

WA/2023/01467 – Outline application with all matters reserved except access for up to 83 dwellings (including 24 affordable) and public open space/country park, including related play space, community orchard, wildlife pond, internal access roads, footways/footpaths and drainage basins/corridor at LAND CENTRED COORDINATES 483317 147157. OLD PARK LANE, FARNHAM

Applicant: Gleeson Land Limited
Parish: Farnham CP
Ward: Farnham North West
Grid Reference: E: 483317
N: 147157

Case Officer: Michael Eastham
Neighbour Notification Expiry Date: 24/02/2023
Extended Expiry Date: 31/12/2023

RECOMMENDATION

That delegated authority is granted to the Executive Head of Planning to grant planning permission and make minor amendments to the wording of conditions subject to the applicant entering into an appropriate Section 106 Agreement for SANG and SAMM contributions towards managing and maintaining Farnham Park SANG, securing the provision of affordable housing including a commuted sum, securing open space and play space provision and off-site highway works to enhance pedestrian connectivity with the town centre and subject to conditions, permission be **GRANTED**

Site Description

The site, measuring 11.9 hectares is a roughly rectangular-shaped area comprising four large, irregularly shaped fields, bisected by two public rights of way. The site generally slopes to the north. Access to the site is via a narrow access track off Old Park Lane which is also identified as a public footpath. The site is located to the north of the University for the Creative Arts and residential properties on Keepsake Close and Ribston Road, and south of Old Park Lane. The site is located close to Farnham town centre.

Proposal

Outline permission is sought for erection of up to 83 dwellings, including affordable homes and public open space, with access only to be determined, with all other matters reserved. Access to the site would be achieved at the southern boundary of the site by extending Keepsake Close, which forms part of the wider Abbey Way development.

Keepsake Close is a 4.8-metre-wide residential cul-de-sac leading south from the proposed site access. This connects with Cascade Way, which is 4.8 metres in width and forms a priority junction with Crondall Lane to the south. Pedestrian access would also be provided from, Keepsake Close, with further connections to the public rights of way (PROWs), which pass through the site.

Relevant Planning History

NMA/2020/0089 – Amendment to WA/2016/2455 for an extension of working hours for Saturday to be the same as those hours between Monday and Friday; which will run up to the 13th May 2021. Land at Crondall Lane, Farnham. NMA allowed on 20th October 2023.

NMA/2019/0179 – Amendment to WA/2016/2455 for varying a condition with regards to the Play Area, Land at Crondall Lane, Farnham. NMA refused on 22nd September 2021.

WA/2019/0940 – Application under S73 to vary Condition 10 of WA/2016/2455 (pre-occupation condition of provision of open and ready to use play areas) to allow the provision of play areas open and available for use prior to the occupation of 50% of the dwellings. Land at Crondall Lane, Farnham. Invalid.

WA/2016/2455 – Approval of reserved matters (appearance, landscaping, layout and scale) following the outline approval of WA/2014/1565 for the erection of 120 new dwellings with associated access, public open space and landscaping. (As amended by plans and documents received 12/02/2018 and 06/03/2108). Land at Crondall Lane, Farnham. Granted on 18th July 2018.

WA/2017/0067 – Change of use of land to Public Open Space along with associated landscaping and access. Land at Crondall Lane, Farnham. Granted 20th April 2017.

WA/2014/1565 – Outline application for the erection of up to 120 dwellings together with associated access, parking, public open space and landscaping (as amended by additional information received 17/11/2014 and 04/02/2015 and 19/03/2015 and amplified by email dated 20/03/2015. Land at Crondall Lane, Farnham. Granted on 11th September 2015.

SO/2014/0020 – Request for Screening Opinion for a development of up to 120 dwellings with associated access, parking, public open space and landscaping. Land at Crondall Lane, Farnham. Screening Opinion given: EIA not required 16th September 2014.

Relevant Planning Constraints

- Countryside beyond the Green Belt
- Area of Strategic Visual Importance
- Area of Great Landscape Value
- Sites and Areas of High Archaeological Potential (scattered Roman remains)
- Thames Basin Heaths Special Protection Area (SPA) 5km Buffer Zone
- Ancient Woodland 500m Buffer Zone (Farnham Old Park)
- Grade 3 Agricultural Land
- Potentially contaminated land
- Special Advertisement Control Area
- SHLAA sites: Land off Crondall Lane & Park Farm, Farnham
- Footpath FP5, FP6, FP7, FP87, FP92, FP94 & FP300
- Tree Preservation Order (TPO 14/22)
- Air Quality Management Area (AQMA) buffer zone

Development Plan Policies and Guidance

Local Plan (Part 1) 2018: Strategic Policies and Sites – Policies SP1, SP2, ST1, TD1, RE1, RE3, ICS1, ALH1, AHN1, AHN3, LRC1, LH1, CC1, CC2, CC4, SS2, NE1, NE2, NE3.

Local Plan (Part 2) 2023: Site Allocations and Development Management Policies - Policies DM1, DM2, DM3, DM4, DM5, DM6, DM7, DM9, DM11, DM15, DM20, DM21, DM24, DM25, DM36.

Farnham Neighbourhood Plan (2013-2032) - Policies FNP1, FNP10, FNP12, FNP13, FNP14, FNP27, FNP30, FNP31, FNP32.

South-East Plan 2009 was the Regional Spatial Strategy (RSS) for the South-East region. The Plan was revoked in March 2013 except for Policy NRM6: Thames Basin Heath Special Protection Area (SPA). This policy remains in force.

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 Local Plan (Part 1) 2018, the Local Plan (Part 2) 2023, the Farnham Neighbourhood Plan (2013-2032) and the South-East Plan 2009 in relation to Policy NRM6 are the starting point for the assessment of this proposal.

Other Guidance

- National Planning Policy Framework (2023)
- National Planning Practice Guidance (2014)
- Open Space, Sport and Recreation (PPG17) Study 2012
- Cycling Plan SPD (April 2005)
- Council's Parking Guidelines (2013)
- Residential Extensions SPD (2010)
- Vehicular and Cycle Parking Guidance (Surrey County Council 2018)
- Waverley Local Plan Strategic Highway Assessment (Surrey County Council, 2016)
- Surrey Hills Management Plan (2014-2019)
- National Design Guide (2019)
- Farnham Design Statement (2010)
- Climate Change and Sustainability Supplementary Planning Document (2022)
- Farnham Landscape Character Assessment (2018)

Consultations and Town Council Comments

National
Highways No objection.

County Highway
Authority Before I am able to provide a full response, please request the following be provided by the Applicant: Evidence to robustly demonstrate that the proposed measures will deliver sufficient mode shift towards sustainable travel modes to mitigate the impacts of the proposed development, including a detailed assessment of walking

routes to local trip attractors and further capacity modelling to assess the impacts of the proposed measures.

County Rights of Way Officer	No objection.
Sustainable Transport Projects Officer	Proposals to enhance the local network and site permeability are missing. Travel Plan lacks clear aspirations and quantitative targets for modal shift from private car use. Proposals for pedestrian access should be improved. Permeability of site for cycling and strategic cycle routes is inadequate.
County Mineral Planning Authority	No objection. The site is not in proximity to any minerals or waste management designation, facility, or infrastructure, and so the issue of safeguarding does not arise.
County Archaeologist	No objection subject to a condition.
Farnham Town Council	Object: <ul style="list-style-type: none">• Site unallocated in Farnham Neighbourhood Plan.• Farnham is delivering new homes on allocated sites in the FNP• Outside Built-Up Area Boundary.• Cumulative impact of housing developments.• Conflict with FNP1: preserving countryside from inappropriate development.• Site is Area of Strategic Visual Important in Local Plan.• Proposal would harm the character and appearance of area.• Negative impact on Abbey View with construction vehicles.• Access via BW185 and FP7 and FP94 is unacceptable.• Increased traffic/water usage/sewage/need for school places.• Whole site should be made into a SANG with public access.
Natural England	There is insufficient information to enable certainty that the use of this proposed SANG to provide mitigation will be effective in ensuring no likely significant effect arising from recreational impacts to Thames Basin Heaths SPA, from the proposed residential development. Please re-consult Natural England once this information has been obtained.
Surrey Wildlife Trust	No objection subject to conditions.
Historic England	No objection.

Council's Historic Buildings Officer	Proposal would result in less than substantial harm to heritage assets (low – subject to mitigation by parameters plan).
AONB Planning Adviser	No objection.
Council's Housing Officer	No objection subject to a S106 Agreement.
Environment Agency	No comments to make on this application.
Environmental Health Officer (Contamination)	No objection subject to conditions.
Environmental Health Officer (Land & air quality)	No objection subject to conditions.
Council's Tree Officer	No objection subject to conditions.
WBC Greenspaces	No objection. There is a shortage of sports pitches in Farnham. The site is not big enough to provide its own sports pitches. The Council should seek to use accumulated CIL funds to help bridge the gap of sports pitches provision in Farnham.
Lead Local Flood Authority	Object. Insufficient information submitted to demonstrate the drainage scheme meets requirements in the NPPF, PPG and the Non-Statutory Technical Standards for sustainable drainage systems.
Thames Water	No objection subject to a condition.
Southern Water	No comment submitted.
Surrey Police	No objection subject to a condition requiring the development to achieve a Secure By Design accreditation.
Sport England	No objection.

Representations

In accordance with the statutory requirements and the "Reaching Out to the Community – Local Development Framework – Statement of Community Involvement – August 2019" site notices were displayed around the site on Thursday 6th July 2023 and neighbour notification letters were sent.

Two hundred and fifty-nine letters have been received from local residents and the

Old Park Lane Residents' Association (OPLRA) objecting on the following grounds:

- Site not allocated for development in Farnham Neighbourhood Plan (FNP).
- Farnham NP allocated and delivering sufficient sites for housing.
- Site outside BUAB.
- Protect countryside from inappropriate development.
- Proposal would fail to preserve the beauty and character of the countryside.
- Proposal would neither preserve nor enhance the character of the neighbourhood.
- No consideration or mitigation of cumulative impacts of development in the area.
- Proposal would result in traffic congestion.
- Transport model fails to reflect what is actually on the ground.
- Comparisons in transport documentation fail to be appropriate in location and size.
- Some of the transport data provided is over ten years old.
- Cumulative effect of development both approved and under construction.
- Crondall Lane/West Street junction is unable to sustain increases in vehicle numbers safely.
- Highway proposals fail to mitigate in any realistic way for the proposed development.
- No construction vehicles can utilise Old Park Lane as an access to the site.
- There is no assessment of traffic flows generated by a potential further 205 houses.
- Planned development will put significant pressure on existing infrastructure.
- Farnham wastewater treatment plant is already overloaded.
- Not enough doctors, dentists, pharmacists or schools to accommodate the proposal.
- Proposal would result in increased surface water flooding.
- Proposal would have an adverse impact on wildlife.
- Site should be used to enhance local biodiversity through habitat creation.
- Proposal has substantial adverse impact on landscape and countryside.

Two letters have been received supporting the proposed development.

Determining Issues:

Principle of Development

Housing Land Supply

Loss of Agricultural Land

Impact on Countryside beyond the Green Belt and Landscape Character

Impact on Trees

Affordable Housing and Housing Mix

Highways and Parking

Impact on residential amenity

Public and Amenity Space

Impact on Heritage Assets

Archaeology

Flooding and Drainage

Foul Water Drainage

Effect on the Thames Basin Heaths Special Protection Area (SPA)

Biodiversity and compliance with Habitats and Species Regulations 2017

Environmental Impact Assessment (EIA) Regulations 2017

Contamination

Air Quality

Waste and recycling

Climate Change and Sustainability

Water Framework Regulations 2011

Infrastructure

Self-build and Custom Housebuilding

Working in a positive / proactive manner

Planning Considerations

Principle of development

This site lies within the Countryside beyond the Green Belt outside of any defined settlement area, with only the site access to the site within the Built Up Area Boundary.

The National Planning Policy Framework (NPPF), 2023 states that as a core planning principle the intrinsic character and beauty of the countryside shall be recognised.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the plan unless material considerations indicate otherwise.

Policy RE1 of the Local Plan reflects the advice in the NPPF and states that the intrinsic character and beauty of the countryside will be recognised and safeguarded.

Policy SP1 of the Local Plan (Part 1) 2018 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. Policy SP2 sets out the Council's spatial strategy which is to:

1. Avoid major development on land of the highest amenity and landscape value, such as the Surrey Hills Area of Outstanding Natural Beauty and to safeguard the Green Belt;
2. Focus development at the four main settlements (including Farnham);
3. Allocate other strategic sites. Additional sites will be identified and allocated through Local Plan Part 2 and neighbourhood plans; The subtext of Paragraph 5.16 recognises that “it will be necessary to allow some expansion of settlements through the development of suitable sites on the edges of settlements.”

Given the site’s close proximity to the Built Up Area Boundary immediately adjacent to the main settlement of Farnham, the proposal would not be in conflict with Policy SP2 (point 2). However, it should be noted that through the Farnham Neighbourhood Plan review process, the settlement boundary has already been expanded to enable the allocation of sites beyond the historic settlement boundary. In essence, therefore, the Neighbourhood Plan has already undertaken the process set out in paragraph 5.16 of Policy SP2.

Policy ALH1 of the Local Plan (Part 1) 2018, which is closely linked with Policy SP2, details the amount and broad distribution of the 11,210 net additional dwellings required in the period from 2013 to 2032 to meet the full, objectively assessed needs for market housing. Farnham has been allocated 2,780 new homes to accommodate over the plan period.

Policy ALH1 accepts that there is not enough suitable land for housing within the existing settlements of the Borough to meet the need for new homes and states that (paragraph 6.16 of the supporting policy text) the Council’s strategy includes making selected releases of greenfield land, mostly directed at Farnham and Cranleigh, then Godalming and Haslemere due to their settlement size and facilities. This has been achieved by allocating sites within the Local Plan (Part 1) where development can be sustainably achieved outside of settlement boundaries on greenfield sites.

All development policies that relate to the supply of housing in the Waverley Local Plan (Part 1) 2018 have reduced weight because Waverley cannot demonstrate an adequate 5-year supply of housing land. The Council accepts that it does not have a five-year housing land supply and that it has a housing land supply of 3.89 years.

The housing allocations required in Farnham to meet the Local Plan (Part 1) 2018 requirement for the Parish has been determined by the Farnham Neighbourhood Plan. This site does not form one of the sites allocated for development in the Neighbourhood Plan.

In terms of the Farnham Neighbourhood Plan, paragraph 14 of the NPPF states that in situations where the ‘presumption in favour of sustainable development’ applies to applications involving the provision of housing, then the adverse impact of allowing development that conflicts with the neighbourhood plan will not significantly and demonstrably outweigh the benefits, provided all of the following apply:

- a. The neighbourhood plan became part of the development plan two years or less before the date on which the decision is made.
- b. The neighbourhood plan contains policies and allocations to meet its identified housing requirement.
- c. The Local Planning Authority has at least a three-year supply of deliverable housing sites (against its five-year housing supply requirement, including the appropriate buffer as set out in paragraph 74 of the NPPF).

- d. The Local Planning Authority's housing delivery was at least 45% of that required over the previous three years.

As such, the site does not form part of any proposed Local Plan or Neighbourhood Plan allocation. It is suggested that any major housing development should be coming through the neighbourhood plan and should follow the plan making process. As the site is not allocated in either Plan the proposal is contrary to policy. However, the starting point for decision making is the adopted Plan, consideration however must be given to other material consideration much may weight against the Policy position.

Other Material Considerations

The following sets out whether there are any material considerations which indicate that the proposal should be considered other than in accordance with the development plan.

1. Five Year Housing Land Supply

The Council recently published an updated 5-year supply statement with a base date of 4th October 2023. This confirms that the Council can demonstrate 3.89 years of supply. It is therefore recognised that the Council cannot currently demonstrate a 5-year housing land supply.

As the Council cannot at this point in time demonstrate a 5 year housing land supply the NPPF indicates that the tilted balance is engaged whereby in applying 'the presumption in favour of sustainable development' even greater weight should be accorded in the overall planning balance to the provision of new housing and affordable housing. The application proposes 83 dwellings including 24 affordable units which will make a valuable contribution to housing supply in the Borough,

This means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (such as where the LPA cannot demonstrate a five-year supply of deliverable housing sites), planning permission should be granted unless

- (i) the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

There is no question that (i) does not apply to this determination as the site does not lie in a protected landscape. In respect of (ii), will be assessed in the remainder of this report.

Paragraph 8 of the NPPF, 2023 states that in order to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The following is an analysis of the sustainable nature of the site and the proposal:

2. Waverley Borough Council Land Availability Assessment (November 2020).

The Strategic Housing Land Availability Assessment (SHLAA) is one of the evidence documents that were published alongside the Local Plan consultation in 2014. The SHLAA

provides information on sites both within and outside settlements that have been promoted to the Council as potential sites for development, for example by a landowner.

The site (Ref. Site WAV 909 LAA ID: 1041) was submitted as part of the land availability assessment to form an urban extension to Farnham.

“The site is within the Countryside Beyond the Green Belt and Area of Strategic Visual Importance. The site does adjoin the built up area of Farnham. Due to the topography and openness of the site, development is likely to have a significant adverse landscape impact. The site is a greenfield site which has not been allocated in the Farnham Neighbourhood Plan.”

The assessment was based on a much larger development area for 200 homes and has been refined following a more thorough assessment of constraints to inform the current masterplan.

3. The NPPF and the Presumption in Favour of Sustainable Development.

The site is in a sustainable location, just over 10 minutes walking distance of a range of local shops, services, health and education facilities. There are bus services which enable access to Farnham railway station and the surrounding area. Whilst the private car could be required for longer distances, future residents would not need to rely on a car to be able to live comfortably. The site is environmentally sustainable as it lies on the northern edge of Farnham and it will be possible for residents to use non-car means of transport to access schools, shops and other services. The closest bus stops to the site are located approximately 850 metres south of the site along West Street (approximately a 10-minute walk) and 900 metres south-east of the site, along Castle Street (approximately a 12-minute walk). Both bus stops serve different routes, with the 65 service running from West Street whilst the 4 service and a Farnborough College service run from Castle Street. The nearest railway station is located at Farnham 1.6km south of the site with services to London Waterloo, Alton and Guildford.

The development will likely result in economic benefits to the local area in the form of the following:

- An increase in Council Tax receipts;
- Potential ‘New Homes Bonus’ payments from the Government;
- The creation/maintenance of construction jobs; and
- Additional spending by new residents on local goods and services.

There is potential for an economic loss due to the loss of best and most versatile agricultural land.

4. Site Location.

This outline application (WA/2023/01467) includes an illustrative masterplan and a parameters plan. The settlement of Farnham has services and facilities that are accessible on foot and by bicycle; and given the proximity to the settlement boundary, it is considered that the site would have access to these facilities and services required for promoting healthy communities and could enhance the vitality of the community of Farnham.

Loss of Agricultural Land

The site (with the exception of the access) comprises four fields and the lawful use of the site is therefore agriculture.

Paragraph 174 of the NPPF, 2023 states that policies and decisions should contribute to and enhance the natural and local environment by, amongst other things, recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services including the economic and other benefits of the best and most versatile agricultural land. The glossary of the NPPF defines this as land in grades 1, 2 and 3a of the Agricultural Land Classification.

Policy DM15 of the Local Plan (Part 2) states that development should recognise the benefits of areas of best and most versatile agricultural land. Where it can be demonstrated that significant development of agricultural land is necessary, areas of poorer quality should be preferred to those of higher quality.

An Agricultural Land Classification and Considerations report dated June 2023 has been submitted which confirms that the site is a mixture of cropped arable land and grassland. The site was surveyed in January 2023 and found to comprise on 4.7 ha (41.6%) of Grade 2, 4.8 ha (42.5%) of Subgrade 3a and 1.8ha (15.9%) of Subgrade 3b. Therefore, 9.5 ha (84.1%) of the site is classified as best and most versatile agricultural land.. In respect of the local plan policies, should it be deemed that the development proposal be necessary, the proposed site is considered to be on poorer quality land.

Given the lack of 5-year housing land supply and the location and character of this site in terms of its relationship to the existing settlement it is considered that the development can be argued to be necessary and appropriate on this site due to its close physical relationship with the settlement.

In addition, the proposal does not seek to alienate any land parcel that would make the site unfarmable or impact the farming enterprise economically. Only limited weight should be given to the loss of this area of best and most versatile agricultural land.

Impact on Countryside beyond the Green Belt and Landscape Character

The site is not covered by any landscape related statutory designations. The site is located within an Area of Strategic Visual Importance (ASVI) which is a designation of local importance relating to the appearance of the landscape and the role the landscape plays in maintaining the urban character and separation of settlements as opposed to landscape value. The site is outside of, but adjacent to an Area of Great Landscape Value (AGLV). The boundary of the AGLV abuts the northern boundary of the site. It is also outside of the area identified as being of 'High Landscape Value and Sensitivity' as defined in the Farnham Neighbourhood Plan and informed by the Farnham Landscape Character Assessment.

Paragraph 174 of the NPPF 2023 states that development should contribute to and enhance the natural and local environment recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services.

Policy TD1 of the Local Plan (Part 1) 2018 requires development to be of high quality design and to be well related in size, scale and character to its surroundings.

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

Policy RE1 of the Local Plan (Part 1) states that within the Countryside beyond the Green Belt the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

Policy RE3 of the Local Plan (Part 1) seeks to ensure that new development respects and where appropriate, enhances the distinctive character of the landscape in which it is located. Policy RE3 states that the appearance of the Areas of Strategic Visual Importance will be maintained and enhanced. Proposals for new development within the ASVI will be required to demonstrate that the development would not be inconsistent with this objective.

Policy FNP10 of the Farnham Neighbourhood Plan seeks to protect and enhance the countryside. This policy states that Outside of the Built Up Area Boundary, a development proposal will only be permitted where it would accord with a number of criteria. Those relevant to this application are:

- a) Be in accordance with Policies FNP16, 17 and 20 or other relevant policies applying to the area;
- e) Enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species.

A Landscape and Visual Impact Appraisal (Turley Landscape, June 2023) has been submitted as part of the application which concludes that the site is considered to be of Medium landscape value. The appearance of the landscape within the ASVI would change with areas of housing becoming more noticeable and the settlement edge extending further north. The settlement edge would remain enclosed by open landscape, with the elevated parts of the site that contribute to the setting of Farnham kept free from development.

Whilst there would be glimpses of additional built form across Farnham from the south, the open space to the north of the Site and adjacent landscape within the Old Park, would preserve the green backdrop and perception of an open rural setting to the town. The views of the proposed development from Farnham Conservation Area (View 11 and 5c); Old Park Lane (View 7b); and Farnham Castle Keep (Views 6a and 6b) would be obscured by intervening topography, built form or the dense layering of mature vegetation which would maintain the rural setting to these heritage assets in views.

The visibility of the tower of St Andrew's Church would be maintained and would not be impeded by development. There would be noticeable changes to views from public rights of way to the west of the site, experienced in the context of existing views of residential development to the south. Key characteristics relating to wooded skylines, local landmarks and the wider open parkland landscape would be maintained.

The AONB Planning Advisor does not consider that this proposal has any implications for the Surrey Hills AONB. The site is some distance from the Surrey Hills AONB and is not a

proposed AONB candidate area in Natural England's Boundary Review of the Surrey Hills AONB. While the AGLV is nearby the setting of the AGLV is not protected in the same way as the AONB which has a higher status.

A Landscape Strategy dated June 2023 has been submitted with the application which confirms that the site is within the local Landscape Character Area LC4: Castle Paddocks and LF6: North Farnham: Rolling Clay Farmland'. The key characteristics of LCA 4: Castle Paddocks are: "Character Area comprises small, rectilinear, fields in pasture, located on undulating landform. There is a general south-facing slope towards the town. Farnham is located to the south of the Character Area, however there is a soft edge to the settlement, which filters views of the town and maintains the rural character of the landscape. The Character Area abuts settlement to the south, however the only settlement within the Character Area are the low density houses on Old Park Lane."

The proposed open semi-natural landscape setting would maintain the identified key characteristics of this area through the retention and enhancement small, rectilinear fields on undulating landform. That approach would also ensure the soft edge to the settlement and the rural character of the landscape is preserved. The proposed open semi-natural landscape to the north of the Site would ensure built development is positioned outside of the more prominent, elevated parts of the Area of Strategic Visual Importance that contribute positively to the landscape setting of Farnham and the Farnham Castle Group of heritage assets. An orchard, to be maintained by a resident group, would be located on the eastern part of the site. The orchard has been positioned away from St Swithun's Way to maintain views towards the tower of St Andrew's Church and also soften views of the proposed development from the Public Right of Way.

Officers accept that a landscaping scheme would be provided at reserved matters stage that could assist in screening the development to reduce its visual impact, the future management and maintenance of any landscaping would be secured through a Management Plan controlled through conditions and the Section 106 agreement should planning permission be granted. However, it would not address the fundamental change in character to the site. This is important as the site, along with surrounding fields, is significant in providing visual relief from built development.

The Farnham Design Statement divides the town and surrounding area into several settlements. The site is located within the area designated as North West Farnham. Design guidelines for North West Farnham state that 'the rural nature of the Old Park and Dippenhall areas should be preserved and new development should be strictly controlled.'

Layout is a reserved matter and therefore does not fall to be considered under this application. However, it is important to consider whether, a scheme of up to 83 units could be provided on this site that reflect the layout, scale and density of development in the locality. The total site area is 11.9 hectares and the developable area is 4.8 hectares, which equates to a gross density of 7 dwellings per hectare and a net density of 17 dwellings per hectare. It is considered that the development can be designed so that the dwellings could be located on the lowest part of the site, adjacent to the settlement edge and that this therefore reduces the impact of the development to some degree. It is also acknowledged that single storey dwellings could be located on the western end in order to reduce impacts on key views. The illustrative masterplan demonstrates how the quantum of development proposed could be laid out in a way that would sit comfortably in the landscape . The submitted design and access draws comparisons with adjacent residential development which lies within the built-up area.

The illustrative masterplan shows the development split into two halves, either side of footpath FP 7 with a landscaped buffer to either side. The western half (units 1-46): Includes new flood corridor and 3 blocks of housing; extends further to the north, however these units are limited to single storey. The eastern half (units 47-83) includes a LEAP and an elongated block of housing. Mostly landscaped to minimise visual impact on heritage assets to the east (Farnham Castle etc). Community Orchard at far east adjacent FP 92.

A naturalised Locally Equipped Area of Play (LEAP) and a Local Area of Play (LAP) are shown sited centrally within the development and adjacent to a large area of public open space, as set out on the Illustrative Masterplan (Drawing No. A2046_005 Rev. P3).

It is acknowledged that a number of layout changes have been made to the illustrative masterplan following the pre-application scheme, to respond to the context: Units 76 and 77/78 have swapped positions to open up the views towards St Andrew's church spire. The roof pitches on Units 55-58 and 59-62 have been lowered from 45 degrees to 30 degrees, reducing the ridge heights. Hips have also been added to Units 55-58 and 59-62 to further reduce obstruction of views to St Andrew's Church. As a result of the changes more of the church tower is now visible, including the top windows, in comparison to the initial proposal. Similarly there is more space on either side of the church compared to the initial scheme, helping it remain a prominent element in the view.

Building heights are predominantly two storey with single storey units proposed at the northern end of the site. This staggering of heights helps to reduce the visual impact of the development from the AGLV, as set out on the Parameters Plan (Drawing No. A2046_002 Rev. P4).

The northern part of the site retains existing fields as Meadow Grassland, following guidelines on integration with adjoining countryside from Farnham Neighbourhood Plan. Efforts have been made where possible to retain and enhance the landscape and to provide a good standard of amenity space and sensitive landscape edges. A wide central grassed area is maintained at the centre of the site along the route of an existing public footpath. A new play space is proposed along this route, with amenity grassland and social spaces adjacent. A Community Orchard is proposed at the east of the site adjacent St Swithun's Way.

The site rises from the southern boundary to the northern boundary. A landscape / nature area and public open space is proposed along the northern and central part of the site which would form a landscaped buffer between the proposed residential development and the Area of Great Landscape Value to the north.

It is acknowledged that the development would be located close to the revised settlement boundary of Farnham following the build out of the Abbey View development and it would form a logical extension of the settlement boundary. This site is visible from the adjoining public footpath, and there is therefore likely to be a high degree of sensitivity to change; but the impact on the countryside would be reduced by the proposed location of the housing and the low density of the proposed development.

In summary, the proposal comprising the provision of housing on land that is outside the BUAB but contiguous with the settlement boundary of Farnham, on a site that is immediately adjacent to the new Abbey View residential development is considered to be acceptable subject to conditions ensuring the development reflects the illustrative masterplan and the

parameters plan. As such, the proposal complies with Policies RE1 and RE3 of the Local Plan (Part 1) 2018, Policies FNP1, FNP10 and FNP11 of the Farnham Neighbourhood Plan, and the NPPF, 2023.

Impact on Trees

Paragraph 174 of the NPPF, 2023 requires that decisions should contribute by: “a) protecting and enhancing valued landscapes b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

Policy NE2 of the Local Plan (Part 1) 2018 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland and hedgerows within the Borough.

Policy FNP1 of the Farnham Neighbourhood Plan states that new development will be permitted subject to a number of criteria which includes that it “respects the natural contours of the site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site”.

The Arboricultural Impact Assessment (Ref. 10542_AIA.001 Rev. A) dated June 2023 was submitted with the application which confirms that a parcel of scrub would be removed from inside the site and to partially clear an area of scrub from the southern boundary to accommodate the proposed access onto Keepsake Close. It is also recommended in the Arboricultural Impact Assessment that category U trees [T69] and [T73] Hybrid Black Poplar are removed.

An addendum report to the AIA (Ref. 10542.TN.01), dated October 2023, by Aspect has been submitted which concludes that the only trees to be removed to accommodate the proposed highway widening (within the verge of Cascade Way and Keepsake Close) comprise 11 newly planted trees situated within the existing roadside verge. The proposed highway works also include the widening of an existing visitors’ parking bay situated to the north of Keepsake Close. The addendum report concludes that “*the trees are considered readily replaceable within the reconfigured highway verge without undue harm to the area’s landscape amenity.*” The addendum report also provides a method statement covering excavation adjacent to TPO tree T83 (TPO 14/22). Twelve Poplar trees along the south-west boundary of the Site are subject to a tree preservation order (TPO).

A Co-ordinated Response Note on trees, dated October 2023 has been submitted which confirms that the Landscape Strategy proposes the creation of two wildlife corridors. Wildlife Corridor 1 comprises the boundary of the site. The northern boundary would be enhanced and extended with hedgerow and tree planting to connect with the eastern and western boundaries. The tree belt along the southern boundary would be retained. A tree lined, native and species-rich hedgerow is proposed along the western boundary.

The mature tree belt on the southern part of the eastern boundary would be enhanced with further native tree and scrub planting; together with reinforced hedgerow and new copse planting along the northern section of the eastern boundary ensuring the creation of a tree belt along the whole eastern boundary of the site. The Landscape Strategy proposes the restoration of the historic field pattern, where possible, through supplementary hedgerow

planting forming Wildlife Corridor 2. A minimum 10m easement has been applied to footpath FP7 which bisects the site diagonally which would form part of Wildlife Corridor 2.

The Council’s Tree Officer has raised no objection subject to conditions.

As such, subject to conditions, the proposed development is acceptable and complies with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023 and paragraph 131 of the NPPF, 2023.

Affordable Housing and Housing Mix

The NPPF states that a local housing needs assessment should be made to determine the amount, type, size and tenure of housing needed and reflected in policy.

Policy AHN1 of the Local Plan (Part 1) 2018 states that the Council will require a minimum provision of 30% affordable housing on all housing development sites which meet the required criteria. On this site 24 affordable homes are proposed, which equates to 28.9% affordable housing and falls short of the 30% policy requirement (providing 30% equates to 24.9 units, so is short of a whole unit, albeit only marginally). It is recommended that the remaining affordable housing requirement should be provided by way of a commuted sum, which can be secured through a S106 agreement, which should be worked out according to the methodology contained in the Affordable Housing Supplementary Planning Document. The following mix of affordable homes is recommended, which comprises less 2 beds, more three beds and no 4 beds. However, more three beds may be acceptable provided they are able to accommodate 6 people, possibly able to be adapted to households with access needs and let on social rents in order to be affordable to low income working households.

The amended affordable housing mix is set out in the following table.

	First Homes	Shared Ownership	Social rent	Recommended Total	Proposed Affordable Mix
1 bed	6	0	2	8	8 x 1BF
2 bed	0	4	6	10	8 x 2BH
3 bed	0	0	5	5	8 x 2BH
4 bed	0	0	2	2	0
TOTAL	6	4	15	25	24

Paragraph 3.5 of the Planning Statement suggests the applicant is proposing the tenure of the affordable housing should be agreed at the reserved matters stage. However, information on tenure, type, bed size and rent levels of all affordable homes on the application site can and should be provided at this outline stage. Without this, a decision cannot be made on whether the affordable housing offer meets the Council’s demonstrated needs and is acceptable. The Council’s priority for rented housing is for social rents as reflected in the Affordable Homes Delivery Strategy 2022-25: “Build More, Build Better, Build for Life”, under Action BB2 which states “*delivery of social rent is considered first, in preference to Affordable Rent on all planning applications requiring affordable housing.*” The provision of social is recommended rather than affordable rent. Social rent is the most affordable tenure of all, equivalent to around 55% of the local market rent, and there is a

pressing need to deliver this tenure to meet the needs of Waverley's lowest income households.

The overwhelming need in Waverley is for rented accommodation to meet the needs of our lowest income households. However, the NPPF now requires 25% of the affordable housing provision on each site to be First Homes, the Government's preferred form of affordable home ownership, with 10% of homes across the whole site to be for affordable home ownership. The First Homes requirement and the requirement for 10% of homes across the development as a whole to be for affordable homeownership, are set out in the Affordable Housing SPD update. A requirement for 25% of the affordable homes to be in the form of First Homes would equate to 6 affordable homes; provided that the price after a 30% discount does not exceed £250k. A First Home is a discounted market sale product sold at a 30% discount. and the sale price after discount must be no higher than £250,000. In practice, due to high property prices in Waverley, this means that First Homes will be 1 and 2 bed dwellings.

The West Surrey SHMA 2015 indicates a high need for affordable housing in Waverley, with an additional 314 additional affordable homes required per annum. As at 5th June 2023 there were 1,161 households registered on the Council's Housing Register, waiting for an affordable home to rent.

As the number of affordable homes proposed is now 24, the 6 x 1 bed dwellings First Homes proposed would meet the Government's 25% requirement.

Affordable housing tenure mix is an 'in-principle' issue and needs to be agreed at the outline planning stage; and the applicant has supplied a bed, tenure and rent level split which is supported by the Council's Housing and Enabling Team.

The affordable homes will need to be delivered in clusters across the residential development to ensure that it complies with policies in the Development Plan and Affordable Housing Supplementary Planning Document.

All market and affordable homes should meet the Nationally Described Space Standards, something that would be considered at the reserved matters stage.

Subject to completion of a S106 Agreement for the provision of on-site affordable housing and a commuted sum to make up the 1 dwelling shortfall, the proposed development complies with Policies AHN1 and AHN3 of the Local Plan (Part 1) 2018, Policy FNP15 of the Farnham Neighbourhood Plan and the NPPF, 2023, in terms of the provision of affordable housing.

Highways and Parking

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

Policy FNP30 of the Farnham Neighbourhood Plan relates to the transport impact of

development. This policy sets out a number of requirements and those that are relevant to this application are set out below:

- a. Safely located vehicular and pedestrian access where adequate visibility splays exist or could be created.
- b. Larger scale development proposals are accompanied by a Travel Plan.
- c. Provision of sustainable transport links, including walking and cycling links are provided to the principal facilities including to the town centre and nearest neighbourhood centre; the nearest bus stop; primary school; secondary school and public open space.
- d. Where adequate transport infrastructure is not available to serve the development, the development would provide, or contribute towards, appropriate measures which will address the identified inadequacy and assist walking, cycling, public transport and other highways improvements.
- e. Development proposals would not significantly add to traffic congestion in the town.
- f. Development proposals would not add inappropriate traffic on rural lanes and would not require highway works or footpaths which would result in unsympathetic change to the character of the rural lane.
- g. Development in areas of poor or quality or development that may have an adverse impact on air quality will be required to incorporate mitigation measures to reduce impact to an acceptable level. Permission will be refused where unacceptable impacts cannot be overcome by mitigation.
- h. Development proposals would maintain or enhance the existing local footpath and cycle network and, where possible, extend the network through the site and connect the development to them.

Three public footpaths cross the site. Footpath FP 94 runs along the northern boundary; FP 7 runs north-south and bisects the site; and FP 92 cuts through the eastern end of the site, and forms part of St Swithuns Way. The County Rights of Way Officer has commented that the majority of the existing footpaths are unimproved and has requested a contribution towards enhancing those directly affected footpaths by widening and resurfacing and a contribution towards the enhancement of the other footpaths in the area that would benefit residents of the new development in a S106 agreement, which is considered to be acceptable.

The Transport Assessment (prepared by Motion, dated 24th May 2023) illustrates that the proposed development could generate a total of 46 and 51 two-way vehicular trips during AM and PM peak periods, which is considered to be acceptable.

The proposed development includes the provision of off-site highway works at the Crondall Lane/West Street junction comprising:

- (i) Proposed improvements to an existing pedestrian crossing to the west of The Chantrys and the provision of a new pedestrian crossing (including pedestrian refuge) to the east of The Chantrys, thereby improving links to existing bus stop facilities (see Drawing No. 1902021-13).
- (ii) Proposed dropped kerbs and tactile paving on West Street along with improved bus stop facilities (including a new shelter) at the westbound bus stop, thereby improving access to public transport (see Drawing No. 1902021-14).
- (iii) Proposed dropped kerbs and tactile paving on Beavers Road to the west of the university access improving the connection between the site and Potters Gate

primary school along with the western end of the town centre via footpath FP7 (see Drawing No. 1902021-15).

- (iv) Proposed dropped kerbs and tactile paving on Long Garden Way and Lion and Lamb Way improving the connection between the site and the town centre via footpath FP92 (see Drawing No. 1902021-16).
- (v) Proposed dropped kerbs and tactile paving on The Hart (at the junction with West Street), improving access to the town centre and local bus stops.

The proposal includes the provision of off-site highway works to Cascade Way and Keepsake Close.

A traffic calming scheme for the new roads within the site will need to be agreed and implemented by means of a condition.

The County Highway Authority is requesting the submission of further information to demonstrate that the proposals would lead to a significant modal shift such that the small impact at the West Street junction with Crondall Lane would be mitigated; including a detailed assessment of walking routes to local trip attractors and further capacity modelling to assess the impacts of the proposed measures. Given that the impact is not severe, this request is considered unreasonable by the applicant's highway engineers (Motion) and, in any event, is unlikely to have the desired effect as the modal shift that would be required would not be realistic. As such, this would not be consistent with the advice at paragraph 110(d) of the NPPF, 2023 the impacts from the development on the transport network (in terms of capacity and congestion) are not significant and there is no justification for any mitigation.

The County Highway Authority considers that Old Park Lane is unsuitable for large construction vehicles, and that condition should be imposed requiring large construction vehicles to access the site via Cascade Way and Keepsake Close which are part of the Abbey View development as part of the construction management plan.

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

The illustrative masterplan indicates that one-bed dwellings would be provided with one space, two-, three- and four-bed dwellings with two spaces (apart from two three-bed dwellings which are shown with three spaces). In addition, a number of unallocated spaces are illustrated throughout the site as required by the Council's Parking Guidelines (2013). The parking details will be submitted at the reserved matters stage. The proposed development includes the provision of secure cycle parking spaces in accordance with the Council's Parking Guidelines. The development would be required to provide electric vehicle charging points in accordance with Surrey County Council's Vehicle and Parking Guidance 2018.

As such, subject to conditions and a S106 Agreement, the proposed development would be acceptable and it would comply with Policy ST1 of the Local Plan (Part 1) 2018, Policy FNP30 of the Farnham Neighbourhood Plan 2013-2032 and the NPPF, 2023.

Impact on residential amenity

Policy TD1 of the Local Plan 2018 (Part1) seeks to ensure that new development is designed to create safe and attractive environments that meet the needs of users and incorporate the principles of sustainable development.

Policy DM5 states that development should avoid harm to the amenities of future occupants and existing occupants of nearby land, buildings and residents

Although no detailed plans have been provided, given that this is an outline scheme, the development could be designed to ensure that there is no harm to neighbouring residential amenity in relation to loss of light, outlook or privacy. This would require careful attention to detail, particularly in terms of the orientation and layout of houses along the southern boundary, which is contiguous with the Abbey View development, with some dwellings just a couple of metres away from the site boundary. Nonetheless, as the layout is a reserved matter, this could be designed to avoid adverse impacts on neighbouring dwellings and comply with Policy TD1 of the Local Plan (Part 1) and Policy DM5 of the Local Plan (Part 2) and the NPPF, in terms of impact on residential amenity.

Public and Amenity Space

On promoting healthy communities, the NPPF, 2023 sets out that the planning policies and decisions should aim to achieve places which promote safe and accessible developments, with high quality public space which encourages 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 TD1 of the Local Plan 2018 (Part 1) states that development should maximise opportunities to improve the quality of life, health and well-being of current and future residents. Specifically, these should be opportunities for private, communal and public amenity space; appropriate internal space standards; and on site play space.

Policy LRC1 of the Local Plan (Part 1) states that proposals for new residential development will be expected to make provision for play space in accordance with the Fields in Trust (FIT) standard. For the size of the development proposed, the FIT Benchmark guidelines set out a requirement of an on-site Local Area of Play (LAP) and a Local Equipped Area for Play (LEAP). Two play areas are proposed on the site comprising a Local Area of Play (LAP) and a Locally Equipped Area of Play (LEAP), as set out on the Illustrative Landscape Masterplan (Drawing No. A2046_003 Rev. P7). The phased delivery and the maintenance of the public open space and the play areas would be covered through conditions and a Section 106 Agreement.

In light of the above it is considered that, subject to conditions and a S106 Agreement that the proposed development could provide a suitable level of play-space and amenity space, in accordance with Policies LRC1 and TD1 of the Local Plan 2018 (Part 1) and the NPPF, 2023.

Impact on designated Heritage Assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications which affect Listed Buildings, Local Planning Authorities must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering applications within a Conservation Area, Local Planning Authorities must pay special attention to the desirability of preserving or enhancing the character and appearance of the area.

Paragraphs 199, 200, 201 and 202 of the NPPF, 2023 are of particular relevance and are provided below:

Paragraph 199 of the NPPF, 2023 states “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 200 of the NPPF, 2023 states: “any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

Paragraph 201 of the NPPF, 2023 states: “where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, Local Planning Authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.”

Paragraph 202 of the NPPF, 2023 states: “Where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.” The National Planning Practice Guidance (NPPG) provides guidance under the Section titled “Conserving and Enhancing the Historic Environment”. Whilst not a policy document, it does provide further general advice to policies in the NPPF.

Following on from the decision of the High Court in Barnwell Manor Wind Energy, the Decision Maker should give considerable importance and weight to the setting of the Listed Building. If the harm is found to be less than substantial, it does not follow that the Section

66 duty can be ignored, although this would lessen the strength of the presumption against the grant of planning permission.

Pursuant to the decision of the Court of Appeal in *Forge Field Society*, the finding of harm to the setting of a Listed Building or a Conservation Area gives rise to a strong presumption against planning permission being granted. If harm is identified then the decision maker should acknowledge that there is a presumption against permission.

The application of the statutory duties within Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 combined with the guidance contained in the NPPF means that when harm is identified, whether that be less than substantial or substantial harm, it must be given considerable importance and weight.

Policy HA1 of the Local Plan (Part 1) 2018 outlines that the Council will ensure that the significance of heritage assets are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment. Policy DM20 of the Local Plan (Part 2) 2023 states that proposals which would cause less than substantial harm to the significance of the heritage asset will be considered against the other public benefits to be gained. The Council will give great weight to the desirability of preserving the building, its setting or any features of special architectural or historic interest.

The Heritage asset(s) potentially affected are:

- Farnham Town Centre Conservation Area comprises a layout surviving from the medieval period.
- Farnham Castle is a Scheduled Monument and Grade I listed building (some elements are Grade II), consisting of mostly 12th century to 18th century elements.
- Farnham Park is a Grade II Registered Park & Garden comprising a 14th century deer park, laid out as a landscape park in the late 18th and early 19th centuries.
- The Grange is a Grade I listed building dating to the early 18th century, the garden walls are Grade II* and the 19th century barn to the north-west and the boundary walls are Grade II.
- St Andrew's Church is a Grade I listed building dating back to the 12th century; and as one of the earliest structures within the town, its immediate setting and wider landscape context is of importance.

The site is located outside of the Farnham Conservation Area but does form part of the rural setting of the heritage assets. It is the location of only 3 known long-range views of the tower at St Andrew's Church rising above the buildings and trees, one of the key focal points of the town, when walking along public footpath FP94 (due to the rolling topography it is only at certain points rather than along the whole path).

As a result of mature vegetation and topography, the proposed scheme is unlikely to be visible from Farnham Conservation Area, the Scheduled Monument and listed buildings of Farnham Castle, or the registered park and garden.

The proposed development would fall within the setting of the scheduled Farnham Castle and possibly within the setting of the Grade I listed Grange. However, the impact on the

significance of the assets through the change in the setting is likely to be limited given the topography and screening from trees along Castle Hill. Historic England notes that this is an outline application and that landscaping would be a reserved matter. Historic England commented that consideration might be given to increasing the screening to the east of the development to minimise further any impact on Farnham Castle. If the development is granted outline planning permission, this would need to be addressed when reserved matters are submitted and determined. Assuming that is addressed, Historic England considers that any harm to the significance of the assets through the impact upon their setting is likely to be in the lower part of less than substantial.

The proposal has the potential to obscure views of St Andrew's Church. In order to mitigate this harm, the applicant has provided a parameters plan to protect this view, which if adhered to would lower the harm. However, the view corridor identified on drawing 2046_002 P4 appears to be incorrect, showing that the view goes through the trees. It does not, as shown on viewpoint 1b of the Landscape and Visual Impact Assessment (pages 6-9). In addition, the illustrative masterplan does not appear to reflect the parameters plan with no obvious measures put into place to ensure the view is retained. However, there is no reason to assume that if this view was retained the proposed number of dwellings could not be accommodated. The Council's Historic Buildings Officer considers this is an issue for reserved matters.

The Council's Historic Buildings Officer considers that the proposed development would result in less than substantial harm to the heritage assets (low – subject to mitigation by parameters plan (subject to agreement on where the protected view area should be).

As such, the public benefits that the development may achieve need to be considered as part of the assessment of the application in accordance with paragraph 202 of the NPPF, 2023, along with the contents of the 1990 Act (as amended). It is therefore necessary to consider the public benefits that the development may achieve balanced against the over-development of the site. These include:

- Providing much needed housing to meet the deficit in Waverley's 5-year Housing Land Supply.
- Benefitting the streets in the vicinity of the site from increased natural surveillance, reducing crime and anti-social behaviour.
- Creating construction jobs.
- Creating new sources of employment and economic activity at the site.

In conclusion, the public benefits of the proposed development sufficiently outweigh the harm caused to the Town Centre Conservation Area, Farnham Castle, Farnham Park, The Grange (Grade I), the garden walls (Grade II*) and the barn and boundary walls (Grade II) and St Andrew's Church (Grade I).

As such, the proposal complies with Policy HA1 of the Local Plan (Part 1) 2018, Policy DM20 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan, the NPPF, 2023 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Archaeology

Policy HA1 of the Local Plan (Part 1) 2018 states that the Council will ensure that the significance of heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment by, inter alia, facilitating and

supporting the identification and review of heritage assets of local historic, architectural and archaeological significance.

Policy DM25 of the Local Plan (Part 2) 2023 requires that appropriate desk-based or field surveys should be submitted with an application and appropriate measures taken to ensure any important remains are preserved.

The application site is large, over 0.4 hectares and part of the site is an Area of High Archaeological Potential and so archaeological assessment and possibly evaluation is required under policies HE14 and HE15 of the Waverley Borough Council Local Plan.

The site is also approximately 100m west of Farnham Castle which is a Scheduled Monument and so is protected under the Ancient Monuments and Archaeological Areas Act 1979 and although there will be no direct physical impacts on the monument, it is possible that the development may have a detrimental effect on the setting of the monument that would reduce its significance and so Historic England should be consulted for their views before any decision is made on this scheme.

The application was supported by a desk based archaeological assessment produced by the Thames Valley Archaeological Services, but the County Archaeologist requested additional information.

Additional archaeological information has been submitted comprising a letter prepared by Cotswold Archaeology dated 12th October 2023 together with a geophysical survey report by Thames Valley Archaeology. The County Archaeologist has reviewed the documents and agrees with Cotswold Archaeology that evidence of structural remains of Roman date would have been expected to show up on the magnetometer survey carried out on the site, and although the results do not clearly indicate that no archaeological remains are present, it would not be reasonable in this case to require additional investigations in advance of a decision on the merits of the application. This view is strengthened by the fact that the area within the site that is identified as an Area of High Archaeological Potential due to the possibility that Roman remains may be present would be well outside of the area proposed for residential development and so left largely undisturbed.

There is still the possibility that more ephemeral archaeological remains that would not be clear on geophysical survey may be present on the site and so further investigations in the form of a trial trench evaluation would be required should planning permission be granted. The County Archaeologist commented that provision for these investigations as well as any mitigation works that may then be required could be secured by the use of a condition.

It is considered that, subject to a condition, the proposed development would not result in harm to archaeological assets and would accord with Policy HA1 of the Local Plan (Part 1) 2018, Policy DM25 of the Local Plan (Part 2) 2023 and the NPPF, 2023.

Flooding and Drainage

Policy CC4 of the Local Plan (Part 1) 2018 states that in order to reduce the overall and local risk of flooding, development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing flood risk elsewhere and that residual risks are safely managed. In those locations identified as being at risk of flooding, planning permission will only be granted where it can be demonstrated that it is located in the lowest appropriate flood risk location, it would not constrain the natural

function of the flood plain and where sequential and exception tests have been undertaken and passed. Sustainable drainage systems (SuDS) will be required on major development proposals.

Policy FNP31 of the Farnham Neighbourhood Plan relates to water and sewage infrastructure capacity and states that planning permission will be granted for developments which increase the demand for off-site water and wastewater infrastructure where sufficient capacity exists or extra capacity can be provided in time to serve the development which will ensure the environment and the amenity of local residents is not adversely affected.

Paragraph 159 of the NPPF, 2023 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future), but where development is necessary in such areas, the development should be made for its lifetime without increasing flood risk elsewhere.

Paragraph 167 of the NPPF, 2023 states that when determining any planning application, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) 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;
- b) The development is appropriately flood resistant and resilient;
- c) It incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) Any residual risk can be safely managed; and
- e) Safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Paragraph 169 of the NPPF, 2023 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:

- a) Take account of advice from the lead local flood authority;
- b) Have appropriate proposed minimum operational standards;
- c) Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- d) Where possible, provide multifunctional benefits.

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 sources of flooding where possible.

A Drainage Strategy & Flood Risk Assessment, May 2023, prepared by LANMOR Consulting, a Surface Water Drainage Summary Pro-forma and a Response to LLFA comments (Ref: 221533/KL/ml/01, 4th August 2023, LANMOR) were submitted with the planning application. The site is located in Flood Zone 1.

The Lead Local Flood Authority (LLFA) objects to the proposed development as the proposed surface water drainage scheme does not meet the requirements set out in the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems. Insufficient information has been submitted and significant issues have been identified. The application site comprises 11.9 hectares of land therefore is classified as 'Major' Development and should include a detailed drainage strategy.

The applicant has not demonstrated that the surface water will be managed and discharged from the site in accordance with the drainage hierarchy. The LLFA's guidance documents require that soakage test results should be completed to accompany both full and outline planning applications. The applicant informed that infiltration tests have been undertaken and infiltration rates have been provided but no details of the tests have been submitted as evidence. The infiltration rates show that infiltration may be feasible at the site. However, infiltration has been discarded due to the natural fall in the land and geology of the area. Further consideration should be given to the use of infiltration due to the ground seems to be suitable for infiltration. The preliminary hydraulic calculations appear to use the incorrect climate change allowance. In May 2022 the climate change allowances were updated based on a catchment approach. This development is located within the 'Wey and Tributaries Management Catchment' which shows the upper end allowance (recommended by SCC) as 35% for the 3.3% annual exceedance rainfall event and 45% for the 1% annual exceedance rainfall event.

The development offers the opportunity to utilise a range of sustainable surface water management techniques which not only contribute to a reduction in discharge rates from the site, but provide amenity, biodiversity and water quality improvements and contribute to mitigating climate change by considering both drought and flood conditions. Further consideration should be given as to include SuDS features such as green/blue roofs, permeable paving, downpipe planters, attenuating tree pits, raingardens etc. Due to the size of the application site we expect to see a proposal where sustainable surface water management techniques are incorporated, further consideration should be given.

In accordance with Technical Standard S9: 'The design of the site must ensure that, so far as is reasonably practicable, flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedance routes that minimise the risks to people and property.' No evidence has been provided to demonstrate that exceedance events have been considered.

In accordance with Technical Standard S12: 'Pumping should only be used to facilitate drainage for those parts of the site where it is not reasonably practicable to drain water by gravity'. The proposed surface water drainage design currently includes two pumping systems to the Thames Water Sewer. A surface water discharge rate of 3litres/sec is proposed from the application site for each system. This proposal does not meet the hierarchy or standard S12 of the technical standards. A pumped system is the last discharge method to be considered due to the high likelihood of failure during a storm and is also the least sustainable method. Any pumped system once all other methods have been discounted through substantial evidence should demonstrated that there is enough attenuation of storm water for a 24-hour failure period and a maintenance and management plan needs to be submitted specifically for the pumped system.

It is recommended to split sites into separate drainage catchments where surface water can drain without the use of a pump in one area and with a pump in another. Minimising the dependence upon pumping also minimises the performance risks associated with

inadequate maintenance and/or product or power failures (which are likely to occur during thunderstorms and intense rainfall. If the surface water can be drained without the use of pumping then this approach should be used. Due to the size, type and location of the development further consideration should be given to drain the surface water by gravity and use of infiltration to meet the requirements set out in the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems.

Insufficient information has been provided to satisfy the Lead Local Flood Authority that the proposed drainage scheme is satisfactory and would not prevent an increased risk of flooding on the site or the surrounding area. The proposal therefore fails to comply with Policy CC4 of the Local Plan (Part 1) 2018, Policy FNP31 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

Foul Water Drainage

There are no foul sewers in immediate vicinity of the site and it has been established that foul flows will require pumping in order to achieve a connection to the nearest foul sewer, as set out in the Drainage Strategy. Thames Water has identified an inability of the existing foul water network to accommodate the needs of the proposed development and has requested that pre-occupation conditions be imposed requiring the completion of all water network upgrades required to accommodate the additional demand to serve the development. The upgrading works should be complete by the occupation of the first dwelling on the site.

Effect on the Thames Basin Heaths Special Protection Area (SPA)

In light of the recent European Court of Justice ruling (Case C 323/17 - People Over Wind and Sweetman 2018) relating to the Habitats Directive, mitigation cannot be taken into consideration at screening stage. This judgement affects the way the Council approaches Habitats Regulations Assessments and therefore an Appropriate Assessment has been undertaken for the site. The Appropriate Assessment, which has been approved by Natural England, concludes that with appropriate mitigation, in this instance a financial contribution towards the Suitable Alternative Natural Greenspace (SANG) at Farnham Park, the proposal would not affect the integrity of the Thames Basin Heaths Special Protection Area (SPA).

The proposed development initially include the delivery of an on-site SANG to act as a physical mitigation strategy to offset the increased recreational pressure proposed by the significant net gain (up to 83 dwellings) in residential development.

Natural England did not see enough evidence to provide certainty that an on-site SANG was deliverable within the proposed open space; and the design and layout of the SANG failed to comply with some key essential SANG criteria. As a result, the proposed on-site SANG was removed from the outline application and a commitment was made to full contributions towards the Farnham Park SANG secured by a S106 Agreement.

Subject to a S106 agreement to secure financial contributions towards the SANG to ensure mitigation of the effect upon the SPA, the proposal is in accordance with Policies NE1 and NE3 of the Local Plan (Part 1) 2018, Policy FNP12 of the Farnham Neighbourhood Plan 2013-2032 (2020) and the adopted Avoidance Strategy.

Biodiversity and compliance with Habitats and Species Regulations 2017

The NPPF, 2023 requires that 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.'

Policy NE1 of the Local Plan (Part 1) 2018 states that the Council will seek to conserve and enhance biodiversity. Development will be permitted provided it retains, protects and enhances biodiversity and ensures any negative impacts are avoided or, if unavoidable, mitigated.

An Ecological Impact Assessment and a Preliminary Ecological Appraisal were submitted with the application, together with a Biodiversity Net Gain Report, a Bat Activity Report, a Great Crested Newt eDNA Testing, a Bat Activity Survey Report, and a Reptile Survey, all of which were prepared by the Ecology Partnership in May 2023.

Surrey Wildlife Trust has requested a condition requiring bat activity surveys and great crested newt surveys as part of the reserved matters application.

Surrey Wildlife Trust has advised that if granted, the applicant is required to submit a final Biodiversity Gain Plan as part of the reserved matters application, which should include the submission of the Full Biodiversity Metric Calculation Tool 4.0 (or latest approved version).

Surrey Wildlife Trust has recommended that conditions be imposed requiring the submission of a Landscape and Ecological Management Plan (LEMP) and a Construction Environmental Management Plan (CEMP). Conditions requiring the submission of a LEMP and a CEMP are acceptable as they meet the 6 tests for applying conditions as set out in the NPPF, 2023.

It is considered that, subject to conditions, the proposed development would comply with Policy NE1 of the Local Plan 2018 (Part 1) 2018, Policy FNP13 of the Farnham Neighbourhood Plan 2013-2032 and the NPPF, 2023 in terms of species and habitat protection and ecological enhancements.

Contamination

Policy DM1 of the Local Plan (Part 2) 2023 states that in areas where contamination is known or likely to be found, be subject to a desk-based assessment of the likelihood and extent of land contamination, followed by an intrusive investigation where appropriate, together with the provision of any appropriate remediation measures.

Historical maps reveal the application site an historic 'chalk pit' with quarrying activity and the associated potential risk of infill material of unknown quality. Due to the potentially contaminative historic land use, Environmental Health are requesting conditions be imposed to ensure compliance with paragraphs 183 and 184 of the NPPF. Contaminated land conditions are considered to be acceptable to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can

be carried out safely without unacceptable risk to workers, neighbours and other off-site receptors.

As such, subject to conditions regarding contamination, the proposal complies with Policy DM1 of the Local Plan (Part 2) 2023 and the NPPF, 2023.

Air Quality

Policy DM1 of the Local Plan (Part 2) 2023 states that: “development should avoid significant harm to the health or amenity of occupants of nearby land and buildings, and future occupants of the development including by way of an unacceptable increase in pollution, light, noise, dust, vibration, and odour.”

Policy FNP1 of the Farnham Neighbourhood Plan also seeks to ensure that development proposals do not result in unacceptable levels of air pollution.

The site is located in an Air Quality Management Area buffer zone and an Air Quality Assessment (Ref. 20221220_SRE Rev. A), dated 23rd December 2022 has been submitted with the application. The Assessment concludes that the external sources of pollution have been identified as background concentrations of pollutants and road traffic. The Assessment includes the recommendation to install mechanical ventilation in the design of the dwellings.

Environmental Health have requested dust control measures should be adopted during construction to protect local air quality and that a condition is imposed requiring a Construction Management Plan.

As such, subject to conditions, the proposed development is acceptable and complies with Policy DM1 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan and paragraph 180 of the NPPF, 2023.

Waste and recycling

Surrey County Council has advised that the development needs to provide for adequate facilities for household waste storage and recycling in accordance with Policy SL4 of the Surrey Waste Local Plan. This detail would be considered at the reserved matters stage.

The County Council has requested a condition to secure the provision of a waste management plan demonstrating that waste generated during the construction and excavation phase of the development is limited to the minimum quantity necessary, and that opportunities for the re-use and recycling of construction and excavation residues and water are maximised. A condition requiring the submission of a waste management plan is acceptable as it complies with the 6 tests for imposing conditions set out in the NPPF, 2023.

Climate Change and Sustainability

Waverley Borough Council has declared a climate emergency. The motion was passed at a Full Council meeting on Wednesday 18th September 2019 which sets out the Council's aim to become carbon neutral by 2030. Policy CC1 of the Local Plan (Part 1) 2018 relates to climate change and states that development will be supported where it contributes to mitigating and adapting to the impacts of climate change, setting out a number of measures against which developments should accord. Policy CC2 of the Local Plan (Part 1) 2018 seeks to promote sustainable patterns of development and reduce the level of greenhouse

gas emissions through a number of measures relating to new development. Policy CC2 of the Local Plan (Part 1) 2018 goes on to say that new dwellings shall meet the requirement of 110 litres of water per person per day. A condition is recommended requiring the submission of details to confirm that the dwellings have been designed and completed to meet the requirement of 110 litres of water per person per day, prior to the occupation of the dwellings. Policy DM1 and DM2 of Local Plan (Part 2) 2023 seeks to improve energy efficiency and reduce carbon emissions in the Borough.

Sustainability and Energy Statement prepared by Daedalus Environmental and dated May 2023 was submitted with the application. The Statement explains that each dwelling would be highly energy efficient, adopting a fabric first approach and they will be orientated to maximise solar gain where possible. Heating and hot water would be supplied using highly efficient systems, for example ground source heat pumps.

The precise details in relation to the scheme and its sustainability credentials will be a matter for consideration at the reserved matters stage. The proposed development would be required to provide an electric vehicle charging point for each unit prior to their first occupation, which would be secured by condition. The proposed development would be required to provide highest available headline speed of broadband provision to future occupants in accordance with Policy CC2 of the Local Plan (Part 1) 2018.

As such, subject to conditions, the proposal complies with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of Local Plan (Part 2) 2023 and the NPPF, 2023 in terms of ensuring that the development includes measures to minimise energy and water use.

Water Framework 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, focussing 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.

The proposed development would not conflict with these regulations.

Infrastructure

The Utilities Planning Statement Report (October 2022) submitted with the outline planning application confirmed that a connection to the mains water was possible via Keepsake Close but did not mention capacity. However, it did conclude that in respect of water, gas and electricity, from a utility provision perspective there appears to be no hindrance to the serving the Development.

Officers recognise that there are pressures on infrastructure and that this development (as with any development that provides residential accommodation) would add to these pressures. However, the route for raising funds to improve the physical infrastructure is via the CIL bidding process. The CIL charging schedule has been set up specifically to collect

money that is then used to fund the physical infrastructure in the Borough which is needed to support new development.

Self-build and Custom Housebuilding

Policy DM36 of the Local Plan (Part 2) 2023 is quite strong on the provision of self-build and custom housebuilding for development proposals of 20 or more additional dwellings. The Council should seek to secure self-build and custom housebuilding in an S106 agreement.

Conclusion and Planning Balance

The principle of residential development on this site is clearly contrary to the Policy RE1 within the Development Plan. However, the policies in the Local Plan that relate to the countryside have reduced weight due to the Council not being able to demonstrate an adequate 5-year housing land supply and the tilted balance applies. The tilted balance sets out a presumption in favour of sustainable development and that greater weight should be afforded to the delivery of new housing unless other harmful impacts outweigh that presumption. Although the Neighbourhood Plan allocates sufficient sites for housing within FNP14, in accordance with paragraph 14 of the NPPF, the policies in the Plan that relate to the supply of housing have reduced weight because the Plan is more than 2 years old.

Accordingly, in accordance with paragraph 11 of the NPPF, in the absence of a five year housing land supply, the presumption in favour is applied unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this instance the benefits are significant: the delivery of market and affordable housing in a highly sustainable location with genuine opportunities to use alternative modes of transport to the private car; the provision of significant area of open space and play space above policy requirements, including a community orchard; the provision of significant bio-diversity net gain; and economic benefits from construction and future resident spending in the economy.

There will be some localised landscape impacts, and heritage impacts will be less than substantial. The conflict with specific development plan policy carries reduced weight given the lack of five-year supply. However, these are not considered to significantly and demonstrably outweigh the benefits.

Recommendation

That, delegated authority be given to the Executive Head of Planning Development to grant planning permission subject to the applicant entering into a Section 106 Agreement for SANG and SAMM contributions towards managing and maintaining Farnham Park SANG, securing the provision of affordable housing including a commuted sum, securing open space and play space provision together with on-going management and maintenance and off-site highway works to enhance pedestrian connectivity with town centre, and the following conditions and any additional/amended conditions deemed necessary by the Executive Head of Planning Development :

Conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this outline permission.

Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 5 years from the date of this permission.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

3. No development shall commence until the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason:

To comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

4. The development hereby permitted shall not exceed 83 dwellings.

Reason:

For the Council to control the amount of development constructed on the site and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1, DM4 and DM5 of the Local Plan (Part 2) 2022.

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

Drawing No. A2046_001 Rev. P4 - Site Location Plan

Drawing No. A2046_002 Rev. P4 – Parameters Plan

Drawing No. 1902021-11 Rev, B – Proposed Access Arrangements

Drawing No. 1902021-13 - Proposed Highway Improvements - West Street

Drawing No. 1902021-14 - Proposed Highway Improvements - West Street

Drawing No. 1902021-15 - Proposed Highway Improvements - Beavers Road

Drawing No. 1902021-16 - Proposed Highway Improvements - The Hart (1 of 2)

Drawing No. 1902021-17 - Proposed Highway Improvements - The Hart (2 of 2)

Drawing No. 1902021-TK01 Rev. B – Swept Path Analysis Refuse Vehicle

Drawing No. 1902021-TK04 - Swept Path Analysis Large Tipper

Drawing No. 10542 TPP 02 - Tree Protection and Removal Plan

Drawing No. 10542 TS 01 Rev. B - Tree Schedule

Drawing No. 10542 TCP 01 Rev. D – Tree Constraints Plan

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policy TD1 of the Local Plan (Part 1) 2018 and Policies DM1, DM4 and DM5 of the Local Plan (Part 2) 2022.

6. Any reserved matters application relating to scale or layout shall be accompanied by full details of the finished floor levels for each residential building. The finished ground floor

levels shall be a minimum of whichever is higher, 300 mm above the existing ground levels of the site, or 600 mm above the estimated river or sea flood level. The development shall be carried out in accordance with the approved details.

Reason:

To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM5 of the Local Plan (Part 2) 2022, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and with Paragraph 169 of the National Planning Policy Framework 2023.

7. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and been approved in writing by the Local Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS. The required drainage details shall include:

a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

b) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off including multifunctional sustainable drainage systems.

c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Additionally, details of the receiving watercourse should be submitted, including evidence of capacity and condition.

d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be undertaken in complete accordance with the approved details.

Reason:

To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and with Paragraph 169 of the National Planning Policy Framework, 2023.

8. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and be approved by the Local Planning Authority. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason:

To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policies CC1 and CC4 of the Local Plan (Part 1) 2018, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and with Paragraph 169 of the National Planning Policy Framework 2023.

9. Any reserved matters application relating to layout/landscaping shall be accompanied by an Arboricultural Method Statement confirming how retained trees on site shall be protected during the course of construction. The development shall be carried out in completely accordance with the agreed Arboricultural Method Statement.

Reason:

In order to protect any trees that are to remain on the site, in accordance with Policy NE2 of the Local Plan (Part 1) 2018, Policies DM1, DM4 and DM11 of the Local Plan (Part 2), 2022, Policy FNP1 of the Farnham Neighbourhood Plan 2013-2032 and the National Planning Policy Framework, 2023.

10. Prior to the occupation of the first dwelling the proposed vehicular access to Keepsake Close shall be constructed and provided in accordance with Drawing No. 1902021-11 Rev, B (Proposed Access Arrangements). Thereafter the visibility splays shall be kept permanently clear of any obstruction between 0.6m and 2.0m high above ground level.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

11. Prior to first occupation of the development construct the following off-site highway works:

- (i) Proposed improvements to an existing pedestrian crossing to the west of The Chantry and the provision of a new pedestrian crossing (including pedestrian refuge) to the east of The Chantry, thereby improving links to existing bus stop facilities (in accordance with Drawing No. 1902021-13).
- (ii) Proposed dropped kerbs and tactile paving on West Street along with improved bus stop facilities (including a new shelter) at the westbound bus stop, thereby improving access to public transport (in accordance with Drawing No. 1902021-14).

- (iii) Proposed dropped kerbs and tactile paving on Beavers Road to the west of the university access improving the connection between the site and Potters Gate primary school along with the western end of the town centre via footpath FP7 (in accordance with Drawing No. 1902021-15).
- (iv) Proposed dropped kerbs and tactile paving on Long Garden Way and Lion and Lamb Way improving the connection between the site and the town centre via footpath FP92 (in accordance with Drawing No. 1902021-16).
- (v) Proposed dropped kerbs and tactile paving on The Hart (at the junction with West Street), improving access to the town centre and local bus stops (in accordance with Drawing No. 1902021-17).

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to provide sustainable transport links, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

12. Large construction vehicles should access the site via Cascade Way and Keepsake Close, in accordance with approved Drawing No. 1902021-TK04.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

13. Any reserved matters application relating to layout shall be accompanied by full details of the layout of internal roads, details of traffic calming measures, footpaths, footways and cycle routes. Such details shall include the provision of visibility splays (including pedestrian inter-visibility splays) for all road users, pram crossing points and any required signage and road markings. Once agreed the approved details shall be implemented to the satisfaction of the Local Planning Authority. The development shall not be occupied until the agreed details have been implemented. There shall be no obstruction to visibility splays between 0.6m and 2m high above ground level.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to provide sustainable transport links, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2022, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

14. No dwelling hereby approved shall be first occupied unless and until space for the parking of vehicles and space for vehicles to turn so that they may enter and leave the site in a forward gear has been provided for that dwelling in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy FNP30 of the Farnham Neighbourhood Plan (2013-2032) and the National Planning Policy Framework, 2023.

15. The development hereby approved shall not be first occupied unless and until secure parking of cycle integral to each dwelling or building within the development site have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Thereafter, the cycle parking shall be provided, retained and maintained to the satisfaction of the Local Highway Authority.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018, Policy DM9 of the Local Plan (Part 2) 2022 and the National Planning Policy Framework, 2023.

16. The development hereby approved shall not be first occupied unless and until welcome packs to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, schools and community facilities. Thereafter the Welcome Packs shall be issued to each new first-time occupier.

Reason:

In order to encourage sustainable travel, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the National Planning Policy Framework, 2023.

17. The development hereby approved shall not be first occupied unless and until a scheme for the provision of fast-charge (7kw) Electrical Vehicle Charging Points (EVP's) to meet the requirements set out in Surrey County Council's Vehicular and Cycle Parking Guidance February 2023 or as subsequently amended, has been submitted to and approved in writing by the Local Planning Authority. The approved EVP scheme shall be provided prior to first occupation of each dwelling. The charging points as set out above shall be retained in perpetuity unless otherwise agreed in writing by the Council.

Reason:

To ensure sustainable construction and design in accordance with Policy CC2 of the Local Plan (Part 1) 2018 and Policy DM9 of Local Plan (Part 2) 2022.

18. No development shall commence until a Construction Transport and Environmental Management Plan (CTEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CTEMP shall include details of:

- a) parking for vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and materials
- c) 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

- k) hours of construction
- l) dust management controls (this should detail all potential sources of particulate emissions and include appropriate mitigation measures)
- m) measures to ensure protect the operations of the adjacent railway
- n) details of a temporary construction access
- o) The arrangements for public consultation and liaison during the construction works
- p) Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- q) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- r) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- s) A scheme for recycling/disposing of waste resulting from demolition and construction works.

The approved details shall be adhered to throughout the construction period and the temporary construction access shall be completed in accordance with the approved details prior to it being brought into use.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and so as to (Part 1) 2018, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and Policy DM9 of the Local Plan (Part 2) 2022.

19. A scheme to ensure that the internal noise levels within the residential units and the external noise levels in back garden will conform to the 'indoor ambient noise levels for dwellings guideline values' specified within BS8233:2014. 'Guidance on sound insulation and noise reduction for buildings', shall be submitted to and approved in writing by the Local Planning Authority. No residential units shall be occupied until the approved scheme is implemented.

Reason:

In order to ensure a satisfactory standard of accommodation for future occupiers, in accordance with Policy TD1 of the Local Plan (Part 1) 2018, Policy FNP1 of the Farnham Neighbourhood Plan 2013-2032 and Policy DM9 of the Local Plan (Part 2) 2022.

20. Prior to commencement of development, other than that required to be carried out as part of demolition or approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:

- a) An investigation and risk assessment, 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 investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the NPPF.
- b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall include:
 - (i) All works to be undertaken
 - (ii) Proposed remediation objectives and remediation criteria
 - (iii) Timetable of works
 - (iv) Site management procedures

The scheme shall 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. The remediation works shall be carried out in strict accordance with the approved scheme. The Local Planning Authority shall be given two weeks written notification of commencement of the remediation scheme works.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other off-site receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and the NPPF, 2023.

21. Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out shall be completed in accordance with condition 20 and shall be submitted to the Local Planning authority for approval prior to occupation of the development.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and the NPPF 2023.

22. Following commencement of development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 20, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of works:

- a) An investigation and risk assessment, undertaken in the manner set out in Condition 20 of this permission.
- b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 21.
- c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 20.

Reason:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors in accordance with Policy DM1 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan (2013-32) and the NPPF, 2023.

23. Prior to the submission of any reserved matters application relating to layout/landscaping (as required by condition 2), a final bat mitigation strategy, update reptile surveys, update bat surveys, update badger surveys and update great crested newt surveys shall be submitted to and be approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with any mitigation measures identified as necessary.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018 and Policy FNP13 of the Farnham Neighbourhood Plan (2013-32).

24. Prior to the commencement of development, a Sensitive Lighting Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall detail how all external lighting installed on this development shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and lighting in the UK – Bats and the Built Environment Series". The development shall be undertaken in complete accordance with the approved details thereafter retained and maintained to the satisfaction of the Local Planning Authority.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1), 2018, Policy DM1 of Local Plan (Part 2), 2022 and Policy FNP13 of the Farnham Neighbourhood Plan (2013-32).

25. Any reserved matters application relating to layout/landscaping (as required by condition 2) shall include a Landscape and Ecological Management Plan (LEMP). Proposals for ecological enhancement, and where required, compensation and mitigation put forward within the LEMP should be based on the impact avoidance, mitigation and biodiversity enhancement recommendations of the Preliminary Ecological Appraisal (2023 Update) and the Ecological Impact Assessment (prepared by the Ecology Partnership in May 2023) and the results of any protected species presence/likely absence surveys carried out. The LEMP shall include:

- a) Description and evaluation of features to be managed and created including measures to compensate for loss of proposed tree and hedge removal;
- b) Numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings;
- c) Aims and objectives of management;
- d) Appropriate management options to achieve aims and objectives;
- e) Prescriptions for management actions;
- f) Preparation of a work schedule for securing biodiversity enhancements in perpetuity;
- g) Details of the body or organisation responsible for implementation of the LEMP;
- h) Ongoing monitoring and remedial measures; and
- i) Details of legal / funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery

The enhancement proposals put forward within the LEMP shall have been subject to quantifiable evaluation through application of the DEFRA Biodiversity Metric ensure to demonstrate to a measurable net gain. The development shall be undertaken in complete accordance with the approved details.

Reason:

In order that the development should protect protected species and provide biodiversity enhancements, in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy FNP13 of the Farnham Neighbourhood plan (2013-32) and the National Planning Policy Framework, 2023.

26. Prior to the commencement of development a detailed scheme for the provision of a Local Equipped Area of Play (LEAP) and Local Areas of Play (LAPs) including the timetable for their implementation shall be submitted for approval by the Local Planning Authority, if required. The LEAP shall be a minimum size of 400 square metres and the LAP a minimum size of 100 square metres. The LEAP and LAPs shall be implemented in accordance with the approved scheme and timetable.

Reason:

In order to provide adequate play-space for children, in accordance with Policy TD1 of the Local Plan (Part 1) 2018 and Policy FNP27 of the Farnham Neighbourhood Plan (2013-32).

27. Any reserved matters application relating to layout/landscaping (as required by Condition 3) shall be in broad accordance with Drawing No. A2046_003 Rev. P7 - Illustrative Landscape Masterplan in relation to the developable area and location of open space only, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

In order to reduce the impact of the development on the Countryside beyond the Green Belt, in accordance with Policies FNP10 and FNP11 of the Farnham Neighbourhood Plan (2013-32).

28. A detailed Sustainable Energy Strategy shall be prepared and submitted as part of the reserved matters details and shall be in accordance with the Sustainability and Energy Statement prepared by Daedalus Environmental and dated May 2023. It shall include measures to ensure a reduction in CO₂ emissions across the site measured against the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L). The development shall be carried out in accordance with the approved Sustainable Energy Strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To ensure the development achieves a high standard of sustainable design and construction in accordance with Policies CC1 and CC2 of the Local Plan (Part 1) 2018, Policies DM1 and DM2 of Local Plan (Part 2) 2022 and Paragraphs 153-154 of the National Planning Policy Framework, 2023.

29. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has been submitted by the applicant and been approved in writing by the Local Planning Authority.

Reason:

To ensure any archaeological remains are recorded in accordance with Policy DM25 of the Local Plan (Part 2) 2022. This condition is required to be addressed prior to commencement in order that the ability to comply with its requirement is not prejudiced by the carrying out of building works or other operations on the site.

30. The submission of a Waste Management Plan to Waverley Borough Council for approval prior to the commencement of development. This plan should demonstrate that waste generated during the construction, demolition, and excavation phase of the development is limited to the minimum quantity necessary; and opportunities for re-use and recycling of any waste generated are maximised. The Waste Management Plan should be implemented as approved.

Reason:

To reduce the generation of waste in accordance with Policy 4 of the Surrey Waste Local Plan 2019 and the National Planning Policy Framework, 2023.

31. No development shall be occupied until confirmation has been provided that either:

- i). Surface water capacity exists off site to serve the development; or
- ii). A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan; or
- ii). All surface water network upgrades required to accommodate the additional flows from the development have been completed.

Reason:

Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents, in accordance with Policy CC4 of the Local Plan (Part 1) 2018 and the National Planning Policy Framework, 2023..

32. Prior to the commencement of any works above slab level of any of the dwellings hereby permitted the materials for all hard surfaced areas including any roadways, pavements and footway/cycleways, fences and walls (with typical elevation sections including straights and where there are changes in alignment supplied for both including any coping details, decorative brickwork and piers etc.), shall be submitted to and agreed in writing with the LPA. The development shall be completed in accordance with the details as may be agreed. All soil and vent pipes and other flues shall be dark coloured. All electrical meter boxes shall be painted or otherwise coloured to match closely the colour of the facing brickwork or render wall as appropriate.

Reason: In the interests of the appearance and character of the dwellings and to accord with Policy DM4 of the Local Plan (Part 2) 2023, Policy FNP1 of the Farnham Neighbourhood Plan and the National Planning Policy Framework, 2023.

33. Prior to the occupation of any of the dwellings hereby permitted a long-term management and maintenance scheme to provide for hard and soft landscaping future maintenance in perpetuity for public areas shall be submitted to and agreed in writing with the LPA. The scheme shall include the long-term management and maintenance of all shrub, grasses and tree planting in public areas which includes all public open spaces, drainage basins and play areas, and the maintenance of other public facilities including benches and bins and other elements of hard landscaping and public infrastructure works.

Reason: To ensure that the development takes place in an appropriate way and to ensure that such areas are properly managed and maintained as public open spaces and ecological assets in the public interest, and to comply with Policy DM11 of the Local Plan (Part 2) 2023 and the National Planning Policy Framework, 2023.

Informative:

1. The applicant should take all relevant precautions to minimise the potential for disturbance to neighbouring residents during the demolition and/or construction phases of the development. The applicant should follow the guidance provided in the Construction Code of Practice for Small Developments in Waverley.
2. The granting of any permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health Service on 01483 523393.
3. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on the Lead Local Flood Authority's website.
4. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.
5. Sub ground structures should be designed so they do not have an adverse effect on groundwater.
6. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing: trade.effluent@thameswater.co.uk . Application forms should be completed on-line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.
7. Safe public access must be maintained at all times and no access should be made via the footpath at any time.
8. Should the applicant feel they are unable to ensure public safety while work is underway, a temporary closure may be necessary. A minimum of 3 weeks' notice must be given and there is a charge. Please contact the Countryside Access Officer if this is required.

9. Any down pipes or soakaways associated with the development should either discharge into a drainage system or away from the surface of the right of way.
10. There are to be no obstructions on the public right of way at any time, this is to include vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.
11. Vehicles using the right of way to access their properties must leave and enter the right of way in a forward gear.
12. Any alteration to, or replacement of, the existing boundary with the public right of way, or erection of new fence lines, must be done in consultation with the Countryside Access Officer. Please give at least 3 weeks' notice.
13. Contractor's vehicles, plant or deliveries may only access along a right of way if the applicant can prove that they have a vehicular right. Surrey County Councils' Rights of Way Group will expect the applicant to make good any damage caused to the surface of the right of way connected to the development.
14. The granting of planning permission does not authorise obstructing or interfering in any way with a public right of way. This can only be done with the prior permission of the Highway Authority (Surrey County Council, Countryside Access Group).
15. The applicant is encouraged to apply for a Secure by Design Accreditation.
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 38 of the National Planning Policy Framework, 2023.