

SCHEDULE "A1" TO THE AGENDA FOR THE  
JOINT PLANNING COMMITTEE  
21<sup>ST</sup> APRIL 2015

Applications subject to public speaking.

Background Papers

Background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report are listed under the "Representations" heading for each planning application presented, or may be individually identified under a heading "Background Papers".

The implications for crime, disorder and community safety have been appraised in the following applications but it is not considered that any consideration of that type arises unless it is specifically referred to in a particular report.

A1	WA/2014/1330 Croudace Homes Ltd 24/07/2014	<u>Outline Application for the erection of up to 50 dwellings together with new access, parking, landscaping, open space, a children's play area and associated works with all matters reserved except access (as amended by letter dated 09/12/2014 and plan received 09/12/2014 and amended by letter dated 02/01/2015 and received 05/01/2015 and revised flood risk assessment received 05/01/2015) at Land At Furze Lane, Godalming</u>
	Committee:	Joint Planning Committee
	Meeting Date:	21/04/2015
	Public Notice	Was Public Notice required and posted: Yes
	Grid Reference:	E: 498030 N: 145865
	Town:	Godalming
	Ward:	Godalming Binscombe
	Case Officer:	William Clarke
	13 Week Expiry Date	23/10/2014
	Neighbour Notification Expiry Date:	14/11/2014
	Neighbour Notification	
	Amended/Additional Expiry Date:	13/02/2015
	Time extension agreed to (majors only)	30/04/2015

## RECOMMENDATION

That, subject to the completion of a S106 agreement to secure the provision of affordable housing, highway and transport improvements, community facilities, education, libraries, playing pitches, play space, open space, sports/leisure centres, recycling and other environmental improvements and for the setting up of a Management Company, permission be GRANTED subject to conditions.

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## Introduction

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

The planning application seeks outline permission for the erection of up to 50 dwellings with all matters reserved except for access.

**Access** - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site.

All other matters are to be reserved for future consideration. An application for outline planning permission is used to establish whether, in principle, the development would be acceptable. This type of planning application seeks a determination from the Council as to the acceptability of the principle of the proposed development. If outline planning permission is granted any details reserved for future consideration would be the subject of future reserved matters application (s).

Reserved matters include:

<b>Appearance</b>	aspects of a building or place which affect the way it looks, including the exterior of the development.
<b>Layout</b>	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.
<b>Scale</b>	includes information on the size of the development, including the height, width and length of each proposed building
<b>Landscaping</b>	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.

If outline planning permission is granted, a reserved matters application must be made within three years of the grant of permission (or a lesser period, if specified by a condition on the original outline approval). The details of the reserved matters application must accord with the outline planning permission, including any planning conditions attached to the permission.

## Location Plan



## Site Description

The application site lies on the eastern side of Furze Lane and comprises 2.47 hectares of undeveloped agricultural land with a direct frontage onto Furze Lane measuring approximately 100m in length. The site is currently used for the occasional grazing of livestock. The lawful use appears to be for agricultural purposes.

The application site lies at the northern end of Furze Lane close to the 'T' junction with New Pond Road (B3000). New Pond Road provides a further connection to Guildford, Compton and the A3 trunk road.

The application site is rectangular in shape and is generally level throughout with the land gently sloping towards the north and northeastern boundaries. The western boundary of the site abuts Furze Lane and is delineated by a post and wire fence on the southern boundary is a mixture of hedging, trees and garden boundary fencing of properties situated along Birch Road. The eastern boundary of the site is delineated by a mixture of hedging and trees with a drainage ditch situated immediately beyond which is outside of the application site. Beyond this is situated the rear gardens of properties along



Birch Road, plus a small courtyard of private garages. The northern boundary of the site extends to the top of a drainage ditch/watercourse (outside of the applicant's ownership), hedging and trees. Further north of the application site is agricultural land which is occupied as a small holding with New Pond Road (B3000) situated beyond that.

The application site does not contain any significant trees or other features of note.

The administrative boundary between Waverley Borough and Guildford Borough runs along the northern boundary of the site.

Farncombe railway station is situated approximately 950m south of the application site and bus stops are located immediately outside of the application site on Furze Lane.

#### Aerial View of Site



The application site

## Illustrative layout



## Proposal

The application seeks outline planning permission for the erection of up to 50 dwellings and associated development including hard and soft landscaping, internal access road, parking, open space and children's play area, with all matters reserved for future consideration except for access.

Vehicular access to the site would be taken from the existing mini roundabout situated towards the northwest of the site and along Furze Lane. The vehicular access would lead to a central arterial vehicular and pedestrian access road. Illustrative plans indicate that the proposed dwellings would be situated towards either side of the central access road. The central access road would be punctuated with a hard and soft landscaped public space and would culminate with the provision of a turning area at the eastern end of the application site. The proposed access road would be street lit and would have a 20 mph speed restriction.

The northern part of the application site is not proposed to be developed and would be laid out as an informal public amenity space which would include a Local Equipped Area of Play (LEAP). An emergency access point would be provided on the northern boundary of the application site through the public amenity space, this would also function as a maintenance access for the adjacent watercourse.

Existing trees and hedges along the site's boundary would be retained and strengthened where necessary.

Illustrative plans submitted with the planning application, indicate that the proposal would comprise predominantly 2-storey dwellings, which would interspersed with dwellings consisting of 2 ½ - storeys and 3-storeys in height. The maximum density for the site would be 41.7 dwellings per hectare.

The indicative mix and tenure of the proposed dwellings are set out below:

Type	Market	Affordable
1 bed	10-15%	40-45%
2 bed	30-35%	25-30%
3 bed	30-35%	20-25%
4 bed +	20-25%	5-10%

The proposal would make provision for up to 40% affordable housing, which would equate to 20 of the proposed dwellings being affordable housing (taking the upper limit of the proposed development of up to 50 dwellings)

Details of the external appearance of the dwellings have been reserved for future consideration and would be determined at the reserved matters stage. However, it is indicated within the submitted Design and Access Statement that the proposed dwellings would be of traditional design with a mixture of brickwork, render and tile hanging for the external walls with traditional tiled pitched roofs.

Details of landscaping have been reserved for future consideration, however, the submitted Design and Access Statement includes the following:

- The retention and protection of existing boundary trees and shrubs.
- The provision of new tree and native shrub 'buffer' planting (including Birch, Oak, Field Maple, Alder and Willow) adjoining the northern boundary of the site. The understorey planting would consist of a mix of locally indigenous species for example Hawthorn, Field Maple, Hazel, Holly, Dogwood, Willow and Wild Rose.
- The provision of a public amenity space which would include a children's play area and the planting of a mix of locally indigenous species of trees.
- The provision of a formal street tree planting adjoining Furze Lane and around the formal public square.
- A comprehensive landscape to the front gardens of the proposed dwellings which would include the planting of native thorn and ornamental/evergreen hedgerows with occasional specimen shrubs



and/or small to medium size trees to the proposed front gardens and between dwellings.

Water attenuation would consist of the following:

- The surface water sewer would connect to the existing watercourse running along the site's northern boundary with an application to construct a new surface water outfall to be made to the Environment Agency.
- Foul water drainage would be connected to the existing Thames Water foul sewer located in Birch Road.

The planning application is accompanied by the following documents:

- Design and Access Statement
- Constraints Plan
- Master Plan/Site Layout Plan
- Report on Landscape and Visual Matters
- Site Topographical Survey
- Transport Assessment
- Tree Report
- Desk Study and Extended Phase 1 Habitat Survey
- Archaeological Desk-Based Assessment
- Flood Risk Assessment (including Drainage Strategy)
- Community Involvement Exercise Report
- Sustainability Statement
- Section 106 Agreement – Heads of Terms

#### Details of Community Involvement

The applicant has provided a Statement of Community Consultation which sets out details of the public and stakeholder consultation which had taken place, prior to the submission of the application.

Community consultation commenced in December 2013 and comprised:

- Local press article;
- Public exhibition;
- 2,000 leaflets distributed to houses in the Farncombe and Binscombe areas of Godalming;
- Posters displayed on local notice boards in the vicinity;
- Questionnaires for residents to record their views

A public exhibition took place in January 2014, which was attended by 113 people, with 69 people returning the questionnaires.

Comments were expressed about the design and number of proposed dwellings and that it is important that the proposal includes an element of affordable housing and provides a children's play area. Concerns were expressed about traffic impacts and potential flooding issues.

The applicant has indicated that the feedback received was taken into account in the finalisation of the proposals for the site.

### Environmental Impact Assessment

A request for a Screening Opinion was made by the developer under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) (EIA Regulations), reference SO/2013/0006, which concluded that the proposed development scheme falls to be classed as a Schedule 2 Urban Project (paragraph 10b), however it would not be likely to have a significant environmental effect and as such would not constitute EIA development.

### Relevant Planning History

SO/2013/0006	Request for Screening Opinion for the erection of 71 dwellings and associated works.	Screening Opinion Given 12/07/2013 – does not require EIA
WA/1977/1104	Construction of permanent Guildway bungalow with garage and access (Outline)	Refused 18/11/1977
GOD6490	Residential development – four houses to the acre	Refuse 08/06/1960

### Planning Policy Constraints

Countryside beyond the Green Belt – Outside of Developed Area  
 Reserved Site under Policy H3 of the Waverley Borough Local Plan 2002  
 Area of Great Landscape Value  
 Flood Zone 3  
 Flood Zone 2  
 Agricultural Grade – Grade 3

## Development Plan Policies and Proposals

Policies of the Waverley Borough Local Plan 2002:-

D1	Environmental Implications of Development
D2	Compatibility of Uses
D3	Resources
D4	Design and Layout
D5	Nature Conservation
D6	Tree Controls
D7	Trees, Hedgerows and Development
D8	Crime Prevention
D9	Accessibility
D13	Essential Infrastructure
D14	Planning Benefits
C2	Countryside beyond the Green Belt
C3	Area of Great Landscape Value
C7	Trees, Woodlands and Hedgerows
HE15	Unidentified Archaeological Sites
H3	Land reserved to meet longer term development requirements
H4	Density and Size of Dwellings
H10	Amenity and Play Space
RD9	Agricultural Land
M1	The Location of Development
M2	The Movement Implications of Development
M4	Provision for Pedestrians
M5	Provision for Cyclists
M14	Car Parking Standards

The South East Plan 2009 was the Regional Spatial Strategy (RSS) for the South East region, the Plan was revoked on March 2013 except for Policy NRM6: Thames Basin Heaths Special Protection Area. This Policy remains in force, but is not applicable to this application.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires all applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The adopted Local Plan (2002) therefore remains the starting point for the assessment of this proposal.

The National Planning Policy Framework (NPPF) is a material consideration in the determination of this case. Paragraph 215 states that where a local

authority does not have a development plan adopted since 2004, due weight may only be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In this instance, the relevant Local Plan policies possess a good degree of conformity with the requirements of the NPPF. As such, considerable weight may still be given to the requirements of the Local Plan.

The Council is in the process of replacing the 2002 Local Plan with a new two part document. Part 1 (Strategic Policies and Sites) will replace the Core Strategy that was withdrawn in October 2013. Part 2 (Development Management and Site Allocations) will follow the adoption of Part 1. The new Local Plan will build upon the foundations of the Core Strategy, particularly in those areas where the policy/ approach is not likely to change significantly. Public consultation on potential housing scenarios and other issues took place in September/October 2014. The current (provisional) timetable for the preparation of the Local Plan indicates the publication of the Part 1 draft plan in March 2015, with its submission for examination in June 2015. Adoption is scheduled for early 2016.

#### Other Guidance:

- The National Planning Policy Framework 2012 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Waverley Borough Council Parking Guidelines 2013
- Planning Infrastructure Contributions 2008
- Surrey Vehicular and Cycle Parking Guidance 2012
- Density and Size of Dwellings SPG (2003)
- Surrey Design Guide (2002)
- Strategic Housing Land Availability Assessment (2014)
- Draft Strategic Housing Market Availability Assessment (2013)
- Affordable Housing Viability Assessment (2009) and update 2012
- Strategic Flood Risk Assessment (2010)
- Technical Note: Transport Measures to support growth identified in the Waverley Borough Core Strategy 2012
- Climate Change Background Paper (January 2011)
- Interim Position on Infrastructure Delivery Plan (January 2011) IDP 2012
- Waverley Borough Council Open Space, Sport and Recreation (PPG17) Study 2012
- Draft Settlement Hierarchy 2010 and factual update 2012

- Reaching Out to the Community – Local Development Framework- Statement of Community Involvement – July 2014

Consultations and Town Council Comments

Consultee	Comment
Godalming Town Council	<p>Godalming Town Council supports in principle housing on this site. However, it has serious concerns regarding the flooding experienced in this area and Godalming Town Council would wish that the risk of flooding both within the proposed area of the applicant site and the adjoining area of Birch Road, including the cul-de-sac section of this road is properly addressed. Godalming Town Council has concerns regarding increased volume of traffic in the area of the junction of Furze Lane and New Pond Road (B3000) and at the Compton Railway Bridge.</p>
County Highway Authority	<p>The proposed development has been considered by the County Highway Authority who recommends an appropriate agreement should be secured before the grant of permission to secure the following highway and transport mitigation package:</p> <p>S278 Works</p> <ol style="list-style-type: none"> <li>1. Prior to commencement of the development the proposed vehicular access to Furze Lane shall be constructed in general accordance with Motion's Drawing No. 130440-04 'Site Access Arrangements' and subject to the Highway Authority's technical and safety requirements. Once provided the access shall be permanently retained to the satisfaction of the Local Planning Authority.</li> <li>2. Prior to first occupation of the development the applicant shall provide the off-site highway improvement works, in general accordance with Motion's Drawing No. 130440-04 'Site Access Arrangements' and subject to the Highway Authority's technical and safety requirements.</li> </ol>

### S106 Financial Contributions

Prior to first occupation of the development to pay to the county council a sum of £85,000 towards the following highway infrastructure and transport improvement schemes:

- Junction conspicuity and safety improvements at the Furze Lane/New Pond Road priority junction, comprising new street lighting, alterations to junction bellmouth and provision of new road signs and carriageway markings.
- Pedestrian safety and accessibility improvements between the site and Farncombe Railway Station, comprising provision of dropped kerbs, tactile paving and pedestrian refuge facilities.

The payment of such sum shall be index linked from the payment date to the date of any resolution to grant planning consent.

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

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

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



<p>Natural England</p>	<p>Statutory nature conservation sites – no objection</p> <p>This application is in close proximity to the Wye Valley Meadows Site of Special Scientific Interest (SSSI). Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.</p> <p>Protected landscapes</p> <p>Having reviewed the application Natural England does not wish to comment on this development proposal. The development, however, relates to the Surrey Hills AONB. We therefore advise you to seek the advice of the AONB Office. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the designation.</p> <p>They will also be able to advise whether the development accords with the aims and policies set out in the AONB management plan.</p> <p>Protected species</p> <p>Local sites</p> <p>If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.</p>
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#### Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) of the same Act also states that *'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'*.

#### Landscape enhancements

This application may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment; use natural resources more sustainably; and bring benefits for the local community, for example through green space provision and access to and contact with nature. Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider new development and ensure that it makes a positive contribution in terms of design, form and location, to the character and functions of the landscape and avoids any unacceptable impacts.

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a

	<p>habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.</p>
<p>Environment Agency</p>	<p><b>Initial comments – 09/09/2014</b></p> <p>The Environment Agency object to this application because it has failed to meet the requirements of the second part of the flood risk Exception Test and recommend that planning permission be refused on this basis for the following reasons:</p> <p>Reasons</p> <p>The National Planning Policy Framework (NPPF) requires the Exception Test to be applied, in paragraph 102 of the NPPF it states that both elements of the Test must be passed for development to be permitted. Part 2 of the Test requires the applicant to demonstrate in a site specific flood risk assessment that the development will be safe, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.</p> <p>The majority of application site lies within Flood Zone 3a defined by the NPPF as having a high probability of flooding. Development classified as 'more vulnerable' is only appropriate in these areas following application of the Sequential Test and where the Exception Test has been applied in full and has been passed. In this instance the submitted flood risk assessment (FRA) fails to:</p> <ul style="list-style-type: none"> <li>- Demonstrate level for level compensation</li> </ul> <p><b>Additonal comments – 24/11/2014</b></p> <p>Flood Risk Sequential Test</p> <p>The indicated site is located in flood zones 1, 2 and 3</p>

based on our flood data. These are defined respectively by the National Planning Policy Framework (NPPF) and the associated National Planning Policy Guidance (NPPG) as having a 'low, medium and high probability' of flooding from rivers.

In accordance with paragraphs 101 to 102 of the NPPF the proposed residential development must successfully pass the flood risk sequential test. It is for the applicant to clearly demonstrate and for you to assess and determine if the sequential test has been passed.

The Environment Agency acknowledge that the applicant has submitted a flood sequential test for consideration.

Waverley Borough Council should confirm in writing to us that the flood risk sequential test has been passed and that there are no other reasonably available alternative sites at lower risk of flooding suitable for this development.

Only upon successfully passing the flood risk sequential test should other considerations including our comments noted below be applied.

#### Ordinary Watercourse

The indicated site is located adjacent to a non-main river watercourse. Therefore, we recommend that you consult the Lead Local Flood Authority, Surrey County Council regarding this issue and any concerns they may have.

The Environment Agency suggests that the applicant incorporate at least a 5 metre undeveloped buffer zone along this watercourse for biodiversity and water quality purposes as supported by the NPPF and the Water Framework Directive (WFD).

#### Surface Water

The proposed development is located in flood zones 1, 2 and 3 based on our flood zone map. Whilst development may be appropriate in Flood Zone 1, paragraph 103 (footnote 20) of National Planning Policy Framework (NPPF) sets out a Flood Risk Assessment should be submitted for all developments over one hectare in size.

The West Thames Area is operating a risk based approach to planning consultations. As the site is between 1 and 5 hectares we will not make a bespoke response on surface water. The following standing advice is provided as a substantive response to you.

The Environment Agency advise that in order for the development to be acceptable in flood risk terms we would advise the following:

- Surface water run-off should not increase flood risk to the development or third parties. This should be done by using Sustainable Drainage Systems (SuDS) to attenuate to at least pre-development run-off rates and volumes or where possible achieving betterment in the surface water run-off regime. (The applicant should contact Local Authority Drainage Departments where relevant for information on surface water flooding.)

An allowance for climate change needs to be incorporated, which means adding an extra amount to peak rainfall, as described in Paragraph 68, part 4, (Reference ID: 7-068-20140306) of the Planning Practice Guidance.

- The residual risk of flooding needs to be addressed should any drainage features fail or if they are subjected to an extreme flood event. Overland flow routes should not put people and property at unacceptable risk. This could include measures.

**Further additional comments – 19/02/2015**

Our position remains as set out in our letter, our reference WA/2014/118424/02.

#### Flood Risk Sequential Test

The indicated site is located in flood zones 1, 2 and 3 based on our flood data. These are defined respectively by the National Planning Policy Framework (NPPF) and the associated National Planning Policy Guidance (NPPG) as having a 'low, medium and high probability' of flooding from rivers.

In accordance with paragraphs 101 to 102 of the NPPF the proposed residential development must successfully pass the flood risk sequential test. It is for the applicant to clearly demonstrate and for you to assess and determine if the sequential test has been passed.

The Environment Agency acknowledge that the applicant has submitted a flood sequential test for consideration.

Waverley Borough Council should confirm in writing to us that the flood risk sequential test has been passed and that there are no other reasonably available alternative sites at lower risk of flooding suitable for this development.

Only upon successfully passing the flood risk sequential test should other considerations including our comments noted below be applied.

#### Flood Modelling

Paragraph 7.4 of the Flood Risk Assessment (FRA) for Croudace Homes Ltd, final revision 4, dated 18 December 2014, prepared by Motion states "the Environment Agency has already signified that they accept the definition of the floodplain resulting from hydraulic modelling by Water Environment Ltd..."

The Environment Agency refute this claim and do not



have any record of the applicant undertaking a formal flood map challenge or a Flood Risk Assessment flood model review. Subsequently, we have not accepted any hydraulic modelling. Our responses to date, have been based on our available flood data and records.

#### Environment Agency Position

The proposed development will only be acceptable if the following planning conditions are included on the associated decision notice. Without these conditions the potential scheme poses an unacceptable risk to people and the environment and we would object to the development as proposed.

#### Ordinary Watercourse

The indicated site is located adjacent to a non-main river watercourse. Therefore, we recommend that you consult the Lead Local Flood Authority, Surrey County Council regarding this issue and any concerns they may have.

The Environment Agency suggest that the applicant incorporate at least a 5 metre undeveloped buffer zone along this watercourse for biodiversity and water quality purposes as supported by the NPPF and the Water Framework Directive (WFD). Please contact Surrey County Council for more information.

#### Surface Water

The proposed development is located in flood zones 1, 2 and 3 based on our flood zone map. Whilst development may be appropriate in Flood Zone 1, paragraph 103 (footnote 20) of National Planning Policy Framework (NPPF) sets out a Flood Risk Assessment should be submitted for all developments over one hectare in size.

The West Thames Area is operating a risk based approach to planning consultations. As the site is between 1 and 5 hectares we will not make a bespoke response on surface water. The following standing

	<p>advice is provided as a substantive response to you. If this advice is used to refuse a planning application, we would be prepared to support you at any subsequent appeal.</p> <p>In order for the development to be acceptable in flood risk terms we would advise the following:</p> <ul style="list-style-type: none"> <li>• Surface water run-off should not increase flood risk to the development or third parties. This should be done by using Sustainable Drainage Systems (SuDS) to attenuate to at least pre-development run-off rates and volumes or where possible achieving betterment in the surface water run-off regime. (The applicant should contact Local Authority Drainage Departments where relevant for information on surface water flooding.)</li> <li>• An allowance for climate change needs to be incorporated, which means adding an extra amount to peak rainfall, as described in Paragraph 68, part 4 of the Planning Practice Guidance.</li> <li>• The residual risk of flooding needs to be addressed should any drainage features fail or if they are subjected to an extreme flood event. Overland flow routes should not put people and property at unacceptable risk. This could include measures to manage residual risk such as raising ground or floor levels where appropriate.</li> </ul>
County Rights of Way Officer	<p>There are no objections to be raised, but the County Rights of Way Officer has asked whether a condition can be placed on any consent that a financial sum be provided in mitigation for the impact likely to be incurred on the localised rights of way network as a result of the development. In particular parts of Public Bridleways 475 &amp; 476 Shalford are in a fragile condition, and although Guildford borough they are easily close enough to the site to be impacted upon as a direct result of the development.</p>
Thames Water	Waste comments

	<p>Surface Water Drainage - 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.</p> <p>There are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Water Comments On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p>
Council's Agricultural	There are few, if any viable options for the use of the

Consultant	<p>land in an agricultural context. Taking in to account the poor nature of the soils and the small size of the field on the edge of the existing urban fringe , the land realistically is likely to continue to remain in grass and is likely to continue to be able to support only a small number of sheep at very low stocking levels for part of the year only at best, but due to the nature and poor quality of the land and the location of the land, it is more likely to remain untended as at present or be managed on a very occasional basis and topped by machine to keep the grass tidy for no commercial agricultural benefit. Any such work would still be at a cost and would reduce the likelihood of ongoing management.</p>
Surrey Wildlife Trust	<p>The Trust would advise that the Desk Study and Extended Phase 1 Habitat Survey Report by Thomson Ecology, which the applicant has provided in support of the above outline planning application, provides much useful information for the Local Authority to be able to start to assess the potential status of protected and important species on the proposed development site and the likely effect of the development on them.</p> <p>We would therefore further advise the Local Authority, that should they be minded to grant this outline planning application for this site, the applicant should be required to undertake all the recommended actions in section 6. (Recommendations) of the Report, including the biodiversity enhancements detailed in sub-sections 6.1.4 and 6.1.5.</p> <p>This will help prevent adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development.</p> <p>We have the following additional comments;</p> <ol style="list-style-type: none"> <li>1. Legally protected species.</li> </ol> <p>The applicant's ecologist appears to have only considered the possibility of breeding birds being affected by the proposed development. We would</p>

therefore advise that the Local Authority seeks further information from the applicant concerning the possibility of other legally protected species being adversely affected by the proposed development. For example;

- Reptiles.

If there is suitable habitat to support these species on site, they could be impacted by development works. It appears however that the applicant is leaving much of the site undeveloped which could provide, following appropriate enhancement, a suitable location for any reptile species which would have to be moved off the development footprint.

- Badgers.

If there are any signs of badgers using the site it may be necessary to provide badger access around the site and to take precautions to prevent these animals or their setts being impacted by development works.

- Bats.

The applicant's ecologist does not appear to have undertaken any survey work to determine if bats are using the site. We would advise that any mature trees which are to be removed as part of the development or on health and safety grounds are surveyed for the possible presence of bat roosts. Bats may be using the existing hedgerows on site for commuting or foraging and mitigation would be required to help prevent disruption to this activity by external lighting for example.

## 2. Biodiversity.

We would advise that the applicant's Landscape Strategy for their proposed Open Space and public spaces would, if fully implemented, help to address the Local Authority's biodiversity requirements.

We would advise that the Local Authority has the

opportunity to approve a Landscape and Ecological Management Plan (LEMP) for the public parts of this site should this development proposal proceed. Such a plan should include a period of monitoring to ensure that habitats and species populations develop appropriately for the site.

The National Planning Policy Framework (NPPF) (paragraph 109), requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

The Natural Environment and Rural Communities (NERC) Act (2006)(Section 40) states, *“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”*. Section 40(3) also states that, *“conserving biodiversity includes, in relation to a living organism, or type of habitat, restoring or enhancing a population or habitat”*.

This development may offer some further opportunities to restore or enhance biodiversity and such measures will assist the Local Authority in meeting the above obligation and also help offset any localised harm to biodiversity caused by the development process. The Trust’s recommendations in this instance are outlined below.

- Providing roosting opportunities for bats, either through bat boxes on suitable trees on site or by using bat bricks or tiles on the new buildings, which allow bats to use buildings for roosting without interfering with householder activities.
- The applicant should consult a suitably experienced ecologist to determine the most appropriate provision of bird and bat boxes for this site.



	<ul style="list-style-type: none"> <li>• The undeveloped area should be subject to a 'light touch' management regime to prevent more invasive species such as bramble dominating the vegetation, and could: <ul style="list-style-type: none"> <li>○ be sown with a wildflower mix which is managed with a conservation mowing regime</li> <li>○ contain a wildlife-friendly pond</li> <li>○ include log piles created from some of any felled/dead wood on site to provide habitat for Stag Beetles and other invertebrate, reptiles and amphibians</li> <li>○ contain man-made 'refuges' for animals such as hedgehog, toad, ladybirds, bees etc.</li> <li>○ Hedgerows should be managed under a conservation cutting regime and supported by at least 2-3meter buffer strips of conservation managed ground vegetation, preferably more.</li> </ul> </li> <li>• Using native species when planting new trees and shrubs, preferably of local provenance, suitable for site conditions and complimentary to surrounding natural habitat. Boundary planting is particularly important as native species hedgerows and tree lines can facilitate the movement of animals through a developed area.</li> <li>• 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.</li> </ul>
County Archaeologist	Recommends 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.
Crime Prevention Design Advisor	<p>Surrey Police requests that the developers seek Secured by Design accreditation for this development. SBD NH 2014 (Secured by Design New Homes 2014) gives guidance around layout as well as the physical security of the buildings. This will ensure that all reasonable steps are taken to ensure that this development is a safe environment for the residents. I am the local point of contact for SBD and would be happy to work with the developer to achieve this.</p> <p>We note that a considerable amount of land is to be devoted to recreational use. This area of Farncombe has historically suffered from traveller incursions and nuisance caused by vehicles being used off-road. Consideration should be given to installing measures that will prevent vehicles from accessing this area.</p> <p>Please also note that Surrey Police is now exploring the impact of growth on the provision of the policing infrastructure over the coming years and further comment on this application may be made by our Joint Commercial Planning Manager.</p>
Compton Parish Council	Not yet received – to be reported orally
Guildford Borough Council	<p><b>Initial comments – 04/11/2014</b></p> <p>Objection - The applicant is proposing to discharge the run-off into the ditch on the northern side of the site. The EA website flood maps reveals extensive flooding along that watercourse. There is also a 750mm diameter surface water sewer running through the site on the southern extent.</p> <p>Due to the flooding that happened this winter around Tilthams Green and Tilthams Corner Road, the Engineering Team would prefer if the Developer discharged his surface water from the site into the 750mm sewer, and if possible, would like to object to the Developer discharging his surface water run-off into the northern ditch.</p> <p><b>Additional comments – 24/02/2015</b></p> <p>Guildford Borough Council no longer objects to the discharge method that is proposed. It is proposed to</p>

	<p>be controlled via Hydro-brake at 5 l/s.</p> <p>Guildford Borough Council would still like to view the full drainage design when presented to Waverley Planning for approval please, as the run-off is discharging into a watercourse that abuts the Waverley/Guildford boundary.</p>
<p>Council's Environmental Health Officer (Air Quality)</p>	<p>No objection subject to conditions.</p> <p>The planning application proposes to increase accommodation at this location with the addition of 50 houses on agricultural land. The area surrounding the proposed site is currently and predominantly residential; therefore, future use of the site is unlikely to adversely affect the nature of the area. However, as the works are being carried out, should levels of noise from the site be excessive, there will be little respite for the existing residents.</p> <p>The application does not specify the type of work or equipment in conjunction with this application, but is considered likely to be above the significant observed adverse effect level due to the nature of the works. The following conditions are therefore recommended.</p>
<p>Council's Environmental Health Officer (Pollution Control)</p>	<p>There are numerous recorded complaints of illegal waste and vehicle storage / dumping in the surrounding area. On this basis in order to ensure compliance with clause 120 and 121 of the NPPF, I recommend that model contaminated land conditions are attached to the planning permission as detailed below.</p>
<p>Network Rail</p>	<p>No objection subject to the application's drainage assessment/plans being accepted by the local authority and Environment Agency.</p>
<p>Director of Public Health, Surrey County Council</p>	<p>Not yet received – to be reported orally</p>
<p>NHS England</p>	<p>Not yet received – to be reported orally</p>
<p>Guilford and Waverley Clinical Commissioning Group</p>	<p>Not yet received – to be reported orally</p>
<p>Health Watch</p>	<p>Not yet received – to be reported orally</p>

AONB Officer	<p>The site lies within the AGLV and adjacent to the Surrey Hills AONB to the north. It is allocated in the Waverley Local Plan 2002 as a reserve housing site. The main protected landscape issue is therefore whether the development would spoil the setting of the adjacent AONB by harming public views into or from the AONB and whether landscape protection circumstances have changed since the adoption of the local plan to justify overriding its allocation as a reserve housing site in the plan.</p> <p>The site is a relatively flat and featureless field adjacent to the built up area of Farncombe. A stream runs along the boundary with the AONB where a thin line of trees exist. The main contribution the site makes to the landscape of the locality is as an undeveloped open field and as a buffer to the AONB from the built up area of Farncombe. But otherwise it does not have any intrinsic or special landscape qualities. There is no public right of way crossing the site or within the AONB field to the north. The landscape qualities of the site are not considered to meet Natural England's latest criteria of natural beauty for its inclusion within the AONB.</p> <p>The proposed development would not harm public views into the AONB other than for a tangential view from Furze Lane. Development would interrupt private views of the AONB to residents of Birch Road.</p> <p>With regard to public views from the AONB, it is possible that glimpses of the housing would be gained from the B3000 to the north. However, the housing would only cover about the southern half of the site and substantial tree and shrubbery planting is proposed in the intervening half of the site. This would involve tree planting to infill the gaps in the existing boundary trees and the planting of a tree and shrubbery belt immediately behind the proposed line of housing.</p> <p>It will be for the Council to determine whether the stage has now been reached whereby under the</p>
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	<p>terms of the reserve housing policy the site should now appropriately be released for housing. The landscape impact of any development of the site would have been considered during preparation of that plan. There does not appear to have been any change of circumstances from a protected landscape aspect to warrant overriding the reserve housing status of the site within the development plan. It is noted that the draft Guildford Local Plan published last year for consultation purposes proposed housing within the field to the north that is within the AONB.</p>
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### Representations

In accordance with the statutory requirements and the “Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2014”, the application was advertised in the newspaper on 15/08/2014, site notices were displayed adjacent to the site and neighbour notification letters were sent on 04/08/2015.

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

- Strong concerns with regard to the risk of flooding.
- Highway safety concerns.
- Impact on local infrastructure.
- Harm to character and appearance of the area.
- Drains need to be cleaned and maintained.
- Concerns with regard to the erosion of railway embankment from past flooding.
- Concerned that impact of the proposed development on the properties in the cul-de-sac of Birch Road have not been considered.
- Does not deliver sufficient economic benefits to the local community.
- Does not provide significant mitigation for the environment.
- Possibility of contaminated land in New Pond Farm which could migrate to the proposed site.
- Flooding.
- Management and maintenance of SUDS.
- Recommend a roundabout is put in at the junction of Furze Lane and the B3000.
- Impact on the residential amenities of existing residents.
- Mini roundabout at the entrance to Northbourne needs to be enlarged as road users currently ignore it.
- Local surveys for residents should be carried out.

- The design/layout of the proposed development.
- Highway safety concerns
- Impact of the construction works on the residential amenities of neighbouring properties.
- Has the impact of building works been considered?
- Permitted development for the new houses should be limited/removed.
- Additional trees to be planted (more than already that has been proposed) at boundary of 71 Birch Road and 61 Furze Lane.
- Proposed children's play area should be moved 20 – 30 metres west to reduce flooding.
- Proposed pathways should be located more west to reduce flooding and be made of permeable material.
- Wire fencing on North Boundary is in poor condition and needs replacing.
- Impact on ecology.
- Pressure on public transport.
- Lack of parking space.
- Loss of sunlight to No 61 Furze Lane and No 5 Birch Road.
- Lamp posts and/or cat's eyes need to be put in at the junction of Furze Lane and New Pond Road
- Light pollution
- Noise pollution from increased traffic and residents
- The sequential test has not been passed as other sites within Waverley with less flood risk to that of the Furze Lane are still available.
- The proposal should discharge runoff water into the sewer running on the southern boundary of the site and not on the northern watercourse.
- No responsibility has been established for maintaining drainage pipes and outlets.
- Concerns over erosion of the nearby railway embankment.

4 letters of general observation have been received raising the following points:

- How has the proposal dealt with the potential increase in traffic along Furze Lane.
- What is the proportion of affordable housing that would be incorporated as part of the proposal.
- The mini roundabout along Furze Lane is not fit for purpose and needs to be enlarged/re-profiled to make more of traffic calming with better signage.
- Potential loss of privacy and noise disturbance from the proposed dwellings.



- The increase in hard surfacing over the site will increase the risk of flooding to neighbouring properties.

### Submissions in Support

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

- The application site is allocated as a reserved housing site in saved Local Plan Policy H3.
- The local plan explains that the site will be safeguarded from development until such time as the Council is unable to demonstrate a 5 year housing land supply; those circumstances currently exist.
- The site is excluded from the Green Belt and the principle of its use for housing is well established through the extant statutory development plan.
- The site is located in an established residential area and is well related to the existing pattern of development.
- The site can make a useful contribution towards reducing the Council's housing land supply deficit.
- The site can provide up to 50 dwellings; 40% of which will be affordable units.
- There are no technical constraints that would prevent the site coming forward for development.
- There are no planning or environmental reasons why the site should not be developed for housing.

### Determining Issues

- Principle of development
- Prematurity
- Planning history
- Environmental Impact Assessment
- Lawful use of the land and loss of agriculture
- Location of development
- Housing Land Supply
- Housing Mix and Density
- Affordable Housing
- Impact on the AGLV and the adjacent AONB
- Impact upon the Countryside Beyond the Green Belt
- Highways considerations, including impact on traffic and parking
- Impact on visual amenity and trees
- Impact on residential amenity
- Provision of amenity and play space

- Contaminated land
- Air quality
- Flood Risk and Drainage considerations
- Archaeological considerations
- Crime and disorder
- Infrastructure
- Financial considerations
- Climate change and sustainability
- Biodiversity and compliance with Habitats Regulations 2010
- Health and wellbeing
- Water Frameworks Regulations 2011
- Accessibility and Equalities Act 2010 Implications
- Human Rights Implications
- Issues raised by third parties
- Article 2(3) Development Management Procedure (Amendment) Order 2012 – working in a positive/proactive manner
- Cumulative/in-combination effects
- Conclusion and planning judgement

### Planning Considerations

#### Principle of Development

The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The planning application seeks outline permission for the development proposal, with all matters reserved for future consideration except for access. As such, the applicant is seeking a determination from the Council on the principle of the residential development and associated access and landscape.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and

innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The NPPF at paragraph 197 provides the framework within which the local planning authority should determine planning applications, it states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 of the NPPF defines the presumption in favour of sustainable development as approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: *inter alia* any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this framework indicate development should be restricted (for example those policies relating to AONB).

The NPPF states that, as a core planning principle the intrinsic character and beauty of the countryside shall be recognised.

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. The NPPF states that, as a core planning principle the intrinsic character and beauty of the countryside shall be recognised. Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled.

The site is located within a locally designated Area of Great Landscape Value (AGLV) wherein the landscape character should be conserved and enhanced.

The site is located adjacent to an AONB. Section 85 of the Countryside and Rights of Way Act 2000 states that in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty. The

NPPF says that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB), in accordance with this, Policy C3 of the Local Plan 2002 requires development within the AONB to conserve or enhance the character and beauty of the landscape. The Surrey Hills Management Plan 2009 – 2014 sets out the vision for the future management of the Surrey Hills AONB by identifying key landscape features that are the basis for the Surrey Hills being designated a nationally important AONB.

The proposal involves a significant development of the site and as such the impact of the envisaged traffic movements on highway safety and capacity has been considered and the County Highway Authority will be consulted.

The proposal is for a significant residential development and as such the Council's policies on housing density, size of dwellings and affordable housing are relevant.

When determining planning applications, local planning authorities should aim to minimise impacts on biodiversity and provide net gain in biodiversity where possible.

The NPPF states that, where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

### Prematurity

Annex 1 of the National Planning Policy Framework explains how weight may be given to policies in emerging plans. However, in the context of the Framework and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, taking the policies in the Framework and any other material considerations into account. Such circumstances are likely, but not exclusively, to be limited to situations where both:

a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging Local Plan or Neighbourhood Planning, and

b) the emerging plan is at an advanced stage but is not yet formally part of the

development plan for the area.

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how the grant of permission for the development concerned would prejudice the outcome of the plan-making process.

Officers conclude that the emerging Local Plan is not at an advanced stage and that the Godalming Neighbourhood Plan is at an early stage in its development, with the Stage 1 neighbourhood area designated on 16 July 2013 and the Stage 2 neighbourhood plan currently in preparation. Having regard to the advice of the NPPG, Officers conclude that a reason for refusal based on prematurity could not be substantiated.

### Planning history

The planning history is a material consideration. There was an application for residential development on the site in 1960 under application GOD6490 which was refused. This application was refused due to the further extension of the developed area of Godalming into land which was in active agricultural use and would further increase pressure to extend the developed area into adjoining land. The most recent decision on this site is therefore some considerable time ago and having regard to the changes in planning policy, is considered to carry limited weight.

### Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 state that an Environmental Statement (ES) should 'include the data required to identify and assess the main effects which the development is likely to have on the environment'.

An ES is required to ensure that the likely significant effects (both direct and indirect) of a proposed development are fully understood and taken into account before the development is allowed to go ahead. An EIA must describe the likely significant effects and mitigating measures envisaged.

A request for a Screening Opinion was made by the developer under Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (EIA Regulations), reference SO/2013/0006, which concluded that the proposed development scheme falls to be classed

as a Schedule 2 Urban Project (paragraph 10b), however it would not be likely to have a significant environmental effect and as such would not constitute EIA development.

#### Lawful use of the land and loss of agriculture

The application site consists of permanent pasture and comprises one rectangular parcel of bare land fringed in part by a line of trees around the perimeter, primarily to the northern and eastern boundaries. Policy RD9 of the Local Plan outlines that development will not be permitted which would result in the loss or alienation of the most versatile agricultural land unless it can be demonstrated that there is a strong case for development on a particular site that would override the need to protect such land.

Paragraph 112 of the NPPF states that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

Policy RD9 resists the loss or alienation of the best and most versatile agricultural land.

The Council's Agricultural Consultant, Chesterton Humberts, has been consulted on the application. They have advised that the site consists of poor quality permanent grassland which has not been actively managed for a considerable number of years. They advise that the economic returns are not sufficient to farm the relatively small area of land on a commercial active farming basis again, even assuming a farmer in the locality was prepared to take this on, as the fences would need to be improved at some cost to ensure they remained stock proof and the land worked regularly to return productivity.

The Council's Agricultural Consultant concludes that such works to potentially improve the land would involve further cost and effort, assuming the land was able to be ploughed and improved before it was reseeded with grass which may not be possible under emerging Common Agricultural Reform Regulations. As such, there are few, if any viable options for the use of the land in an agricultural context.

Given the comments of the Council's Agricultural Consultant, Officers conclude that the proposal would not result in the loss or alienation of land which is of high agricultural value and would not result in the fragmentation of an agricultural holding. As such, proposal is in accordance with Policy RD9 of

the Waverley Borough Local Plan 2002 and the policy contained within paragraph 112 the NPPF.

### Location of development

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled. However, Local Plan Policy H3 sets out that the application site has been excluded from the Green Belt and reserved to meet longer term development requirements.

The Key Note Policy of the Waverley Borough Local Plan aims, amongst other matters, to make provision for development, infrastructure and services which meet the needs of the local community in a way which minimises impacts on the environment. The text states that opportunities for development will be focused on the four main settlements (Farnham, Godalming, Haslemere and Cranleigh), mainly through the re-use or redevelopment of existing sites.

Paragraph 55 of the NPPF states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances.

Paragraph 69 of the NPPF states, inter alia, that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. It continues, that local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.

Whilst it is recognised that the application site falls outside of the settlement boundary, within the Countryside beyond the Green Belt, officers acknowledge that the application site abuts the settlement boundary of Godalming along its northern boundary. Officers further note that the application site already benefits from public transport links with the adjacent bus stops on Furze Lane which in turn provide sustainable access links to the railway station and facilities in the centre of Farncombe and further to Godalming and Guildford.

As such, Officers consider that the proposal would provide sustainable access to the facilities required for promoting healthy communities and would enhance the vitality of the community of Farncombe. Therefore, whilst

acknowledging that the site is outside of a defined settlement or developed area, it is considered that the proposal would not result in isolated dwellings in terms of its visual relationship to the existing settlement and in terms of access to the facilities required to sustain inclusive, mixed communities. As such, the application is not required to demonstrate any special circumstances as set out in paragraph 55 of the NPPF 2012.

### Housing Land Supply

Paragraph 159 of the NPPF states that Local Planning Authorities should have a clear understanding of housing needs in their area, they should, inter alia, prepare a Strategic Housing Market Assessment to assess their full housing needs; and prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

Paragraph 47 of the NPPF states that local planning authorities should use their evidence bases to ensure their Local Plan meets the full needs for market and affordable housing in the Borough, and should identify and update annually a five-year supply of specific and deliverable sites against their housing requirements. Further, a supply of specific, developable sites or broad locations for growth should be identified for years 6-11 and, where possible, 11-15. LPAs should also set their own approach to housing density to reflect local circumstances and to boost significantly the supply of housing.

Paragraph 49 of the NPPF continues that housing applications should be considered in the context of the presumption in favour of sustainable development.

Paragraph 50 of the National Planning Policy Framework directs that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: inter alia

- plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);
- identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand.



It is considered that the Council's policies with regards to assessing housing need and demonstrating supply are consistent with the NPPF in this respect.

Following the withdrawal of the Core Strategy from examination in October 2013, the Council agreed an interim housing target of 250 dwellings a year for the purposes of establishing five year housing supply in December 2013. That was the target in the revoked South East Plan and is the most recent housing target for Waverley that has been tested and adopted.

However, as a result of court judgements, it is accepted that the Council should not use the South East Plan figure as its starting point for its five year housing supply and that the Council does not currently have an up-to-date housing supply policy from which to derive a five year housing land requirement.

It is acknowledged that both the latest household projections published by the Department for Communities and Local Government and the evidence in the emerging draft Strategic Housing Market Assessment point to a higher level of housing need in Waverley than that outlined within the South East Plan. Specifically, the Draft West Surrey SHMA December 2014 indicates an unvarnished figure of at least 512 dwellings per annum.

Notwithstanding that this is a higher figure than the South East Plan Figure; latest estimates suggest a housing land supply of 3.7 years based on the unvarnished housing supply figure of 512 dwellings per annum. This falls short of the 5 year housing land supply as required by the NPPF. This is a material consideration to be weighted against other considerations for this application.

Nonetheless, the proposed development of up to 50 dwellings would contribute to meeting the housing needs of the Council. This is a material consideration to be weighed against the other considerations for this application.

#### Housing Mix and Density

The NPPF states that in order to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends; identify the size, type, tenure and range of housing that are required in particular locations, reflecting local demand; and where it is identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution can be robustly justified.

Policy H4 of the Local Plan 2002, in respect of housing mix, is considered to be broadly consistent with the approach in the NPPF. It outlines the Council's requirements for mix as follows:

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

The density element of Policy H4 has been superseded by guidance in the NPPF which states that to boost significantly the supply of housing, local planning authorities should set their own approach to housing density to reflect local circumstances.

Rather than prescribing a minimum or maximum density, the NPPF sets out, at paragraph 47, that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances. Density is a rather crude numeric indicator. What is more important is the actual visual impact of the layout and extent of development upon the character and amenities of the area.

The scheme proposes up to 50 dwellings within the 2.47 hectare site, which would result in a residential density of 20.2 dwellings per hectare. This corresponds with the surrounding residential density which is approximately 28 dwellings per hectare.

The Council's Draft West Surrey Strategic Housing Market Assessment (2014, SHMA) provides an updated likely profile of household types within Waverley. The evidence in the Draft West Surrey SHMA (2014) is more up to date than the Local Plan. However, the profile of households requiring market housing demonstrated in the SHMA at Borough level is broadly in line with the specific requirements of Policy H4.

The application proposes the erection of up to 50 units. The proposed housing mix is as follows:

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Number of units	4	11	25	10	50
%	8%	22%	50%	20%	100%

The Council's Draft West Surrey Strategic Housing Market Assessment (2014, SHMA) sets out the likely profile of household types in the housing market area. The Draft West Surrey SHMA (2014) provides the follow information with regards to the indicative requirements for different dwelling sizes.

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed
Market homes needed for West Surrey Housing Market Assessment area	10%	30%	40%	20%
Affordable homes needed for West Surrey Housing Market Assessment area	40%	30%	25%	5%

The proposal would therefore not strictly comply with Policy H4; however, it would broadly comply with the latest indicative requirements for different dwelling sizes as evidenced in the Draft West Surrey SHMA (2014).

Officers consider that housing mix is broadly in line with the requirements identified in both the SHMA and the Waverley Borough Council Household Survey 2007; as such it is considered that the proposal would be acceptable in accordance with the NPPF 2012.

The proposed housing mix is considered to be appropriate having regard to the evidence in the Draft SHMA (2014).

#### Affordable Housing

The Local Plan is silent with regards to the delivery of affordable dwellings in locations such as this. Specifically, there is no threshold or percentage requirement in the Local Plan for affordable housing on sites outside of settlements. This is because, within an area of restraint, housing development under the current Local Plan is unacceptable in principle, including affordable housing.

There is a considerable need for affordable housing across the Borough and securing more affordable homes is a key corporate priority.

As a strategic housing authority, the Council has a role in promoting the development of additional affordable homes to help meet need, particularly as land supply for development is limited. Planning mechanisms are an essential part of the Council's strategy of meeting local housing needs.

Paragraph 50 of the NPPF states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, and should identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

As of 21 January 2015, there are 1,649 households with applications on the Council's Housing Needs Register, who are unable to access housing to meet their needs in the market. This has been broken down as follows:

	1 bedroom	2 bedroom	3 bedroom	TOTAL
Total number of households on Council's Housing Needs Register	998	476	175	1,649
Households on Council's Housing Needs Register currently living in Haslemere	61	33	6	100

Table 1: Households on Council's Housing Needs Register, 21.01.15

The demand for shared ownership is indicated by the information held on the Help To Buy Register, which is administered by the government-appointed Help To Buy Agent, BPHA.

As at 1 April 2014, there were 226 applicants registered for affordable home ownership options living or working in Waverley. Over 70% of households on the Help Buy Register are single people or couples without children. However, shared ownership purchasers are able to purchase a property with one bedroom more than they have been assessed to need, and so many couples and single applicants will prefer a two bedroom property. There is also a growing demand for 3-bed shared ownership properties.

Additionally, the Draft West Surrey SHMA (2014) indicates a continued need for affordable housing, with an additional 337 additional affordable homes required per annum.

The Draft West Surrey SHMA (2014) provides the follow information with regards to the indicative requirements for different dwelling size affordable units.

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed
Affordable	40%	30%	25%	5%

The Draft West Surrey SHMA (2014) also recommends 30% of new affordable homes to be intermediate tenures and 70% rent.

The application proposes 20 affordable units representing 40% of the overall development. The proposed affordable housing mix would be:

Unit type	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Number of units	4	11	5	0	20
%	20%	55%	25%	0%	100%

The applicant has proposed that the tenure split would be 25% intermediate housing for shared ownership and 75% rent, which 15 of those to be rented would be social rented housing.

Members should note that the latest draft of the SHMA (December 2014) does not set out affordable need for specific settlements unlike the earlier Waverly draft SHMA (October 2013). Therefore the 2013 SHMA is the latest evidence on the specific affordable housing need for Godalming.

Officers conclude, that overall, the proposed housing and tenure mix would contribute to meeting local needs in line with guidance contained within the NPPF.

#### Impact on the AGLV and the adjacent AONB

Section 85 of the Countryside and Rights of Way Act 2000 states that in exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard

to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty. The NPPF says that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB).

In accordance with this, Policy C3 of the Local Plan 2002 requires development within the AONB to conserve or enhance the character and beauty of the landscape. The Surrey Hills Management Plan 2009 – 2014 sets out the vision for the future management of the Surrey Hills AONB by identifying key landscape features that are the basis for the Surrey Hills being designated a nationally important AONB.

The site lies within the AGLV and adjacent to the Surrey Hills AONB to the north. The Surrey Hills AONB Officer has advised that the site is a relatively flat and featureless field adjacent to the built up area of Farncombe. A stream runs along the boundary with the AONB where a thin line of trees exist. The Surrey Hills AONB Officer has advised that the main contribution the site makes to the landscape of the locality is as an undeveloped open field and as a buffer to the AONB from the built up area of Farncombe but does not have any intrinsic or special landscape qualities. There is no public right of way crossing the site or within the AONB field to the north. The landscape qualities of the site are considered to not meet Natural England's latest criteria of natural beauty for its inclusion within the AONB.

The Surrey Hills AONB Officer has advised that the proposed development would not harm public views into the AONB other than for a tangential view from Furze Lane. With regard to public views from the AONB, it is possible that glimpses of the housing would be gained from the B3000 situated towards the north of the application site. However, the housing would only cover about the southern half of the site and substantial tree and shrubbery planting is proposed in the intervening half of the site. This would involve tree planting to infill the gaps in the existing boundary trees and the planting of a tree and shrubbery belt immediately behind the proposed line of housing.

The proposed development of the site for up to 50 dwellings would change the character and appearance of the immediate area. However, given the context of the site, on the edge of the settlement, coupled with a quality landscaping scheme, to be secured by way of planning conditions, Officers conclude that the site would integrate into its surroundings without raising any landscape protection concerns.

Officers therefore consider that the proposal would accord with Local Plan Policy C3 and the guidance contained within the NPPF.

### Impact upon the Countryside Beyond the Green Belt

Paragraph 17 of the NPPF sets out that within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking.

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

Policy C2 of the Local Plan states that building in the countryside, away from existing settlements will be strictly controlled.

The site is located within the Countryside beyond the Green Belt outside the recognised settlement boundary.

The proposed development would involve the development of an open field. The Landscape Impact Assessment and the Officers' own conclusions are that the proposal would have some local impact on the landscape however the overall sensitivity of the site to change would be classed as 'medium' and that there would not be significant or harmful effects on the character and visual appearance of the open countryside and Surrey Hills AGLV/AONB.

The currently open field would be replaced by significant built form. It is, however, noted that existing boundary trees and shrubs would be retained and protected and the provision of new tree and native shrub 'buffer' planting adjoining the northern boundary of the site, which would limit views into the site from New Pond Road. Tree planting would also be carried out on the boundary with the adjacent Furze Lane. The views of the site would be localised, rather than far reaching, with longer distance views into the site limited from the south, due to the existing built form along Furze Lane and Birch Road.

The overall moderate negative impact on the countryside is to be balanced against other issues in the proposal.

### Highways considerations, including impact on traffic and parking

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

developments that generate significant amounts of movements local authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limit the significant impact of the development.

Paragraph 32 states: “All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:

- the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe”.

The application is accompanied by a Transport Assessment (TA) which assesses existing transport conditions in the area and assesses the impact of the proposed development.

The County Highway Authority is satisfied that the Transport Assessment undertaken by the applicant provides a robust and realistic assessment of the likely impact of the development on the highway network. The applicant has agreed to provide a package of mitigation measures that directly mitigates the impact of traffic generated by their development and is also providing a reasonable and proportionate level of mitigation to help mitigate the cumulative impact of future development. The County Highway Authority is also satisfied that the proposed access and movement strategy for the development would enable all highway users can travel to/from the site with safety and convenience.

In addition to highway safety and capacity concerns, the scheme must also be acceptable in terms of sustainability. The NPPF advises that plans and decisions for developments that generate a significant amount of traffic should take account of whether opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure.



The applicant has agreed to provide financial contributions towards a number of transport mitigation measures to improve accessibility to the site by non-car modes in the local area, including:

- Junction conspicuity and safety improvements at the Furze Lane/New Pond Road priority junction, comprising new street lighting, alterations to junction bellmouth and provision of new road signs and carriageway markings.
- Pedestrian safety and accessibility improvements between the site and Farncombe Railway Station, comprising provision of dropped kerbs, tactile paving and pedestrian refuge facilities.

The County Highway Authority is satisfied that the proposed package of transport mitigation measures does improve accessibility to the site by non-car modes of travel and would meet the transport sustainability requirements of the NPPF.

In relation to parking provision, the applicant has not set out the proposed number of parking spaces to be provided. Although these vehicle parking spaces have not been identified, the illustrative layout plan submitted with the application demonstrates that sufficient parking could be provided in line with Waverley Borough Council's adopted Guidance 2013, without being detrimental to character and appearance.

Having regard to the expert views of the County Highway Authority, the proposal is considered to be acceptable in terms of highway safety, capacity and policy considerations. Subject to a legal agreement and appropriate safeguarding conditions the proposal would not cause severe residual cumulative impact in transport terms.

#### Impact on visual amenity and trees

The NPPF attaches great importance to the design of the built environment as a key part of sustainable development. Although planning policies and decisions should not attempt to impose architectural styles or particular tastes, they should seek to promote or reinforce local distinctiveness.

Policies D1 and D4 of the Local Plan 2002 accord with the NPPF in requiring development to have high quality design and to be well related in size, scale and character to its surroundings.

The Council's Tree and Landscape Officer has advised that the application site is broadly rectangular, bounded by the Borough boundary to the north on the edge of an adjacent farm and residential development to the south and

east. The trees are confined to the boundaries. The trees make a valuable contribution to the landscape setting and are a constraint on the future site layout if the principle of development is acceptable in other terms.

The current field use is grazing pasture for horses accessed off the western road boundary. It is broadly rectangular, bounded by the Borough boundary to the north on the edge of an adjacent farm and residential development to the south and east. It is unclear whether some of the boundary trees are on or off-site. The majority appear to be off-site. Nonetheless, the trees make a valuable contribution to the landscape setting and are a constraint on future site layout if the principle of development is acceptable in other terms.

The Council's Tree and Landscape Officer has advised that the submitted Landscape and Visual Impact Assessment (LVIA) recognises that the site is sensitive to landscape change and visual significance is locally contained by surrounding trees and hedgerows. The Council's Tree and Landscape Officer has not raised any objection to the proposed development subject to the imposition of planning conditions to ensure that trees would be protected during the construction process.

Officers therefore consider that the proposal would be in accordance with Policies D6 and D7 of the Waverley Local Plan and guidance contained within the NPPF.

Whilst the application is an outline application, with all matters reserved except access and landscape, illustrative layout plans and a Design and Access Statement have been submitted which provide some details.

The indicative plan gives some basic information about the parameters for development including the quantity and scale of the proposed development. Whilst this is an indicative plan, it does clearly explain how the development would fit on the site whilst providing all the additional community benefits.

The site is served from a single access point with the proposed dwellings set out over a linear form of development, which would be punctuated by the main central square. The road layout is considered to provide legibility that would provide a recognisable route in the design with a strong sense of place. The proposed layout of the scheme would be of a similar scale and would reinforce that of existing adjacent residential development. The orientation of buildings would ensure a good level of natural surveillance, in general, around the site.

Officers are satisfied that the site could accommodate a scheme which could be developed to function well, be of a high quality design, integrate well with

the site and complement its surroundings so as to establish a strong sense of place.

The provision of car parking and cycle and bin storage needs to be considered so that it would not dominate the layout, and again would be considered in greater detail at a reserved matters stage if outline permission were to be granted.

In terms of the scale and height of the proposed development, officers note that the area is dominated primarily by a mixture of two storey properties and bungalows. The proposed development would generally reflect this established scale of built form.

Although in outline with all matters reserved except access, Officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would function well, be of a high quality design, which would integrate well with the site and complement its surroundings so as to establish a strong sense of place.

Officers consider that the proposal would be in accordance with Policies D1 and D4 of the Waverley Local Plan and guidance contained within the NPPF.

#### Impact on residential amenity

The NPPF identifies that within the overarching roles that the planning system ought to play, a set of core land use planning principles should underpin both plan-making and decision making. These 12 principles include that planning should seek to secure a good standard of amenity for all existing and future occupants of land and buildings. These principles are supported by Policies D1 and D4 of the Local Plan and guidance contained within the Council's SPD for Residential Extensions.

The nearest neighbouring properties lie along the southwestern and southeastern boundaries of the application, situated along Birch Road.

The layout plan is only indicative at this stage, but given the proximity of the proposed dwellings from the boundaries with the nearest neighbouring properties to the southwest and southeast and the retention and protection of existing boundary trees and shrubs, it is considered that a scheme for 50 dwellings could be designed which would not result in any detrimental loss of light, overbearing form or privacy to these neighbouring properties.

The proposed access road into the centre of the proposed development would be sufficiently separated from neighbouring properties and would not result in noise disturbance towards neighbouring properties.

The construction phase of the development has the potential to cause disruption and inconvenience to nearby occupiers and users of the local highway network. However, these issues are transient and would be minimised through the requirements of planning conditions, if outline permission is granted.

Although in outline with all matters reserved, Officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would provide a good standard of amenity for future and existing occupiers. Officers consider that the proposal would be in accordance with Policies D1 and D4 of the Waverley Local Plan and guidance contained within the NPPF.

#### Provision of Amenity and Play Space

On promoting healthy communities, the NPPF sets out that planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourage the active and continual use of public areas. These should include high quality open spaces and opportunities for sport and recreation which can make an important contribution to the health and well-being of communities. Policy H10 of the Local Plan addresses amenity and play space in housing developments. Although there are no set standards for garden sizes, the policy requires that a usable 'outdoor area' should be provided in association with residential development and that 'appropriate provision for children's play' is required.

The Council uses the standard recommended by Fields in Trust (FIT) for assessing the provision of outdoor playing space.

The proposed indicative scheme identifies provision of an informal public amenity space which would include a Local Equipped Area of Play (LEAP). This would be provided within a reasonable walking distance of the proposed dwellings.

A LEAP comprises a play area equipped mainly for children of early school age (4-8 years old). LEAPs should be located within five minutes walking time from every home (400m walking distance).

The provision of an area of open public space in the layout would contribute to creating the sense of place and character of the area. A key feature of the scheme is the use of the natural green area to the northern part of the site, which incorporates nature into recreation. This is considered to be a positive element of the scheme.

The plans show an indicative layout which indicates that individual garden sizes for each of the proposed dwellings would be appropriate.

Officers consider that sufficient evidence has been submitted to demonstrate that, subject to detailed consideration at a future stage, a scheme could be developed which would provide a good standard of play space for the future community.

The proposal is considered to be in accordance with Policy H10 of the Local Plan and the guidance of the NPPF 2012.

#### Contaminated land

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area to adverse effects from pollution, should be taken into account. Policy D1 of the Local Plan sets out that development will not be permitted where it would have a materially detrimental impact to the environment by virtue of potential pollution of air, land or water and from the storage and use of hazardous substances. The supporting text indicates that development will not be permitted unless practicable and effective measures are taken to treat, contain or control any contamination. Wherever practical, contamination should be dealt with on the site.

The Council's Pollution Control Officer has advised that there are numerous recorded complaints of illegal waste and vehicle storage / dumping in the surrounding area. The Council's Pollution Control Officer has therefore recommended contaminated land conditions in order to assess the nature and extent of any contamination on the site and to provide a detailed remediation scheme in order to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other properties.

#### Air quality

Paragraph 120 of the NPPF states that planning decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of the area or proposed development to adverse effects from pollution, should be taken into account.

Paragraph 124 states that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.

Policy D1 of the Waverley Borough Local Plan 2002 states that the Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of *inter alia* (c) loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration; (d) levels of traffic which are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance; (e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances; In the same vein Policy D2 states that the Council will seek to ensure that proposed and existing land uses are compatible. In particular *inter alia* (a) development, which may have a materially detrimental impact on sensitive uses with regard to environmental disturbance or pollution, will not be permitted.

The Council's Air Quality Officer has advised that the information supplied with the application with regards to traffic assessments are accepted, however, there are some concerns raised relating to the impact to local air quality through any potential emissions during the construction phases of the project, affecting existing receptors in the area through potential fugitive dust emissions and by increased traffic to the site during development. It should also be noted that the introduction of residential properties may expose the future occupants to air pollution associated with road traffic and is likely to increase road usage in the area by the occupants.

The impact of dust and emissions from deconstruction and construction can have a significant impact on local air quality. The Council's Air Quality Officer has advised that proposal would be medium risk in terms of the Mayor of London, London Councils Best Practice Guidance, "The control of dust and emissions from construction and demolition" 2006. The Council's Air Quality

Officer has advised that a report commissioned by Waverley, The Farnham Traffic Management and Low Emission Feasibility Study carried out by AEA Technology in April 2012, noted that the highest emissions affecting the air quality is directly related to diesel cars and not HGV's and buses. Therefore consideration has been given to the additional impact on this location of any vehicular use and mitigation measures would be required to offset the additional development.

In light of the conclusions of the Council's Air Quality Officer, it is considered that, subject to suitable mitigation measures, particularly throughout the construction stage, the impact on air quality from the proposed development would be acceptable.

### Flood Risk and Drainage considerations

Paragraph 103 of the NPPF states that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, it should be made safe without increasing flood risk elsewhere. Development should only be considered appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

This general approach is designed to ensure that areas at little or no risk of flooding from any source are developed in preference to areas at higher risk. The aim should be to keep development out of medium and high flood risk areas (Flood Zones 2 and 3) and other areas affected by other sources of flooding where possible.

The application site falls within Flood Zones 2 and 3 and is classed as a more vulnerable form of development and as such in accordance with paragraphs 102 and 103 of the NPPF the sequential and exception tests have to be passed.

The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the exception test is required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the exception test if required.

Informed by the Council's own Strategic Flood Risk Assessment (SFRA), the applicant has submitted a Flood Risk Assessment (FRA) containing technical information (flood modelling) to demonstrate that the parts of the site to be developed are within Flood Zone 1 (an area not prone to flooding), although the Environment Agency Planning Maps indicate that part of the application site falls within Flood Zones 2 and 3.

The FRA assesses surface water and other sources of flooding from the site. The residential development is a 'more vulnerable' use.

The sequential approach to locating development in areas at lower flood risk should be applied to all sources of flooding, including development in an area which has critical drainage problems, as notified to the local planning authority by the Environment Agency, and where the proposed location of the development would increase flood risk elsewhere.

The applicant has provided detailed information identifying other available sites identified in the Council's SHLAA 2014, within Godalming and the surrounding area. Officers consider that there is justification for applying the area of search for the sequential test across Godalming only. Given that Godalming is an identified growth point in the current Local Plan and is envisaged to be included as a growth point in the future plan.

11 SHLAA sites in Godalming have been identified in the Council's SHLAA as being available for development. Of these sites, two of them have already had planning approval since the production of the Council's SHLAA and therefore are no longer available for development. None of the remaining available sites have the capacity to provide 50 dwellings with only one site providing for up to 31 dwellings.



Officers conclude that the applicant has passed the flood risk sequential test and that there are no other reasonably available alternative sites at lower risk of flooding suitable for this development. As such, the Environment Agency's comments (dated November 2014) stand, that it is to say that conditions requiring further details to be submitted prior to the approval of the reserved matters, are secured.

In terms of assessing flood risk within the application site, a sequential approach has been taken to the indicative layout of development to ensure that no dwellings or access roads would be constructed within Flood Zones 2 or 3.

Given that part of the site is within flood zone 3a and the proposal is for a 'more vulnerable' form of development, the NPPG states that the exception test must be passed.

The Exception Test, as set out in paragraph 102 of the Framework, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily. Essentially, the test requires that the proposed development would provide wider sustainability benefits to the community that outweigh flood risk, and that it would be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

It is considered that the proposed development would provide wider sustainable benefits to the community to outweigh the flood risk. The site is sustainably located close to the centre of Farncombe with good access to shops and services and the proposal would provide much needed market and affordable dwellings in a time of significant need.

In terms of the risk of flooding created by the development, the proposed development would involve a significant increase in hardstanding and therefore, an increase in non-permeable surfaces.

The site has recently (and historically) flooded; however, this appears to be primarily due to surface water runoff onto neighbouring ditches.

The information submitted in the FRA sets out that the drainage system proposed would minimise surface water run-off and discharge rates would be no higher than an average green field site following the implementation of mitigation measures. The mitigation measures set out in the FRA include the control of finished floor levels for the proposed dwellings, pollution prevention measures, mitigation measures on flooding both to and from offsite land and the submission of a Maintenance Management Plan to ensure adequate maintenance of the drainage system.

The Environment Agency have recommended conditions to ensure that the various mitigation measures that have been set out within the submitted Flood Risk Assessment are followed and for a flood storage compensation scheme to be submitted and approved by the Local Planning Authority.

Officers therefore conclude, subject to the imposition of suitably worded planning conditions securing the future approval of a flood storage compensation scheme and the implementation of the mitigation measures set out in the submitted FRA; that the development would be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere, and, would reduce flood risk overall. Moreover, it is considered the development would be appropriately flood resilient, resistant, and would make provision for safe access and escape routes where required and would ensure that within the site, the most vulnerable development is located in areas of lowest flood risk.

The proposal would therefore accord with the requirements of the NPPF 2012 and Local Plan Policies D1 and D4.

#### Archaeological considerations

Paragraph 128 of the NPPF sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

The site is not within an Area of High Archaeological Potential. However, due to the size of the site and pursuant to Policy HE15 of the Local Plan, it is necessary for the application to take account of the potential impact on archaeological interests. The applicant has submitted an Archaeological Desk-Based Assessment, which concludes that based on evidence from the Surrey Historic Environment Record the site has a low archaeological potential, although this is likely to be a reflection of the lack of previous archaeological investigations in the area and the potential would perhaps be better described as uncertain. The County Archaeologist therefore

recommends that there is the need for further archaeological work to clarify the archaeological potential of the site.

The County Archaeologist has advised that this should comprise an archaeological evaluation trial trenching exercise, which will aim to establish rapidly what Archaeological Assets are and may be present. The results of the evaluation will enable suitable mitigation measures to be developed. These mitigation measures may involve more detailed excavation of any Archaeological Assets, but in the event of a find of exceptional significance then preservation *in situ* is the preferred option.

The County Archaeologist has considered that to allow for the implementation of suitable mitigation measures appropriate to the archaeological significance of the Assets that may be present, a condition has been recommended to secure a Written Scheme of Investigation, which would provide for the opportunity to influence the design and logistics of the development and accommodate any Archaeological Assets worthy of preservation *in situ* that may be revealed within the detailed development proposal.

The impact on archaeological interests can be sufficiently controlled through the imposition of a condition. The proposal is therefore considered to comply with Policy HE15 of the Local Plan and advice contained within the NPPF 2012.

### Crime and disorder

S17(1) of the Crime and Disorder Act 1998 places a duty to consider crime and disorder implications on local authorities. In exercising its various functions, each authority should have due regard to the likely effect of those functions on, and the need to do all that it can to prevent, crime and disorder in its area. This requirement is reflected in the National Planning Policy Framework, which states that planning policies and decisions should promote safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

Paragraph 69 of the National Planning Policy Framework 2012 highlights that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

To this end, planning policies and decisions should aim to achieve places which promote *inter alia* safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

The proposal is for outline planning permission and the detailed layout and design of the development will be addressed in the reserved matters application. Having regard to the illustrative layout it is concluded that the proposed development could be designed to minimise opportunities for, and perception of, crime.

The Crime Prevention Design Advisor has assessed plans and details submitted in support of the proposal and has made the following comments.

The developers should seek Secured by Design accreditation for this development. Secured by Design New Homes 2014 (SBD NH 2014) gives guidance around layout as well as the physical security of the buildings. This will ensure that all reasonable steps are taken to ensure that this development is a safe environment for future residents.

The indicative proposed residential layout generally follows best practice in terms of reducing crime through design. The site is on the edge of a settlement boundary and therefore a balance must be struck in terms of lighting of open spaces in the development, to ensure that the development provides an atmosphere in which users feel safe but also maintains the character of the adjacent countryside. Additionally, a balance must be struck between providing landscaping which provides visual interest and contributes to the character and quality of the area and maintaining an open aspect of all parts of the development to ensure natural surveillance.

The comments from the Crime Prevention Design Advisor in terms of the proposed recreational area could be controlled through any subsequent reserved matters application, if permission is granted.

On balance, it is considered that the proposal would not lead to crime and disorder in the local community and would accord with the requirements of the NPPF and the Crime and Disorder Act 1998.

### Infrastructure

Policy D13 of the Local Plan states that “development will only be permitted where adequate infrastructure, services and facilities are available, or where the developer has made suitable arrangements for the provision of the infrastructure, services and facilities directly made necessary by the proposed development. The Council will have regard to the cumulative impact of development, and developers may be required to contribute jointly to necessary infrastructure improvements”.

Local Plan Policy D14 goes on to set out the principles behind the negotiation of planning obligations required in connection with particular forms of new development. At the time of the previous application, guidance upon the content of legal agreements was provided by Circular 05/05. This has now been cancelled. The current tests for legal agreements are set out in Regulation 122 (2) of the CIL Regulations 2010 and the guidance within the NPPF.

The three tests as set out in Regulation 122(2) require s106 agreements to be:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The NPPF emphasises that to ensure viability, the costs of any requirements likely to be applied to development, such as infrastructure contributions should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

From 06 April 2015, CIL Regulation 123 have been amended to mean that the use of pooled contributions under Section 106 of the Town Country Planning Act will be restricted. At that point, no more may be collected in respect of a specific infrastructure project or a type of infrastructure through a Section 106 agreement, if five or more obligations for that project or type of infrastructure have already been entered into since 06 April 2010 and it is a type of infrastructure that is capable of being funded by CIL.

In respect of the current application, the applicants have agreed to the heads of terms in respect of the PIC contributions and intention of executing a legal agreement with the Council.

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

The application proposes the erection of 50 dwellings (the housing mix is set out in the section of this report titled 'Proposal'), of which 30 would be private market housing. Additionally, bespoke highway improvements are required, as follows:

Education (Primary)	£101,258.00
Libraries	£7,249.60
Playing Pitches	£19,306.00
Equipped and Casual Playspace	£17,730.00
Sports/Leisure Centres	£25,688.80
Community Facilities	£11,820.00
Recycling	£2,600.40
Environmental Improvements	£11,820.00
Transport (Outside Town Centre)	£105,040.40

Additional works to the public highway, which would be controlled through a S278 agreement and are as follows:

Prior to commencement of Development:	The proposed vehicular access to Furze Lane shall be constructed in general accordance with Motion's Drawing No. 130440-04 'Site Access Arrangements' and subject to the Highway Authority's technical and safety requirements. Once provided the access shall be permanently retained to the satisfaction of the Local Planning Authority.
Prior to first occupation of the development	The applicant shall provide the off-site highway improvement works, in general accordance with Motion's Drawing No. 130440-04 'Site Access Arrangements' and subject to the Highway Authority's technical and safety requirements.

It is important to note that the infrastructure contributions have been calculated on the basis of 30 market houses being provided and 20 affordable units.

The applicant has indicated a willingness to enter into a suitable legal agreement to secure the relevant contributions. As of yet, a signed and completed legal agreement has not been received. However, it is envisaged that an agreement will be provided by the applicant. This matter is addressed in the Officer recommendation. Subject to the receipt of a suitable, signed legal agreement to secure infrastructure contributions it is concluded that the proposal has adequately mitigated for its impact on local infrastructure and the proposal would comply with the requirements of the Local Plan and the NPPF with regards to infrastructure provision.

#### Financial Considerations

Section 70 subsection 2 of the Town and Country Planning Act 1990 (as amended) states that any local financial considerations are a matter to which local planning authorities must have regard to in determining planning applications; as far as they are material for the application.

The weight to be attached to these considerations is a matter for Committee/decision maker.

Local financial considerations are defined as grants from Government or sums payable to the authority under the Community Infrastructure Levy (CIL). This means that the New Homes Bonus (NHB) is capable of being a material consideration where relevant. In the current case, the approval of the application would mean that the NHB would be payable for the net increase in dwellings from this development.

The Head of Finance has calculated the indicative figure of £1,450 per net additional dwelling, (Total of £72,500) per annum for six years. A supplement of £350 over a 6 year period is payable for all affordable homes provided for in the proposal.

#### Climate change and sustainability

The Local Plan does not require this type of development to achieve a particular rating of the Code for Sustainable Homes or include renewable energy technologies. This said, the applicant has indicated as part of their Design and Access Statement that the overall aim is to achieve at least a Level 3 rating under the Code for Sustainable Homes. It is also intended to use measures such as rainwater harvesting, low-flow taps, showers and sanitary ware, energy saving boilers white goods and lights. Building design could include high levels of insulation and the use of passive solar gain wherever possible. Sustainable construction measures would include the on-site reuse and/or recycling of materials and waste. The lack of any policy backing in this regard, however, prevents conditions being added to require this.

#### Biodiversity and compliance with Habitat Regulations 2010

The NPPF states that the Planning System should contribute to and enhance the natural and local environment by minimising impacts upon biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

When determining planning application, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

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

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

The National Environment and Rural Communities Act 2006 states that the Council as local planning authority has a legal duty of care to protect biodiversity.

A desk study and extended Phase 1 habitat survey were undertaken in order to gather baseline ecological data for the site. The main findings of the desk study were that the site lies within 1km of Wey Valley Meadows Site of Special Scientific Interest (SSSI) and eleven non-statutory nature conservation sites lie within 2km of the site. The desk study provided records of protected species and species of conservation concern within a 1km radius.

Natural England has advised that subject to the proposed development being carried out in strict accordance with the details of the application, as submitted, then the proposal would not damage or destroy the interest features for which the site has been notified.

Surrey Wildlife Trust has advised that the Desk Study and Extended Phase 1 Habitat Survey Report by Thomson Ecology, which the applicant has provided in support of the above outline planning application, provides much useful information for the Local Authority to be able to start to assess the potential status of protected and important species on the proposed development site and the likely effect of the development on them.

Surrey Wildlife Trust has advised that the applicant should be required to undertake all the recommended actions in section 6 (Recommendations) of the Report, including the biodiversity enhancements, detailed in sub-sections 6.1.4 and 6.1.5.

Surrey Wildlife Trust has advised that this will help prevent adverse effect to legally protected species resulting from the proposed development works and help to off-set adverse effects to the biodiversity value of the site resulting from the proposed development.



Surrey Wildlife Trust further advises that the applicant's Landscape Strategy for their proposed open space and public spaces would, if fully implemented, help to address the Local Authority's biodiversity requirements. Surrey Wildlife Trust has advised that the Local Authority has the opportunity to approve a Landscape and Ecological Management Plan (LEMP) for the public parts of this site and that such a plan should include a period of monitoring to ensure that habitats and species populations develop appropriately for the site.

As such, subject to suitable conditions, Officers consider that the bio-diversity interests of the site would be conserved and the proposal would accord with Local Plan Policy D5 and the guidance contained within the NPPF.

### Health and wellbeing

Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. Public health organisations, health service organisations, commissioners and providers, and local communities should use this guidance to help them work effectively with local planning authorities in order to promote healthy communities and support appropriate health infrastructure.

The NPPG sets out that the range of issues that could be considered through the plan-making and decision-making processes, in respect of health and healthcare infrastructure, include how:

- development proposals can support strong, vibrant and healthy communities and help create healthy living environments which should, where possible, include making physical activity easy to do and create places and spaces to meet to support community engagement and social capital;
- the local plan promotes health, social and cultural wellbeing and supports the reduction of health inequalities;
- the local plan considers the local health and wellbeing strategy and other relevant health improvement strategies in the area;
- the healthcare infrastructure implications of any relevant proposed local development have been considered;
- opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to

healthier food, high quality open spaces and opportunities for play, sport and recreation);

- potential pollution and other environmental hazards, which might lead to an adverse impact on human health, are accounted for in the consideration of new development proposals; and
- access to the whole community by all sections of the community, whether able-bodied or disabled, has been promoted.

The provision of open space in the scheme is considered to be positive in terms of the health and well being of future residents and also existing residents near the site. Additionally, the risk of pollution is minimised through the suggested mitigation measures

The Council has sought the views of NHS England, Health Watch, Guildford and Waverley Clinical Commissioning Group and the Director of Public Health for Surrey. At the time of writing the report the comments of these consultees have not been received. Any views received will be reported orally to the meeting.

Nonetheless, officers are satisfied that the scheme makes provision for access for the whole community and that any environmental hazards arising from the development will be minimised or sufficiently mitigated.

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

### Water Frameworks Regulations 2011

The European Water Framework Directive came into force in December 2000 and became part of UK law in December 2003. It gives us an opportunity to plan and deliver a better water environment, focusing on ecology. It is designed to:

- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands which depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by 'priority' and 'priority hazardous' substances
- ensure progressive reduction of groundwater pollution

Thames Water has commented on the application by highlighting that 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.

Thames Water has advised that there are public sewers crossing or close to the proposed development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings.

Thames Water has raised no objection to sewerage and water infrastructure capacity.

As such, the proposed development would not conflict with these regulations.

#### Accessibility and Equalities Act 2010 Implications

Policy D9 of the Waverley Borough Local Plan encourages and seeks provision for everyone, including people with disabilities, to new development involving buildings or spaces to which the public have access.

Officers consider that the proposal complies with this policy. A full assessment against the relevant Building Regulations would be captured under a separate assessment should permission be granted.

From the 1st October 2010, the Equality Act replaced most of the Disability Discrimination Act (DDA). The Equality Act 2010 aims to protect disabled people and prevent disability discrimination. Officers consider that the proposal would not discriminate against disability, with particular regard to access. It is considered that there would be no equalities impact arising from the proposal.

## Human Rights Implications

The proposal would have no material impact on human rights.

## Issues raised by third parties

A number of concerns have been highlighted in third party representations. These comments have been very carefully considered by officers.

The majority of the concerns relate to the impact on the countryside, the interrelationship between this proposal and the Neighbourhood Plan, the level of growth proposed in Godalming and the resultant impact on infrastructure, the impact of the proposal on traffic and congestion and concerns regarding flooding. The report addresses many of these issues, however, in addition, the following response is offered:

- The Local Plan and Godalming Neighbourhood Plan are both at early stages. The advice from Government sets out that refusal of planning permission on grounds of prematurity will seldom be justified where a draft Local Plan has yet to be submitted for examination, or in the case of a Neighbourhood Plan, before the end of the local planning authority publicity period. Therefore, Officers conclude that the application could not reasonably be refused on the basis of prematurity.
- The site is an undeveloped parcel of land in the countryside, any development of the site would have an impact on the character and appearance of the area. In this case it is acknowledged that the impact would be a moderately negative one. However, this issue must be balanced against the immediate requirement for a significant increase in housing supply and the lack of a five year housing supply.
- The concerns regarding flooding have been carefully considered. Following the amendments to the proposal. The Environment Agency and Guildford Borough Council have technically reviewed the application documents and have raised no objection to the proposed drainage, subject to conditions. Therefore, Officers advise that a refusal on technical grounds of flooding could not reasonably be substantiated.
- The County Highway Authority has reviewed the proposed development, including a detailed assessment of the impact on the local highway network and the existing junctions. The County Highway Authority has not raised objection in terms of the proposed development. Therefore, Officers advise that an objection on technical highway safety and capacity grounds could not reasonably be substantiated.

- With regards to the impact of the proposal on the local Infrastructure, this has been addressed in terms of a request for monies to be paid to mitigate any impact on the local infrastructure. This would be secured by way of a legal agreement.

Article 2(3) Development Management Procedure (Amendment) Order 2012  
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 agent through the process to advise progress, timescales or recommendation.

Cumulative/in-combination effects

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

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

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

There are no schemes of a significant scale within the surrounding area. As such, the proposed development would not cause cumulative harm to the character and amenity of the area.

### Conclusion and planning judgement

The application is for outline planning permission with all matters reserved except means of access and landscape. Therefore, the detail of the reserved matters scheme will be critical to ensure that the proposed development is acceptable in planning terms.

In forming a conclusion, the NPPF requires that the benefits of the scheme must be balanced against any negative aspects of the scheme.

The site is located in the Countryside Beyond the Green Belt and as such the development would encroach into the countryside. The Council's preference would be for previously developed land to be developed prior to green field sites.

However, the Council cannot currently identify a deliverable supply of housing sites from the identified sites which would sufficiently meet the housing demand for the next five years. This is a material consideration of significant weight in this assessment.

The proposal constitutes a major development within the AGLV. The proposal would cause some detrimental landscape impact as a consequence of its significant urbanising effect. However, these would be confined to localised viewpoints and the wider integrity of the projected landscape would not be unduly harmed. The development of this site of housing is a significant public benefit and, as such, it is considered that there are exceptional circumstances in this case to justify this development within the AGLV.

The proposal would not result in the loss or alienation of the best and most versatile agricultural land, and would not result in the fragmentation of an agricultural holding so as to seriously undermine the economic viability of the remaining holding.

The scheme would result in an increase in traffic movements. However, the County Highway Authority has assessed the Transport Assessment submitted and concludes that the access and highway improvements put forward would be sufficient to accommodate this increase in traffic.

The scheme would deliver a substantial level of both market and affordable housing, which would contribute significantly towards housing in the Borough. Furthermore, the proposal would provide for onsite affordable housing, an important consideration which weighs in favour of the scheme.

Having regard to the immediate need for additional housing and the lack of alternative deliverable sites to achieve the level of housing that is required, it is considered that the benefits achieved the scheme, primarily the significant delivery of housing, would significantly and demonstrably outweigh the adverse impact on the character of the Countryside Beyond the Green Belt and AGLV when assessed against the policies in the NPPF taken as a whole or specific policies in the NPPF.

The proposal has demonstrated, subject to control by way of planning conditions that in terms of flood risk the development would be safe for its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere.

The proposal has adequately mitigated for its impact on local infrastructure and the proposal would comply with the requirements of the Local Plan and the NPPF with regards to infrastructure provision.

Officers therefore consider that this scheme can be supported and accordingly the recommendation is that planning permission be granted.

### Recommendation

That, subject to the completion of a S106 agreement to secure the provision of affordable housing, highway and transport improvements, community facilities, education, libraries, playing pitches, play space, open space, sports/leisure centres, recycling and other environmental improvements and for the setting up of a Management Company, permission be GRANTED, subject to the following conditions:

1. Condition

The plan numbers to which this permission relates are 1304/SK04/A, 130440-04 and 12015-02 revision G. The development shall be carried out in accordance with the approved plans. No material variation from these plans shall take place unless otherwise first agreed in writing with the Local Planning Authority.

#### Reason

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies D1 and D4 of the Waverley Borough Local Plan 2002.

#### 2. Condition

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 reserved matters shall be carried out as approved. Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

#### 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

The development to which this permission relates 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).

#### 5. Condition

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;



(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

#### Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

#### 6. Condition

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

#### 7. Condition

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

8. Condition

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 5, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 6, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

Reason

In the interest of the amenities of the area, in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

9. 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 HE15 of the Waverley Borough Local Plan 2002.

10. Condition

Prior to the commencement of works, a Construction Environmental Management Plan, to control the environmental effects of the construction work, shall first be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise;
- (ii) control of dust, smell and other effluvia;
- (iii) control of surface water run off;
- (iv) proposed method of piling for foundations;
- (v) hours during the construction and demolition phase, when delivery vehicles or vehicles taking away materials are allowed to enter or leave the site;
- (vi) hours of working.

The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason

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

11. Condition

Prior to the commencement of works, a scheme detailing the provision of Electric Vehicle Charging Points (EVP's) within the development shall be first submitted to and approved in writing by the Local Planning Authority. The developer may suggest measures to the Planning Authority which may include a requirement to install electric charging points at a ratio of 1:10 for privately accessible car parking spaces, or 1:20 for publicly accessible car parking spaces, to encourage the uptake of low emission vehicles. The development shall be carried out in strict accordance with the scheme and maintained thereafter.

Reason

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

12. Condition

The development shall be carried out in strict accordance with the recommendations, as set out in section 6 (Recommendations), including the biodiversity enhancements detailed in sub-sections 6.1.4 and 6.1.5, of the Desk Study and Extended Phase 1 Habitat Survey Report by Thomson Ecology (dated June 2014).

Reason

In the interests of the ecology of the site and to accord with the Wildlife and Countryside Act 1981 and Regulation 40 of the Conservation of Species and Habitats Regulations 2010 and to comply with Policy D5 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

13. Condition

The development permitted by this planning permission shall be carried out in accordance with the following mitigation measure included within the Flood Risk Assessment (FRA), final revision 4, dated 18 December 2014, prepared by Motion:

Finished floor levels of the dwellings hereby approved shall be no lower than 39.45 metres AOD.

Reason

To prevent people and property from risk of flooding, in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

14. Condition

Prior to the approval of the reserved matters, a scheme clearly demonstrating that no land raising will take place outside of flood zone 1 shall be submitted and approved by the local council. Where land raising outside of flood zone 1 is proposed, full details and provision of satisfactory flood storage compensation shall be approved in writing by the local council. The approved flood storage compensation scheme shall be implemented in accordance with the timing arrangements and maintained for the lifetime of the development as agreed.

Reason

To prevent the impedance of flood flows, loss of flood storage space and to protect people and property from risk of flooding, in accordance with paragraph 103 of the National Planning Policy Framework (NPPF) and Policies D1 and D4 of the Waverley Borough Local Plan 2002.

15. Condition

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

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and Policy M2 of the Waverley Borough Local Plan 2002.

16. Condition

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

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and Policy M2 of the Waverley Borough Local Plan 2002.

17. Condition

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

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

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and Policy M2 of the Waverley Borough Local Plan 2002.

18. Condition

No operations involving the bulk movement of earthworks/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 Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and Policy M2 of the Waverley Borough Local Plan 2002.

19. Condition

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

- (a) The secure parking of bicycles within the development site. Such facilities to be integral to each dwelling/building.
- (b) Providing safe routes for pedestrians / cyclists to travel within the development site.
- (c) Electric Vehicle Charging Points for every dwelling, in accordance with Surrey County Council's 'Vehicular and Cycle Parking Guidance' dated January 2012.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and Policy M2 of the Waverley Borough Local Plan 2002.

20. Condition

Prior to commencement of the development the applicant shall:

- (a) Submit for the written approval of the Local Planning Authority a Residents Travel Pack in accordance with the aims and objectives of the National Planning Policy Framework (2012).
- (b) The approved Travel Pack shall be issued to residents before first occupation of each residential dwelling.

Reason

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Section 4 "Promoting Sustainable Transport" in the National Planning Policy Framework 2012 and Policy M2 of the Waverley Borough Local Plan 2002.

21. Condition

No development shall take place until a written Waste Minimisation Statement, confirming how demolition and construction waste will be recovered and reused on site or at other sites has been submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in strict accordance with the approved details.

Reason

To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with Policy D3 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

22. Condition

Prior to the commencement of development on site, a surface water drainage scheme, to include future maintenance, for the site shall first be submitted to and agreed in writing by the Local Planning Authority. No infiltration of surface water into the ground shall be permitted. The development shall be carried out in strict accordance with the approved details and plans.

Reason

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and paragraph 103 of the NPPF 2012.

23. Condition

Prior to the commencement of development on the site, a foul water drainage scheme for the site shall first be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details and plans.

Reason

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and paragraph 103 of the NPPF 2012.

24. Condition

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing 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. The development shall be carried out in full accordance with the approved details.

Reason

The development may lead to sewerage flooding; to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF 2012.

25. Condition

Development shall not commence until Impact Studies of the existing water supply infrastructure have been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point. The development shall be carried out in full accordance with the approved details.

Reason

To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand and in the interests of the amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan and the NPPF.

26. Condition

Development shall not commence until a pollution prevention strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. The strategy should detail the control measures used to minimise the impact of the development proposal to the local ground water both during and after construction. The development shall be carried out in full accordance with the approved details.

Reason

In order to protect the shallow groundwater in the area and Potable waste abstraction in the interests of the amenities of the area in accordance with Policies D1 and D4 of the Waverley Borough Local Plan 2002 and the NPPF.



27. Condition

No development shall take place until a detailed landscaping scheme has been submitted to and approved by the Local Planning Authority in writing. The landscaping scheme, which should be based on the Landscape Strategy Plan No. L4 prepared by David Williams Landscape Consultancy dated April 2014 submitted with the outline application. The landscaping scheme shall be carried out strictly in accordance with the agreed details and shall be carried out within the first planting season after commencement of the development or as otherwise agreed in writing with the Local Planning Authority. The landscaping shall be maintained to the satisfaction of the Local Planning Authority for a period of 5 years after planting, such maintenance to include the replacement of any trees and shrubs that die or have otherwise become, in the opinion of the Local Planning Authority, seriously damaged or defective. Such replacements to be of same species and size as those originally planted.

Reason

In the interest of character and appearance of the area in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

28. Condition

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

Reason

In the interest of character and appearance of the area in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

29. Condition

No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority showing the existing and proposed ground levels of the site and proposed ground levels and finished floor levels of the development hereby permitted. The development shall be carried out in strict accordance with the approved details.

Reason

In the interest of the character and amenity of the area in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

30. Condition

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

Reason

In the interest of the character and amenity of the area in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

31. Condition

Prior to commencement of any works on site, an Arboricultural Method Statement shall be submitted to, and approved by the Local Planning Authority in writing, detailing 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. The statement should also include a scheme of arboricultural monitoring and supervision of protective measures and construction processes.

Reason

In the interest of the character and amenity of the area in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

32. Condition

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason

In the interest of the character and amenity of the area in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

33. Condition

Prior to commencement of any works on site, plans shall be submitted showing the location of the dwellings, ancillary buildings and hard standing, the positions of which shall accord with the British Standard 5837: Trees in relation to design, demolition and construction - Recommendations.

## Reason

In the interest of the character and amenity of the area in accordance with Policies C3, D1 and D4 of the Waverley Borough Local Plan 2002.

## Informatives

1. 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.
2. The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.
3. 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.
4. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Division of Surrey County Council under Section 177 or 178 of the Highways Act 1980.
5. The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice](http://www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice).

6. 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).
7. 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.
8. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.
9. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

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>

10. 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.
11. The applicant's attention is drawn to the advice contained in the letter by Surrey Wildlife Trust dated 04/03/2015.
12. The applicants attention is drawn to the comments of Thames Water contained in their letter dated 26/08/2014.

13. "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.
14. 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.

15. The applicant is to be made aware that the Council's local validation list requires that the Tree survey and Arboricultural Impact Assessment should comply with the current British Standard 5837: Trees in relation to design, demolition and construction - Recommendations.
16. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.