a considerably lower number of smaller units than those in the SHMA (including 0% 1 beds), agreeing that the site's edge of settlement location meant that a greater number of larger and lesser smaller units would be acceptable.

The applicant has put forward that the current application site is also located in an edge of settlement location typified by larger family housing (3 and 4 bed homes) and that this is supported by the number of local schools in the area, indicating that the area is well served for families, and therefore the proposed mix reflects this.

The applicant also contends that smaller units (1 and 2 bedroom homes) are far more appropriate in town centre locations where land is scarce and development tends to proposed more apartments.

The applicants have sought a professional opinion from local estate agents, Bridges and Bourne, who both confirmed there is very little demand for smaller 1 bedroom units within the area. The applicants also note that whilst a 1 bedroom home may be attractive to a first-time buyer, the Government's Help to Buy scheme is enabling people to buy 2 and 3 bedroom units as their first property.

During the course of the application the mix has been amended to attempt to address officer concerns, with the addition of 3 one bedroom market homes.

Having regard to the justification provided by the applicant, the improvements to the mix during the lifetime of its application and the broad compliance with the SHMA, the proposed market housing mix is considered to be acceptable.

- Affordable Housing

Outline application WA/2015/2283 proposed 32 affordable units, representing 30% of the overall development. The tenure split set out in the attached Section 106 Agreement was 65.6% affordable rented units and 34.4% shared ownership units.

Number of bedrooms	Affordable Housing Reserved Matters scheme	%	SHMA requirement %	Outline application Affordable Rented	Outline application Shared ownership
1-bedroom	10	31.25%	40%	9	4
2-bedroom	12	37.5%	30%	2	7
3-bedroom	10	31.25%	25%	10	0
4+bedroom	0	0%	5%	0	0
Total	32	100%	100%	21	11

Since the issue of permission for WA/2015/2283, the applicant has sought approval from the Council's Housing Strategy and Enabling Team to amend the mix provided to the following mix:

	Affordable Rent	Shared Ownership	Total
1 Bed	9	1	9 (28%)
2 Bed	5	7	13 (41%)
3 Bed	7	3	10 (31%)
Total	21 (66%)	11 (34%)	32

The Council's Housing Strategy and Enabling Manager has commented that the provision of 32 affordable homes would meet the requirement of Policy AHN1 of the Local Plan (Part 1) 2018 and that proposed mix of affordable housing bed sizes and tenure split would be acceptable, largely in line with that recommended in the SHMA. The Council's Housing Strategy and Enabling Manager is also considers the locations of the affordable units to be acceptable.

The Housing Strategy and Enabling Manager has noted that the affordable housing should be owned and managed by a Registered Provider (housing association) and notes the letters of support from affordable housing providers, however, encourages the inclusion of social rented as well as affordable rented homes, to improve the affordability for households in need.

The Council's Housing Strategy and Enabling Manager has recommended that the ground floor affordable flatted units have their own private amenity areas, wherever possible, to provide self contained areas for residents and limit service charges for maintenance of communal areas. The proposed flatted units to the south east would be provided with a small area of amenity space, with a low level hedge to enclose it. The flatted units to the north east would also be provided with a small area to the rear. Officers consider that whilst these areas are modest, the site layout in general offers other areas of open space throughout the site which would provide amenity space for future occupiers. Further, the site is well connected to other areas of open space.

The proposed parking provision would meet the required standard for both market and affordable units. Officers consider this to be a positive aspect of the scheme.

Subject to an appropriate mechanism in a Section 106 Agreement to secure the provision of the affordable housing proposed, Officers consider that the proposal would satisfactorily contribute to meeting local needs in line with the Development Plan.

14.3 Appearance and landscaping

- Design

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2019.

With regard to the proposed dwellings, the Farnham Design Statement notes that there is a large mix of housing styles in the area. The Design Statement has limited relevant guidelines specific to the area but sets out that in Weybourne and Badshot Lea, the rural character of Badshot Lea should be preserved by respecting the pattern of development in the village.

A variety of dwelling types are proposed, with varied architectural detailing. A varied appearance of dwellings is considered to add interest to the scheme as a whole and is reflective of the surrounding area, in particular Lower Weybourne Lane to the north of the site. Amended plans have been received which further vary the appearance of the dwellings by adding hipped roofs, pitched roof dormers and chimneys to several dwellings.

An indicative materials plan has been submitted which includes the use of yellow multi brick, red multi brick, render, tile hanging and black boarding. Brown roof tiles would be used for the majority of the dwellings, with a number of dwellings featuring grey roof tiles which would add interest to the design. Amended plans have been received which provide a greater variety of materials used across the site as well as more detailing, such as red brick quoining on several dwellings. These amendments are considered to have enhanced the quality of the design and appearance of the scheme.

The flatted units would be 2 storey with central 2.5 storey elements which would break up the roof forms of the larger buildings. Officers consider this to add interest to the buildings without them appearing unduly prominent when read against the 2 storey dwellings and garages.

Full details of the proposed LAP and LEAP would be secured by condition, however given the position and scale, officers are satisfied that an acceptable appearance for these play areas could be achieved.

An indicative lighting scheme has been provided. Full details of all external lighting would be secured by condition, in the event of an approval.

- *Impact on existing trees and vegetation*

Policy FNP14B of the Farnham Neighbourhood Plan states that the redevelopment of this site should respond to the local characteristics of the Weybourne and Badshot Lea Character Area as set out in the Farnham Design Statement 2010. The layout should allow transition to the southern, countryside edge. The mature hedgerows and trees to the east and west of the site should be retained and enhanced to provide a landscape framework for the site and wildlife corridors. A substantial landscape buffer should be provided at the southern edge of the development. Amenity greenspace should be provided within the site together with a children's play area.

Features within areas of informal/natural green space such as mounding or natural elements such as trees and open space will provide opportunities for local play. The site should incorporate adequate parking provision to avoid parking on Weybourne Lane. Traffic calming measures within the site should be introduced to make streets safer.

The applicant has submitted a Tree Report and Arboricultural Impact Assessment to support the application. These documents have been updated throughout the course of the application and assessment.

The applicant has also submitted soft and hard landscaping proposals. The soft landscaping proposals take account of the existing site boundaries and the proposed landscaping within the site.

The Council's Landscape and Tree Officer has been consulted on the proposals and notes the importance of the existing historic landscape features in the area.

The applicant has clarified through amended plans that the existing hedge to the east of the site, which bounds Green Lane and provides some softening of the site from the lane, is to be retained.

The applicant has confirmed that, since the previous meeting of the Joint Planning Committee, several trees have been felled and vegetation cleared from the site. The trees include 3 ash trees (T18, T19 and T36) to the south western corner of the site close to the Wentworth Close play area and the vegetation (G32) adjacent to where the proposed access into the site is located. The removed trees were on the boundary with proposed Plot 24.

The trees were not protected and, according to the Tree Report, were Category U trees of poor health and in decay. Therefore, whilst the loss of the trees is regrettable it would appear the trees were of poor health and quality and were unlikely to survive indefinitely.

Plots 16 and 20 would have trees along their rear boundaries. It is acknowledged that there could be pressure on these trees in the future and some need to reduce the branching of the trees in order to accommodate the build of the gardens. The pressure on two Category B trees, when taken in the context of the wider development is not so significant as to warrant refusal.

The potential impact on the trees on the western boundary is, however an aspect of the proposal that would need to be weighed in the planning balance.

- Proposed landscaping

A 2m tree planting and landscape buffer is proposed to the south of the site featuring trees and under planting. The proposed planting would reduce the impact of the boundary fencing proposed to the rear of plots 24-34 and would provide a soft boundary to the site, adjacent to the public footpath. This achieves the requirement of Policy FNP14b which seeks to ensure a landscape buffer along the southern boundary of the site.

The proposed planting around the site and the street frontages would provide a visual break in the built form and is considered to be acceptable.

With regard to hard landscaping features, such as fences, walls and paving, the proposal would consist of a mixture of tarmac roads and paths, charcoal and brindle keyblock paving, rumble strips formed of concrete setts, Hoggin path with timber edging and concrete paving slabs. These materials are considered to be suitable and to provide variety and interest to the overall design.

Overall the landscaping and appearance of the proposal is considered acceptable and would enable the development to integrate well with the surrounding area.

14.4 Layout

The proposed development comprises a loop road with two spurs to the south-east and one to the south-west. It is noted that this layout is similar to that of Wentworth Close, an existing residential area of a similar size to the west of the site. Wentworth Close is a loop road with a number of spurs, accessed via Lower Weybourne Lane.

Much like Wentworth Close, the layout would feature back to back gardens around the perimeter and a line of back to back dwellings through the centre of the site. Almost all the dwellings would front the main highway, apart from Plots 96 to 99 on the eastern side which would front a parking area. The flatted block in the south-eastern corner would also front a parking area rather than a main road. However, there would be good active frontages to the proposed dwellings.

There would be a range of housing types and sizes spread across the site, reasonably mixed to add interest. The dwellings would all have acceptable garden space. The flatted block to the north-east would have a small area of private amenity space to the rear and the south-eastern flatted block would have a separated private amenity area to its rear. The layout includes 6 2.5 storey dwellings to the centre of the site, and 2.5 storey elements of both of

the apartment blocks. This additional height would add interest to the layout and roofscape without resulting in the properties being overbearing or out of keeping with existing development around the site due to the separation distances involved.

A LEAP and LAP would be provided in the south-eastern corner of the site, surrounded by an area of open space. The LEAP and LAP would be overlooked by the apartment block in the south-eastern corner and there would be a network of footpaths linking the area with the rest of the site. Whilst there would not be doors from the apartment block fronting the LEAP/LAP there would be a large number of windows (24 double windows all serving habitable rooms) fronting the area and an area of amenity space for the flatted block with a low enclosure to ensure views would be retained. It is considered that there would be adequate natural surveillance for the LEAP/LAP area.

The proposal includes small areas of open space on site, including a central square which would soften the areas of built form and hard standing, providing a visual relief between proposed dwellings.

The affordable units would be contained within 2 flatted blocks and 2 areas of dwellings, in 2 clusters - one towards the north-east of the centre of the site, and one area to the south-east of the site. Whilst ideally, the affordable units would be distributed in more than 2 areas, the use of apartment blocks for these has led to there only being 2 clusters. The Housing Strategy and Enabling Manager and Officers consider this approach acceptable for this site and the letter of support from Aster Communities, the chosen affordable housing provider, supports this.

The affordable dwellings would be tenure neutral with the market dwellings. Whilst the apartment blocks are larger than the dwellings, they would not appear out of character with the wider site or be identifiable as affordable units due to their design, which would reflect wider character of the site and area. The amended plans submitted have sought to alter the siting of several affordable rent and shared ownership units so that there is a greater mix provided across the site.

The distribution of parking would include allocated off-street parking to the front of dwellings, garage spaces for dwellings, and unallocated visitor spaces in both bays and parking courts. There would be a small parking area for 10 vehicles to the rear of the northern apartment block, which would be shielded from view within the streetscene by surrounding development, apart from a carriage arch. There would also be 2 parking court areas in the south-eastern corner of the site, neither of which would be clearly visible from the main loop

road due to their setting to the rear of street fronting dwellings. Both of these would be of a modest size and planting would help to break them up and make the proposed areas of hardstanding less visually dominant.

The parking areas would be generally located to the front/side of dwellings where they would be overlooked by other dwellings which would provide natural surveillance.

- Impact on residential amenity

The application site bounds existing dwellings on Lower Weybourne Lane (to the north) and Wentworth Close (to the west). As the proposed development would largely face into the site, the layout would see the rear gardens of the proposed dwellings adjoining the existing rear gardens of these properties. This is considered to be a common relationship in residential areas which ensures that the built form is well separated from amenity space. This relationship can be observed at Wentworth Close and elsewhere in the surrounding area.

The Council's Residential Extensions SPD set out that there should be at least 21 metres between proposed windows and those of neighbouring properties and 18 metres between proposed windows and neighbouring private amenity space. These guidelines may be relaxed if the character of the immediate suggests that lesser distances may be appropriate.

The proposed layout plans indicates that there would be a distance of between 10m and 14m between the windows of proposed dwellings and the neighbouring amenity space. The distance between proposed windows and those of the neighbouring dwellings would exceed 21m in all cases. On this basis, the proposal could result in some limited overlooking resulting from proposed dwellings closest to the western boundary. The level of this would, however, be limited to the rear parts of some of the gardens that serve properties Wentworth Close. The existing and proposed planting along the western and northern boundaries would also help to minimise this impact. It is noted that these separation distances are in keeping with those presented in Wentworth Close.

The layout is generally spacious, avoiding unfavourable built relationships between proposed dwellings and the existing dwellings which bound the site.

In summary, the proposals are considered to appropriately protect the amenities of neighbouring residential dwellings. Where there would be modest impacts on existing dwellings these would not be significant. The proposal is therefore considered to comply with Policy TD1 of Local Plan (Part 1) 2018 in this respect.

- Parking provision

The NPPF supports the adoption of local parking standards for both residential and non-residential development. The Council has adopted a Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012. Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should have appropriate provision for car parking. Development proposals should comply with the appropriate guidance as set out within these documents.

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

Dwelling size (and number proposed)	Spaces required per dwelling	Total required
1 bed (13)	1	13
2 bed (29)	2	58
3+ bed (63)	2.5	157.5
Total required spaces		228.5

The proposal includes the provision of parking spaces as set out below:

Allocated off-street parking	200
Garage spaces	29
Unallocated visitor spaces	33
Space by pumping station	1
Total	265
Total (excluding garages due to resulting triple tandem)	236

The parking provision on site would total 263 spaces, however, officers consider that the spaces allocated in garages, which would in effect be triple tandem parking, should not be included because it is unrealistic for occupants to regularly rely on triple tandem parking. As such, with the garage spaces excluded from the figures, the total parking provision on site would be 234. This would exceed the minimum requirement by 5.5 spaces, which would be policy complaint. Officers note that the parking provision would include a significant number of unallocated visitor parking spaces, however, note that the requirement of these is included within the parking spaces required for each size of dwelling within the Parking Guidelines.

The proposed parking spaces are suitably distributed throughout the site. The use of parking courts is limited with the majority of units having dedicated spaces in close proximity.

It should be noted that the 10 parking layby spaces dotted around the site are of a sufficient size to accommodate disabled parking. This is considered to be a benefit of the proposal.

14.5 Scale

The proposed dwellings would predominantly be 2 storeys in height, with the exception of 6 semi-detached dwellings in the centre of the site which would be 2.5 storeys with accommodation in the roof space.

This would be in keeping with the surrounding development on Lower Weybourne Lane to the north and Wentworth Close to the west. The bulk and width of the proposed dwellings is not considered to be excessive, with a mixture of detached and semi-detached units, again in keeping with the surrounding area.

The application also proposes two blocks of flats. The central element of both blocks would be 2.5 storeys in height with a maximum height of 9.97m.

The height of individual dwellings varies from 7.6m to 9.04m, with a variety of roof forms/pitch types used. The focus upon 2 storey dwellings is considered to be reflective of the character of the area which is dominated primarily by two storey properties, although it acknowledged that Lower Weybourne Lane does feature a number of bungalows.

The proposed garages would be single storey in height. This appears appropriate and in keeping with the character of the surrounding area. The single storey elements add variation and help break up the built form proposed. Not every dwelling would have a dedicated garage, which reduces the bulk of built form and is in keeping with the character of the area.

14.6 Standard of accommodation

Policy TD1 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public amenity space, appropriate internal space standards for new dwellings, on site play space provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government Technical Housing standards – nationally described space standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers.

The proposal would provide for the following:

- Market units:

House Type	No. units in site	Bed no. & Person no.	Technical Space Standard (m ²)	Proposed Floorspace (m ²)	Does it accord?
Peartree	3	1b2p	58	65	✓
Ashenford	11	2b3p	70	71.5	✓
Beauford	6	2b4p	79	81	✓
Byford	6	3b4p	84	90	✓
Amersham	2	3b(+study) 4p	79	92	✓
Ardale	2	3b4p	84	93.5	✓
Kingdale	4	3b4p	84	95.5	✓
Colton	4	3b4p	84	110	✓
Huxford	17	3b(+study)5p	93	108.5	✓
Elliston	2	4b6p	106	119.5	✓
Manford	9	4b(+study)6p	106	128.5	✓
Marford	7	4b(+dining/study)7p	115	145	✓

- Affordable units:

House Type	Bed no. & Person no.	No. units in site	Technical Space Standard (m ²)	Proposed Floorspace (m ²)	Does it accord?
Shared ownership					
Flat (1BF)	1b2p	1	50	50	✓
Flat (2BF)	2b4p	7	70	71	✓
Benford	3b4p	3	84	85	✓
Affordable Rent					
Flat (1BF)	2b4p	9	70	71	✓
Flat (2BF)	2b4p	5	70	71	✓
Benford	3b4p	7	84	85	✓

As above, all of the proposed units (market and affordable) would comply with the Technical Space Standards. In addition, the proposed bedroom sizes would also comply. Officers consider this to be a significant merit of the proposal.

Officers are satisfied that the proposed dwellings would have sufficient light and outlook, which would provide an attractive living environment for future occupiers.

The majority of the proposed units would face into the site, with back-to-back garden arrangements. Those dwellings that would face other proposed dwellings would be separated by the proposed access loop road through the site. This is a common relationship in residential developments, demonstrated at the Wentworth Close development to the west of the site, and is considered to offer an acceptable level of amenity to future occupiers.

14.7 Provision of amenity space

A 132kV overhead power line runs across the south-eastern corner of the site. This has dictated the proposed layout of the scheme and in particular the location of amenity and open space.

An area of open space, to include a LEAP and LAP, is proposed in the south-eastern corner of the site. There would also be a pedestrian link, via a Public Footpath which runs east-west to the south of the site, with an off-site LAP at Wentworth Close in the south-western corner of the site.

The Council's Greenspaces Manager has been consulted on the application and notes that it would have been preferable for the larger open space and playground provision to be in a central location to provide a central landscape feature. However, Officers note the constraints of the site are such that by locating the LEAP and LAP in the south eastern corner, a larger area is able to be provided which is an advantage of the scheme. Furthermore, a smaller area of communal open space is provided to the centre of the site which is a benefit of the scheme.

Officers consider that the space to be provided is sufficient to meet the LEAP and LAP FIT guidance. The positioning of the playspace areas within the site would be such that natural surveillance would be afforded and they would be accessible to future occupants of the site as well as residents of the wider area. The management of the proposed play areas would be via a Management Company and this would be secured as part of a S106 Agreement should permission be granted.

With regard to amenity space, each dwelling would benefit from its own private amenity space in the form of a rear garden. These areas would be of varying shapes and sizes, but it is considered that all would be of an adequate size for the properties which they would serve. Areas of communal space would be provided adjacent to the flatted buildings. With regard to the flatted

block to the south eastern corner, a low level hedge to create an enclosed area of amenity space immediately adjacent to the building. The northern flatted building would be provided with a modest amenity space to the rear to enable occupiers to hang out washing. Whilst this reliance upon the public open space is not ideal, due to the lack of privacy, this is nonetheless a good usable area of space.

In light of the above, it is considered that the proposal would provide for a suitable level of playspace and amenity space in accordance with Policies LRC1 and TD1 of the Local Plan 2018 (Part 1).

14.8 Infrastructure

The proposed housing mix has changed since the indicative outline permission mix.

Infrastructure contributions were sought as part of the outline permission WA/2015/2283 comprising the following contributions:

- Transport Infrastructure contributions
- Education Contributions (Early years, primary and secondary)
- Sport pitches
- SANG contribution

Following consultation with the relevant providers, the proposed housing mix requires the infrastructure contributions to be amended as follows:

Contribution	Agreed at Outline	at To be agreed at Reserve Matters	Difference
Sport Pitches	£64,312.50	£64,312.50	No change
Education – early years	£70,670	£70,670	No change
Education – primary years	£290,896	£336,336	£45,440
Education – secondary years	£302, 828	£355,575	£52,747
SANG contribution	£231,069	£246,492	£15,423
SAMM contribution	£69,104	£73,723	£4,619
Transport	£180,000	£180,000	No change
Travel Plan Audit	£4,600	£4,600	No change
Transport voucher	£21,000	£21,000	No change
TOTAL	£1,234,479.50	£1,352,708.50	£118,230

14.9 Waste, recycling and cycle stores

The proposed layout has been designed so that there would be adequate kerbside collection points, with bins for the proposed houses stored in gardens with access through gates for all units. The proposed flatted blocks would have communal bin storage at ground floor level.

A refuse tracking plan has been submitted which demonstrates that the proposed layout could accommodate a refuse vehicle. The proposed loop road formation enables refuse collection vehicles to access the majority of units in forward gear. Sufficient space would exist for the turning of vehicles where this is not the case.

The Council's Waste and Recycling Officer has noted that the developer would need to pay for any standard refuse bin and any bulk bins for both recycling and waste, in accordance with the Council's guidance on refuse and recycling provision for new homes.

Dwellings with garages would have sufficient space for the storing of bicycles to the rear of the garages. For those dwellings without garages, cycle storage sheds would be provided. Communal cycle storage would be provided to the flatted buildings. On this basis, Officers are satisfied that sufficient bicycle storage space would be provided for all proposed units.

The proposed stores are considered to be of an appropriate scale such to accommodate both cycle storage and waste and recycling. The appearance of the stores is typical of residential outbuildings.

On this basis, the proposal makes appropriate provision for waste, recycling and cycle storage.

14.10 Highways

Policy ST1 of the Local Plan 2018 (Part 1) states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

As noted above, the means of access to the site was agreed as part of the outline application. However, the County Highway Authority has undertaken

an assessment of the reserved matters application in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a severe impact on the safety and operation of the adjoining public highway, subject to the conditions which were imposed on the outline planning consent (WA/2015/2283). With regard to the previously imposed conditions, the County Highway Authority has confirmed that:

- *Condition 8: Pedestrian links to Public Footpath No. 103 and Play Area*

The proposed links to the site and public footpath on the southern boundary of the site and between the site and the play area on the western boundary, are satisfactory.

- *Condition 9: Layout of the internal roads, footpaths, footways and cycle routes within the site*

The layout of the internal roads, footpaths, footways and cycle routes are acceptable on highway safety grounds. Condition 9 was formally discharged on 02/12/2019.

- *Condition 10: Parking and Turning*

The parking and turning arrangement is acceptable on highway safety grounds. Condition 10 was formally discharged on 02/12/2019.

As noted above, a refuse tracking plan has been submitted which demonstrates that the proposed layout could accommodate a refuse vehicle. The proposed loop road formation enables refuse collection vehicles to access the majority of units in forward gear. Sufficient space would exist for the turning of vehicles where this is not the case.

14.11 Flood risk and drainage

The matter of flood risk and drainage was considered under the outline consent (WA/2015/2283). The principle and acceptability of the proposal in terms of drainage and flood risk was therefore accepted at the outline stage, subject to conditions. However, the Lead Local Flood Authority (LLFA) has reviewed the current proposal to ensure that the drainage scheme for this phase of the development accords with that approved at the outline stage. The LLFA is satisfied that the proposed drainage scheme meets the requirements set out within the NPPF, NPPG and Technical Standards and is therefore acceptable.

The Lead Local flood Authority has also commented that the following should be addressed as part of any future discharge of conditions application.

- Confirmation of the proposed impermeable area generated by the site.
- Topographical survey information should be used to show a naturalised pond, and bank lengths that fit with the natural topography.
- Evidence that the Green Lane ditch does not extend (via a pipe) further to the north.
- Acknowledgement that as the existing Green Lane ditch is an Ordinary Watercourse and therefore Land Drainage Consent will be required from SCC as LLFA for any works associated with the ditch.

It should be noted that since the submission of this reserved matters application, an application for the construction of a swale and pond for drainage attenuation for the proposed development, pursuant to application number WA/2019/1514, has been approved.

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

There are no implications for this application.

14.13 Environmental Impact Regulations 2017

The proposal is considered not to be EIA development under either Schedule 1 or 2 of the EIA Impact Regulations 2017 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.

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

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

- Provided 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 suggested/accepted/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.

14. Town Council and or Third Party Representations

Officers note the comments received from neighbouring occupiers and third parties regarding the proposal. These comments have been addressed in the above report and below, where applicable.

- The principle of development was approved pursuant to the outline application.
- The applicant has set out how the results of the Community Consultation were addressed in this submission.
- Whilst it is noted that a separate Deed of Variation application has been submitted to seek to utilise an alternative SANG, the applicant is also seeking to vary the existing legal agreement to ensure the correct contributions to the Thames Basin Heaths SPA mitigation strategy are secured.
- The management of the proposed open space would be secured via legal agreement.
- Biodiversity and ecological concerns were addressed in the outline application and via conditions attached to that permission.

15. Conclusion / Planning Balance

The principle of development has already been established through the granting of outline permission for the erection of 105 residential dwellings including access.

The proposed development is considered to be of an appropriate scale, layout and appearance such that it would be acceptable in visual terms. The development would reflect the character of the surrounding area. In particular, the proposed loop road would be in keeping with Wentworth Close to the west of the application site as would the back-to-back gardens. The development would provide sufficient separation to neighbouring dwellings to avoid any materially adverse impacts by way of overbearing form, loss of light or loss of privacy.

Officers are satisfied that the proposed dwellings would provide a good standard of accommodation for future residents having regard to proposed separation distances, light, outlook, privacy and the size of accommodation.

The proposed level of car parking is considered to be acceptable and would exceed the Council's Guidelines.

With regards to the impact on adjacent trees, some concern is raised regarding the relationship between the proposed development and the existing trees and hedging on the western boundary which form a historic landscape feature. It is noted that there would be pressure to reduce the branching of trees to accommodate the build. This would need to be weighed in the planning balance and takes into account additional planting which is proposed through the landscaping scheme. Owing to the benefits of the proposal in the form of the provision of market and affordable housing, the provision of open space and wider landscaping improvements, Officers consider that the potential for the removal of some trees due to the pressure of development and the existing ill-health and poor quality of trees would not be sufficient to warrant refusal of the scheme. The harm would be outweighed by the benefits of the scheme.

The proposed landscaping, and in particular the provision of open space in the south eastern corner of the site and wider tree planting and landscaping would be appropriate having regard to the quantum of development proposed. The landscaping details would also be acceptable having regard to residential amenity, amenity space and biodiversity considerations subject to appropriate conditions. On this basis, on balance, the proposed landscaping is considered to be acceptable.

It is therefore concluded that the proposed development would be in accordance with the aims and objectives of the Local Plan and the NPPF and would be suitable to the site and surrounding area. There are no adverse impacts that would outweigh the benefits. As such, it is recommended that the Reserved Matters of Layout, Scale, Appearance and Landscaping be approved.

Recommendation

That, the Reserved Matters of Layout, Scale, Landscaping and Appearance be APPROVED, subject to conditions and a S106 agreement to secure a deed of variation to the original legal agreement to amend and secure the provision of: 30% on site affordable housing; amendments to the open space obligations, amended contributions towards SANG, education infrastructure.

1. Condition:

The plan numbers to which this permission relates are:

Layout, arrangement and access:

2797-A-1000-PL-B_SITE LOCATION PLAN

2797-A-1005-PL-M_SITE LAYOUT

2797-C-1005-PL-M_SITE LAYOUT

2797-C-1010-PL-C
2797-C-1011-PL-C
2927-C-1012-PL-A-STREET ELEVATIONS A-A & B-B
2927-C-1013-PL-B-STREET ELEVATIONS C
2927-C-1014-PL-A-STREET ELEVATIONS D&E
2797-C-1021-PL-D DWELLING DISTRIBUTION
2797-C-1022-PL-D STOREY HEIGHTS
2797-C-1023-PL-D PARKING PLAN
2797-A-1024-PL-C REFUSE COLLECTION PLAN
2797-C-1025-PL-D MATERIALS PLAN
2927-C-1026-PL-B AFFORDABLE HOUSING PLAN
2797-A-3075-PL-D_GARAGES & CYCLE STORES
16027-WIE-ZZ-XX-DR-C-05001-P06
16027-WIE-ZZ-XX-DR-C-05002-P06
16027-WIE-ZZ-XX-DR-C-05003-P06
16027-WIE-ZZ-XX-DR-C-92001-P03
16027-WIE-ZZ-XX-DR-C-92002-P04
16027-WIE-ZZ-XX-DR-C-95001-P08

House Type Elevations and Floorplans:

2927-C-3000-PL-D-ASHENFORD Plots 1-2,33-34, 100-101
2797-C-3001-PL-D-ASHENFORD Plots 73-74
2797-C-3005-PL-E-HUXFORD Plots 23,32
2797-C-3006-PL-E-HUXFORD Plots 9(h),10,22,27,30(h),61,68
2797-C-3007-PL-E-HUXFORD Plots 28-29,36-37
2797-C-3008-PL-C-HUXFORD Plots 3,4(h),17(h),18
2797-C-3010-PL-D_BYFORD Plots 5-6,7-8,44-45
2797-C-3015-PL-D-MANFORD Plots 11,12,15,16,20,21,38,41,43
2797-C-3020-PL-D-MARFORD Plots 40(h),105
2797-C-3021-PL-E-MARFORD Plot 39
2797-C-3022-PL-E-MARFORD Plot 42
2797-C-3023-PL-A-MARFORD Plots 13,14(h),19
2797-C-3025-PL-D-ARDALE Plots 24,25
2797-C-3030-PL-B_AMERSHAM Plots 26,31
2797-C-3035-PL-B-KINGDALE Plots 35,104
2797-C-3040-PL-C-BENFORD Plots 46-48,79-81
2797-C-3050-PL-D-KINGDALE+ASHENFORD Plots 69-72
2797-C-3051-PL-C_KINGDALE+PEARTREE Plots 57-60
2797-C-3055-PL-D-COLTON Plots 62-63,66-67
2797-C-3060-PL-D-ELLISTON Plots 64,65
2797-C-3065-PL-D-BEAUFORD Plots 75-78
2797-C-3066-PL-A-BEAUFORD Plots 102-103
2797-C-3071-PL-C-BENFORD Plots 96-97,98-99
2979-A-3100-PL-C-AFF PLOTS 82-95 PLANS

2797-C-3101-PL-F_AFFORDABLE Plots 82-95 ELEVATIONS
2797-C-3106-PL-E_AFFORDABLE Plots 49-56 ELEVATIONS

Landscaping and Trees:

TWWL22444 11F Sheet 1
TWWL22444 11F Sheet 2
TWWL22444 11F Sheet 3
TWWL22444 11F Sheet 4
TWWL22444 11F Sheet 5
TWWL22444 12E Sheet 1
TWWL22444 12E Sheet 2
TWWL22444 12E Sheet 3
TWWL22444 12E Sheet 4
TWWL22444 12E Sheet 5
TWWL22444 20 LEAP & LAP
TWWL22444 30A
TWWL22444ts B

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

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Retained Policies D1 and D4 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan (Part 1) 2018.

2. Condition:

Works shall be carried out in strict accordance with the Tree Protection Plan, Arboricultural Impact Assessment and Method Statement (TWWL22444 03E). Any amendments shall be agreed with the Local Planning Authority, in writing.

Reason:

To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with retained Policies D1, D4, D6 and D7 of the Waverley Borough Local Plan 2002 and Policy TD1 of the Local Plan (Part 1) 2018.

3. Condition:
No above ground development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Policy TD1 of the Local Plan Part 1 (2018).

4. Condition:
The garages hereby approved shall be used for the parking of vehicles and domestic storage incidental to the residential occupation and enjoyment of the dwelling (the subject of this application) only and shall at no time be used for habitable accommodation or for any trade or business.

Reason:

In order to maintain sufficient parking for the development and to protect the character and residential amenities of the area in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Policies ST1 and TD1 of the Local Plan Part 1 (2018).

5. Condition:
Prior to the first occupation of the proposed development, notwithstanding the indicative plan provided (TWWL22444 20) further details relating to the equipment to be installed in the Local Equipped Area of Play and the Local Area of Play shall be submitted to and approved in writing by the Local Planning Authority. The play areas shall be provided and made available for use in full accordance with the approved details prior to occupation of the 50th dwelling on the development, in line with the S106 Agreement, and thereafter maintained.

Reason:

To ensure that the development makes appropriate provision for children's play in accordance with Policy LRC1 of the Local Plan (Part 1) 2018.

6. Condition:
Prior to the first occupation of the dwellings here by permitted the highest available speed broadband infrastructure shall be installed and made available for use unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

7. Condition:
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed at first floor level or above, without the written permission of the Local Planning Authority.

Reason:

To safeguard the privacy of neighbouring occupiers and to accord with retained Policies D1 and D4 of the Waverley Borough Local Plan 2002, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and TD1 of the Local Plan (Part 1) 2018.

8. Condition:
Prior to the first occupation of the proposed development, details of all proposed screen walls or fences, or other means of enclosure, should be submitted to and approved in writing by the Local Planning Authority. The agreed boundary treatment shall be erected prior to the first occupation of any part of the approved development, and thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002, Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan and Policy TD1 of the Local Plan Part 1 (2018).

9. Condition:
Prior to the first occupation of the proposed development, notwithstanding the indicative plan provided (16027-WIE-ZZ-XX-DR-C-95002-P01) further details relating to the external lighting to be installed at the development shall be submitted to and approved in writing by the

Local Planning Authority. The lighting shall then be provided and made available for use in full accordance with the approved details prior to the first occupation of the development, and thereafter maintained.

Reason:

To ensure that the development is provided with appropriate lighting, in the interests of the character and amenity of the area in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Retained Policies D1 and D4 of the Local Plan 2002 and Policy FNP1 of the Farnham Neighbourhood Plan 2017.

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 £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.

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

3. In respect of Condition 2 above (submission of materials), the applicant is required, at the time of submission, to specify in respect of the materials the manufacturer, product name and product number. The materials samples will not be accepted by the Council without this information and without the appropriate fee for the discharge of the condition.
4. This permission creates one or more new units which will require a correct postal address. Please contact the Street Naming & Numbering Officer at Waverley Borough Council, The Burys,

Godalming, Surrey GU7 1HR, telephone 01483 523029 or e-mail
waverley.snn@waverley.gov.uk
For further information please see the Guide to Street and Property
Naming on Waverley's website.

5. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

6. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2019.

Appendix A

Outline Permission Decision Notice (WA/2015/2283).

