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Date: 27 November 2018

TOWN AND COUNTRY PLANNING ACT 1990 – WA/2015/2283 OUTLINE APPLICATION

Waverley Borough Council acting as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990, DO HEREBY GRANT planning permission, for the development specified in the form of application for such permission, deposited by you with the Council on 30/11/2015 and described in the First Schedule, and subject to the conditions specified in the Second Schedule.

FIRST SCHEDULE

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) .

Land On West Side Of Green Lane, Badshot Lea

SECOND SCHEDULE

1. Condition

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

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

The development shall be carried out in accordance with the approved 'Reserved Matters'. Approval of all 'Reserved Matters' shall be obtained from the Local Planning Authority in writing before any development commences.

Reason

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

2. Condition

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

Reason

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

3. Condition

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for;

- a) An indicative programme for carrying out of the works
- b) The arrangements for public consultation and liaison during the construction works
- c) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e) the parking of vehicles of site operatives and visitors
- f) loading and unloading of plant and materials
- g) storage of plant and materials used in constructing the development
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i) wheel washing facilities
- j) measures to control the emission of dust and dirt during construction
- k) a scheme for recycling/disposing of waste resulting from demolition and construction works
- l) programme of works (including measures for traffic management)
- m) HGV deliveries and hours of operation
- n) vehicle routing
- o) measures to prevent the deposit of materials on the highway

- p) before and after construction, condition surveys of the highway and a commitment to fund the repair of any damage caused directly from the works (fair wear and tear accepted).
- q) measures to prevent deliveries at the beginning and end of the school day
- r) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason

In the interest of the character and amenity of the area and in order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy TD1 of the Local Plan Part 1 2018, Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2018. This is a pre-commencement condition as it goes to the heart of the matter.

4. Condition

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

Reason

To ensure adequate sewerage capacity and to comply with Policy D1 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the details cannot be reasonably discharged after permission has been implemented. The matter goes to the heart of the planning permission.

5. Condition

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

Reason

The development proposed covers a large surface area and it is considered likely that it will affect currently unknown archaeological information. It is important that the site is surveyed and work is carried out as necessary in order to preserve as a record any such information before it is destroyed by the development in accordance with Policy HA1 of the Local Plan Part 1 2018 and Policy HE15 of the Waverley Borough Local Plan 2002. This is a pre-commencement condition as it goes to the heart of the matter.

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

Reason

In regard to the environmental implications of the development and to protect the air quality for the existing receptors and the nearby Air Quality Management Area in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the requirements of the NPPF 2018.

7. Condition
Construction works pursuant to this permission shall not take place other than between the hours 08:00 and 18.00 Mondays to Fridays and between 08:00 and 13:00 on Saturdays. No works shall take place on Sundays or Bank Holidays.

Reason

In the interest of the amenities of the area, in accordance with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

8. Condition
The development hereby approved shall not be first occupied unless and until the proposed pedestrian links between the site and public footpath No. 103 on the southern boundary of the site and between the site and the play area on the western boundary of the site, have been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan Part 1 2018.

9. Condition
The development hereby approved shall not be commenced unless and until the layout of internal roads, footpaths, footways and cycle routes have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Highway Authority. Such details shall include the provision of visibility splays (including pedestrian inter-visibility splays) for all road users, pram crossing points and any required signage and road markings. The approved details shall be implemented prior to first occupation of the development.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan Part 1 2018. This is a pre-commencement condition as it goes to the heart of the matter.

10. Condition

The development hereby approved shall not be commenced unless and until a scheme for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear is submitted to and approved in writing by the Local Planning Authority, in consultation with Highway Authority. The approved scheme shall then be provided prior to first occupation of the proposed development.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan Part 1 2018. This is a pre-commencement condition as it goes to the heart of the matter.

11. Condition

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

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan Part 1 2018.

12. Condition

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

(a) Independently accessible secure parking of bicycles integral to each dwelling or building within the development site.

(b) Electric vehicle charging points providing a minimum of 7kw power for every dwelling and similar communal charging points for blocks of flats.

and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan Part 1 2018.

13. Condition

Prior to first occupation of the development a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the aims and objectives in Stuart Michael Associates' TA dated May 2016 and then the approved Travel Plan shall be implemented prior to first occupation of the development and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan Part 1 2018.

14. Condition

The development must be carried out in strict accordance with the recommended actions in Section 4.0 of the November 2015 Ecological Appraisal Report by Richard Tofts Ecology, Section 4.0 (4.4) of the Reptile Report by Richard Tofts Ecology July 2014 and Section 4.0 (4.7) of the Bat Activity Survey Report by Richard Tofts Ecology October 2014 including the biodiversity enhancements as detailed.

Reason

To safeguard the ecological interest of the site in accordance with Policy NE1 of the Local Plan Part 1 2018.

15. Condition

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority and planning permission has been granted for the proposed works outside of the application site. Those details shall include:

a) A design that satisfies the SuDS Hierarchy and includes the results from infiltration testing

- b) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS
- c) A design that follows the principles of ""GREEN LANE, BADSHOT LEA, FARNHAM, SURREY FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY""
- d) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite,
- e) Details of how the Sustainable Drainage System will be protected and maintained during the construction of the development, to include details on how the existing soakaways will be protected
- f) Finalised drawings read for construction to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters and their respective levels and long and cross sections of each SuDS Element including soakaway volume details
- g) A management and maintenance plan that details maintenance regimes and responsibilities

The development shall be carried out and maintained in accordance with the approved details.

Reason

To ensure that the drainage system has been designed to fully accord with the requirements of the National SuDS Technical Standards and to avoid adverse environmental impact upon the community and to accord with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002. This is a pre commencement condition because the matter goes to the heart of the permission.

16. Condition

Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason

To ensure that the drainage system has been designed to fully accord with the requirements of the National SuDS Technical Standards and to avoid adverse environmental impact upon the community and to accord with Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

17. Condition

No development shall take place until a Landscape and Ecological Management Plan (LEMP) to ensure the appropriate management of existing

and proposed habitats in the long term, has been submitted to and approved in writing by the local planning authority. The LEMP shall include methodologies of the sensitive management of both new and retained/enhanced habitat and a landscape, planting and seeding plan (with species list). The development shall be carried out in accordance with the approved details.

Reason

To safeguard the ecological interest of the site in accordance with Policy NE1 of the Local Plan Part 1 2018. This is a pre commencement condition because the matter goes to the heart of the permission.

18. Condition

The plan numbers to which this permission relates are L.01A and 13051. 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 Policy TD1 of the Local Plan Part 1 2018 and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

19. Condition

Prior to the first occupation of each dwelling, details shall be submitted to and be approved in writing by the Local Planning Authority to confirm that the dwelling has been completed to meet the requirement of 110 litres of water per person per day.

Reason

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



Elizabeth Sims
Head of Planning Services

Informatives

1. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
2. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £97.00 or a reduced rate of £28.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site. Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.
3. The Developer is reminded of the responsibility for delivering safe development as defined in paragraph 180 of the NPPF 2012.
4. The following tree matters should be dealt with as part of any reserved matters application:

Validation requirements must include a Tree survey and full Arboricultural Impact Assessment that complies with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations (undertaken by a competent arboriculturist and including compliant tree protection measures).

Location of dwellings, ancillary buildings and hard standing - the positions must accord with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations Levels and earthworks - the proposals must accord with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations Services - routes of all new/replacement utility or drainage runs and soakaways

Arboricultural Method Statement- This must include details of any proposed incursions within minimum recommended root protection areas of trees and methods/specifications for construction that comply with British Standard 5837 Trees in relation to design, demolition and construction - Recommendations. To include a scheme of arboricultural monitoring and supervision of protective measures and construction processes. Landscape scheme - full details of all

hard and soft landscaping - planting to include species, no. and sizes on planting.

5. The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
6. Surrey Police has advised that the proposed development should gain Secured by Design certification.
7. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
8. With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, Rocfort Road, Snodland, Kent, ME6 5AH,. Tel: 01444 448200.
9. Infrastructure capacity problems are known or suspected, the developer will be required to finance an impact study.
10. Consideration should be given to the DEFRA good practice guidance ""Low Emission Strategy: Using the Planning System to Reduce Transport Emissions"" with a view to mitigating the impact of the development.
11. Publicly accessible points can be registered with a national scheme to ensure availability of EVP's to a wider network of users.
12. Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority.
13. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways,

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

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

19. When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is taken to protect public safety.
20. A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.
21. The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
22. The developer would be expected to instruct an independent transportation data collection company to undertake the monitoring survey. This survey should conform to TRICS Multi-Modal Survey format consistent with the UK Standard for Measuring Travel Plan Impacts as approved by the Highway Authority. To ensure that the survey represents typical travel patterns, the organisation taking ownership of the travel plan will need to agree to being surveyed only within a specified annual quarter period but with no further notice of the precise survey dates. The Developer would be expected to fund the survey validation and data entry costs.
23. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.
24. The developer is advised that public footpath No. 103 runs adjacent to the southern boundary of the application site and it is an offence to obstruct or divert the route of a right of way unless carried out in complete accordance with appropriate legislation.
25. The applicant is advised that the S278 highway works will require payment of a commuted sum for future maintenance of highway infrastructure. Please see the following link for further details on the county council's commuted sums policy:
<http://www.surreycc.gov.uk/environment-housing-and->

planning/planning/transport-development-planning/surrey-county-council-commuted-sums-protocol.

26. The applicant is advised that in providing each dwelling with integral cycle parking, the Highway Authority will expect dedicated integral facilities to be provided within each dwelling for easily accessible secure cycle storage/garaging.
27. The applicant should be aware of the potential mineral resource and that any preparation of the site for development may result in the extraction of valuable sharp sand and gravel resources that could be processed and used on site during the construction process.
28. This development may offer some opportunities to restore or enhance biodiversity. Surrey Wildlife Trust recommends the following: Using native species when planting new trees and shrubs, preferably of local provenance from seed collected, raised and grown only in the UK, suitable for site conditions and complimentary to surrounding natural habitat. The priority should be to source planting stock from the seed zone of the planting site, but with the inclusion of a proportion from other nearby seed zones, particularly from the south east. This will introduce some genetic variation which may allow woodland to adapt more easily to future climate change. Boundary planting is particularly important as native species hedgerows and tree lines can facilitate the movement of animals through a developed area.

Where cultivated species are selected, consider using those that provide nectar-rich flowers and/or berries as these can also be of considerable value to wildlife. Plantings of foreign species of invasive habit should be avoided adjacent to natural habitat. The use of peat-based composts, mulches and soil conditioners should be avoided due to the loss of important natural habitat.

29. The applicant is advised that the SuDS scheme is outside the red line and therefore requires a separate planning permission.
30. 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 2018.
31. In relation to the subsequent reserved matters pursuant to the outline permission hereby granted, the applicant (for reserved matters) is requested to:
 - 1) Engage in pre-application discussions with the Local Planning Authority prior to submission;

2) Engage in community consultation in the development of the design and layout of the proposal;

3) Ensure that the reserved matters details have particular regard to the policies in the Farnham Neighbourhood Plan and the guidance in the Farnham Design Statement.

32. The applicant's attention is drawn to the Waverley Borough Parking Guidelines (2013) and the Farnham Design Statement (2010). Any reserved matters application should be designed in accordance with these documents.

WA/2015/2283

(PLEASE SEE NOTES ATTACHED)

