

JOINT PLANNING COMMITTEE

14 JULY 2015

UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2014/0391

Land at Lower Weybourne Lane, Farnham

Amendments to the report

On page 41 of the agenda, underneath the second paragraph stating 'The site is located...' the following paragraph should be inserted:

Paragraph 49 of the NPPF states that policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites. Given that the Council currently can not demonstrate a five year supply of deliverable housing sites, it is acknowledged that for housing applications, in so far as Policy C2 is a housing supply policy, it must be considered out of date.

Responses from Consultees

None received.

Additional representations

16 additional letters of representation have been received, raising objection on the following grounds:

- Development will impact on existing residents lives
- Proposal will generate more traffic on already overstretched roads
- Concern regarding loss of privacy to neighbouring dwellings and dust/noise/disturbance during construction of proposals
- Site forms part of Strategic Gap – development here is unacceptable
- Local infrastructure (schools, GP surgery, roads, drainage) inadequate and cannot cope with additional housing
- Proposed development would result in loss of wildlife and ecological environment – protected species on site
- Footpath and emergency access from site through to Badshot Park will increase traffic and crime and pressure for additional parking in Badshot Park – would become a rat run
- Depreciation of property value
- Neighbourhood spirit will be impaired with the influx of hundreds of new residents

- Concern that raising land levels will create flooding to neighbouring properties
- Fields are regularly flooded and water collects on Lower Weybourne Lane – what recourse would there be for residents if properties subsequently flood?
- Road access flooded in 2014, with flood waters back to entrance with Glorney Mead.

In addition, photographs were provided to officers during the site visit of flooding on the site during 2013/2014.

Officer response:

Officers note the concerns which have been raised within the additional letters of representation. These concerns have been addressed in the main body of the officers' report and do not raise any new material points.

With regards to the concerns raised in respect of property value and compensation in the event of flood damage, these are not material planning considerations.

Additional comments from Applicant

The applicant has provided the following clarification regarding questions raised during the Member site visit:

Traffic Light Junction – Pedestrian phase:

- Clarification that the Lower Weybourne Lane/St George's Road/Badshot Lea signalised junction has been modelled to test a variety of scenarios, which includes a permanent pedestrian cycle to the lights. The model is based on the worst case scenario and may lead to the junction operating above capacity. However, the more likely scenario would be where the pedestrian cycle is only engaged when pedestrians are waiting to cross i.e. when they have pressed the button at the lights to operate them. This scenario, which Surrey County Council has not raised any objection to, would result in the junction operating within its capacity.
- The final details of the lighting upgrades, and in particular the form of sequencing to the lights, would be secured through the appropriate legal agreements with the County Council.

Pedestrian/Cycle Link to Badshot Park:

- Confirm that the application site is contiguous with the adopted highway boundary and therefore the link can be created directly through the boundary as indicated on the site layout plan.

Electricity Sub-Station:

- Confirm that the applicant has been in contact with the Statutory Provider (Southern Electric) in connection with the placing of the current overhead cable that runs across part of the site into the ground. The Statutory Provider has not indicated that the relative proximity of the sub-station to the proposed dwellings would pose any threat to the health and safety of residents within the development.

Drainage:

- Confirm that the drainage swales shown indicatively on the layout were removed from the drainage strategy for the site in the latter part of 2014. The drainage strategy now includes attenuated storage below ground, which discharges via hydro break controls into a pipe network, which then discharges into the off-site ditch.
- No surface water will be stored on the surface and therefore the concerns regarding the potential safety risk are removed.

The layout plan has been amended to show the drainage ponds removed and replaced with green open space.

Revised Recommendation

That, subject to completion of a S106 agreement to secure: 40% affordable housing; infrastructure contributions including secondary education, environmental improvements and transport improvements; off-site highways works; and for the setting up of a Management Company to manage on-site play space, open space and SUDS; and ~~subject to consideration of any further representations or consultee responses,~~ permission be GRANTED subject to conditions 1-35 on pages 74-86 of the agenda and informatives 1 - 18 on pages 86 – 88 of the agenda.