

WA/2023/00087 – Erection of funeral ceremony building with associated landscaping and parking. at FARNHAM PARK CEMETERY, LAND AT HALE ROAD, FARNHAM GU9 9FL

Applicant: The Ismaili Trust
Parish: Farnham CP
Ward: Farnham Upper Hale
Grid Reference: E: 484729
N: 148309

Case Officer: Russell Brown
Neighbour Notification Expiry Date: 10/02/2023
Expiry Date/Extended Expiry Date: 13/04/2023 / 13/03/2024

RECOMMENDATION That delegated authority be granted to the Executive Head of Planning Development to grant planning permission subject to suggested, amended or additional conditions.

1. Site Description

The site measures circa 3.75ha and comprises primarily open green space adjoining Farnham Park, which is a Grade II Listed Park and Garden, a designated Local Nature Reserve on the west. To the north of the site lies residential development on Oast House Land and Upper Hale Road, to the east of the site lies the A325 and to the south lies further open space and a small number of residential dwellings set within large plots. St John the Evangelist Church is location to the north of the proposed entrance and the Hotel Daniele shares the proposed site access and sits just south of the access. There are two substantial electricity pylons to the north of the application site.

To the south of the site is Mulberry House and to the north St John the Evangelist Church, Nos 3-7 Upper Hale Road, Maskoun House, Nos 1-4 Hale Farm Flats and Nos.4,5 and 6 Radford Close and the White Cottage, all of which are Grade II listed buildings.

2. Proposal

The application seeks planning permission for the following:

- The erection of a single storey pavilion building (382m² GIA) to contain the facilities for the preparation of and funeral ceremonies; the roof form comprising two flat roofed elements either side of a pitched thatched roof covering the main hall.
- Alterations to existing car park to include provision of 23 spaces for St John the Evangelist Church.
- Landscape works associated with the cemetery and to include a new approach path providing access to the pavilion and cemetery, including planting over 300 trees of varying native woodland species.

- A new substation to be sited within the parking area and contained within a 4.5m x 4.5m, 1.8m tall wooden fence enclosure.
- It is proposed that six trees are removed, two of which are subject to a TPO.

The application submission estimates the burial ground and pavilion would hold three funerals a week on Tuesdays, Thursdays, and Saturdays between 10:00 and 18:00, with typically circa 40 attendees but with the potential for up to 181.

In terms of background, the applicant does not have access to an appropriate building that allows for funeral preparation and ceremonies to be carried out at the burial ground, which is the reason for this proposal. Their current cemetery allocation at Brookwood in Woking is nearing full capacity.

3. Relevant Planning History

PRE/2021/00014: Erection of ancillary building and landscaping. Meeting held 16/07/2021, but no written advice issued

WA/2019/1508: Change of use from agricultural land to a Suitable Alternative Natural Greenspace (SANG) together with provision of new car park. Granted 10/06/2020

WA/2019/0417: Change of use from mixed Use Class C1 (Hotel) and A3 (Restaurant) to 3 dwellings, alterations to elevations and associated parking including car park to serve adjacent church. Granted 10/06/2020

WA/2010/0166: Change of use of agricultural land to cemetery and woodland burial site (revision of WA/2009/1407) (As amended by email dated 17/3/10, ecological survey received 29.3.10, as amended by email dated 14.4.10 and by plan received 14.4.10). Granted 05/05/2010

4. Relevant Planning Constraints

Countryside beyond the Green Belt

Ancient Woodland 500m Buffer Zone

Area of Strategic Visual Importance

Area of Great Landscape Value (AGLV)

Thames Basin Heath Special Protection Area 5km Buffer Zone

Tree Preservation Order (TPO)

Adjacent to Grade II Listed Buildings

Adjacent to an Historic Park and Garden Grade II - Farnham Park

Adjacent to an Area of Historic Landscape Value (AHLV) - Farnham Park

Adjacent to Local Nature Reserve (LNR) - Farnham Park

Adjacent to Site of Nature Conservation Importance - Farnham Park

Area of High Landscape Value and Sensitivity (Farnham Neighbourhood Plan)

Green Infrastructure - Churchyards and Cemeteries (Farnham Neighbourhood Plan)

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, SP2, ST1, RE1, RE3, TD1, HA1, NE1, NE2, CC1, CC2, CC4
- The Waverley Borough Local Plan (Part 2): Site Allocations and Development Management Policies (December 2022) (LPP2): DM1, DM2, DM4, DM5, DM7, DM9, DM11, DM15, DM18, DM20, DM24, DM25, DM34
- Farnham Neighbourhood Plan 2013-2032 (April 2019): FNP1, FNP10, FNP11, FNP13, FNP30, FNP31

Other guidance:

- The National Planning Policy Framework 2023 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Council's Parking Guidelines (2013)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)
- Climate Change and Sustainability Supplementary Planning Document (October 2022)
- Farnham Design Statement (Draft, July 2022)

6. Consultations and Town/Parish Council Comments

Environment Agency	No need to have been consulted.
Environmental (Health and Safety)	Health It is requested that an informative be added to the planning permission to draw the attention of the applicant to the health and safety guidance that must be complied with.
Environmental Health (noise, vibration, dust and light)	No objection, subject to conditions.
Farnham Town Council	Objection: intensification of the use of the site; the scale and size of the proposed building and its use as a mortuary is totally inappropriate; and the building has capacity for large gatherings generating significant traffic in a highly congested area with limited parking facilities. It is not compliant with Farnham Design Statement, Farnham

Neighbourhood Plan Policies FNP1, FNP10, FNP11, FNP12, FNP13 and FNP30.

Heritage	The proposal would cause no harm to heritage assets.
Historic England	No advice offered.
Historic Environment Planning: Archaeology	No objection - previous survey work has shown the site has no archaeological potential.
Lead Local Flood Authority	No objection, subject to conditions.
Minerals and Waste Planning Authority (MWPA)	No objection, subject to a condition.
Natural England	No objection.
Southern Water	Not located within Southern Water's statutory area.
Surrey Fire & Rescue Service	The above application appears to demonstrate compliance with the Fire Safety Order in respect of means of warning and escape in case of fire.
Surrey Hills AONB Adviser	No objection, it would not adversely affect the setting of the AONB.
Surrey Highway Authority	Recommend approval, subject to conditions.
Surrey Wildlife Trust	No objections, subject to conditions.
Thames Water	No comments to make.
The Gardens Trust	No comments to make.
Tree and Landscape Officer	No objections, subject to conditions.

7. Representations

325 letters, some from the same individuals, have been received raising objections on the following grounds:

- Out of character with the area.
- Harm character and appearance of the countryside.
- Inappropriate development.
- Design appearance is not acceptable.
- Conflicts with Farnham Neighbourhood Plan.

- Conflicts with Local Plan Part 1.
- WA/2010/0166 permitted no buildings or gravestones on the site.
- Urbanisation
- Impact on St Johns Church and Farnham Park.
- Concerns with Travel Plan.
- Proposed access safety concerns.
- Failed to calculate traffic movements of existing uses.
- Traffic congestion along Hale Road from the Six Bells roundabout.
- Incorrect parking layout.
- Impact on wildlife and habitats.
- Impact on underground river.
- Pollution of increased traffic.

Two letters of support have been received raising the following points:

- Proposed building would be an enhancement to the area.
- Building seems to be architecturally sensitive.
- Land has planning permission as a cemetery.
- Used to traffic from St Johns Church.
- Funerals should not be at the same time as Sunday Service.
- Already good neighbour engagement from applicant.

Councillor Powell has also objected on the following grounds:

- It contravenes Condition 8 of WA/2010/0166 preventing the erection of gravestones or monuments unless within the cemetery where they are limited to 1m high as well as Condition 11 regarding hours of digging or preparation for burials.
- The applicant has not fully addressed the several watercourses which pass through the site in terms of flood risk.
- The development location is not supported by the Farnham Neighbourhood Plan.
- This plot has significant potential to be used to enhance local biodiversity and is identified as a potential SANG.
- The development would put significant pressure on existing transport infrastructure.
- The development also proposes no additional active travel facilities.
- Lack of detail regarding the proposed layout and associated burials.
- The design does not include for appropriate access for emergency fire appliances.
- Adverse impact on air quality
- The additional information does not address the principal concerns.

Councillor Cockburn has requested that this application be brought to committee should Officers be minded to grant permission in view of the extensive planning history on this site and its designation within the Farnham Neighbourhood Plan.

8. Planning Considerations:

9. Planning history and lawful use of the site

The planning history on this site is a material consideration.

Planning permission was granted in 2010 (ref. WA/2010/0166) for the change of use of the site from agricultural land to cemetery and woodland burial site. The applicant has advised that this permission has been implemented and has submitted information to seek to demonstrate this in the form of an Implementation Note and appendices. This is confirmed by the legal opinion from Kings Counsel (KC). Given that physical and landscaping works on site can be seen on date stamped aerial photos and is further confirmed by e-mails from the Council's Planning and Enforcement Officers, it is considered that the planning permission was implemented within the three year time period and is extant.

However, the permission that was granted in 10 June 2020 for use of the land for Suitable Alternative Natural Greenspace (SANG) purposes (ref. WA/2019/1508) has not been implemented within the three-year time period of the permission. Whilst it is recognised that the Farnham Neighbourhood Plan identifies the site as potential SANG land, there is live permission for the land to be used as a burial ground. Therefore, the lawful use of the site is for cemetery and woodland burials.

10. Principle of development

Policy SP1 of the LPP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development.

Policy DM15 of LPP2 relates to development in rural areas and is relevant since this site sits outside the Farnham Built Up Area Boundary. National policy sets out that a number of forms of development maybe acceptable within rural areas, places of worship are included in this list.

Policy ISC1 (Infrastructure and Community Facilities) of the LPP1 states that the development of new infrastructure services and facilities will be supported where required. Paragraph 8.3 of the LPP1 states that public services such as cemeteries are considered to be infrastructure.

Development should though maximise opportunities for walking and cycling and seek to avoid dependency on private vehicles. In this respect, the submitted Travel Plan sets out that the application involves the following:

- The promotion of car sharing and the use of community minibuses between the family's local mosque and the site.
- The sharing of details of walking routes, cycling routes and local bus services with mourners attending funerals.
- The provision of safe cycle storage, as well as shower and changing rooms within the proposed pavilion building.

The first bullet point is to be particularly encouraged for the larger funerals. In terms of means of sustainable transport, Farnham railway station is 2.2km away and accessible by five bus services running between once every 30 minutes and once every 90 minutes with the bus stops being a six-minute walk from the site. In terms of cycle routes, there is an off-carriageway route running to the south and west of the site with suggested routes and paths off that. Whilst it is recognised that most visitors to the site are going to be travelling from London and acknowledged that the Travel Plan does not expect any trips directly to the site by sustainable means even for a 'at capacity' funeral, it is therefore important that the provision mentioned in the third bullet point is provided on site. It is considered that any Travel Plan approved would need to be more ambitious than planning for 10% trips to be made by train.

Point b will be discussed in the next section of this report, but point c is not relevant because the site does not comprise agricultural land.

Subject to the detailed assessment below, including the landscape impact, and since the current land use of site has been established, the principle of development is considered acceptable.

11. Impact on landscape

Policy RE1 of the LPP1 outlines that within areas shown as countryside beyond the Green Belt (such as this site), the intrinsic character and beauty of the countryside will be recognised and safeguarded.

The Area of Strategic Visual Importance (ASVI) designation plays an important role in preventing the coalescence of settlements or because they are areas of open land that stretch into the urban area. They are 'strategic' because of the role they play in maintaining the urban character of, in this case, Farnham. Policy RE3 of the LPP1 states that the appearance of these 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.

The site is also within an Area of Great Landscape Value (AGLV) that applies to areas considered to have high visual quality complementing areas designated as National Landscapes, into which the site does not fall. An AGLV plays the role of a buffer to the National Landscape, although as a local designation it holds less weight in policy terms.

Although it does not apply to the site, the adjacent Farnham Park is an Area of Historic Landscape Value (AHLV), which play an important part in maintaining the overall historic character of the area. The park is also designated as an area of high landscape value and sensitivity in the Farnham Neighbourhood Plan (FNP), which is linked to preventing coalescence between Farnham and Aldershot as per FNP Policy FNP11, Policy RE3 of the LPP1 and Policy DM18 of the LPP2.

Given the nature of this application, which is effectively a detached building of a maximum height of 9.1m at ridge level with steeply sloping roofs down to an eaves level of approximately 2.5m that is set within a very large site, it is not considered that it would increase the coalescence between the two distinct settlements, thereby retaining this narrow gap. The impact on the countryside from encroachment in this environmentally sensitive location will now be assessed.

The Farnham Landscape Character Assessment designates the land as Character Area 6 Cemetery Fields as follows:

Key Characteristics	Landscape sensitivity	Landscape value
<p>Located on a south-east facing slope with long views available from the high ground to the north-west.</p> <p>The Character Area consists of small fields in pasture-bound by hedgerows of varying ages. Established hedgerows contain mature trees. A thick belt of mature trees abuts the western boundary of the area and others are located to the south and south-east of the area.</p> <p>The cemetery for the Church of St John the Evangelist forms part of the Character Area. It is bound by settlement to the north and south and by the A235 to the east. Settlement within it is limited to the occasional large, detached dwelling. The settlement does not affect the perception of rurality within the Character Area.</p>	<p>The Character Area is generally in good condition, although some areas appear unmanage. New and characteristic hedgerow planting has been undertaken.</p> <p>It forms a critical part of the separation between Farnham and Hale. There is a strong treed edge to the southern boundary, which provides definition between the settlement and adjacent countryside.</p> <p>The north-eastern part of the site has a strong visual connection with the wider rural landscape and it forms a rural setting to adjacent settlement. It contains some existing features, which could be built upon to mitigate development, however new development would be likely to harm local character. There are open views from the cemetery. There are glimpsed views from Farnham Park.</p> <p>Landscape Sensitivity = High</p>	<p>The Character Area lies within the AGLV and an Area of High Landscape Value and Sensitivity. It is a peaceful and attractive rural landscape and is small scale and enclosed.</p> <p>Parts of the area contribute towards the setting to listed buildings, in particular the Church of St John the Evangelist and the cottages that constituted the original hamlet of Hale. There are historic links in ownership between the Character Area and Farnham Park and the area forms the eastern rural setting to the park, linking it to its historic rural surroundings.</p> <p>It forms part of the distinctive rolling clay farmland, which forms a green wedge between Farnham and Hale. The cemetery has public access and a public right of right runs along the southern boundary of the area, connecting to Farnham Park. The churchyard is well used by</p>

		<p>the public and is actively managed for wildlife conservation. Landscape Value = High</p>
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A Landscape and Visual Impact Assessment has been submitted with the application. It has two components; to assess a proposal's effects on the landscape as a resource and to assess its effects on specific views and on the general visual amenity experienced by people.

The assessment finds that the site's landscape value is mostly attributed to its contribution to the setting of Farnham Park. The most notable effects of the proposal would result from the removal of the central hedgerow, but its loss has been approved under WA/2009/1407 (allowed by APP/R3650/A/10/2121042) and WA/2010/0166 and is therefore considered acceptable in the circumstances. It is also worthy of note that its loss would be mitigated by the introduction of native deciduous woodland including 300 new trees of both slow growing broadleaved and fast-growing coniferous varieties. The impact of the removal of the hedgerow would affect a limited number of views but would be additionally mitigated through boundary planting to reinforce the existing screening value of the remaining, and retained, hedgerows.

12 viewpoints have been identified on the basis of a Zone of Theoretical Visibility (ZTV), of which views 1 (from the entrance path to St John's The Evangelist Church of England), 5 (from the access gate at Oast House Lane) and 9 (from an elevated viewpoint within Farnham Park) would be most affected by the proposal so Accurate Visual Representations (AVRs) have been developed to demonstrate the worst-case scenario. These demonstrate that intervening hedgerows continue to filter views towards the site and that new planting would mitigate for any visibility, resulting in there being no significant residual adverse visual effects resulting from the proposal. It should be noted that the site currently has limited public accessibility, thereby restricting views to the proposed building, which is appropriately located within the site. The impact on restaurant visitors would be short-term / temporary and only during the construction period. Where visible in distant views, the building's proportions and design quality would be positive elements as discussed in the next section of this report. The assessment has been scrutinised by Officers and its conclusion that the site can accommodate the proposed change without any significant adverse landscape or visual effects is accepted.

Given that the proposal would not have a detrimental impact on areas of high landscape value and sensitivity and would use appropriate native species for the new planting to enhance the landscape value of the countryside, it is in compliance with the relevant parts of FNP Policies FNP10, FNP11 and FNP20. Compliance has also been demonstrated with NPPF paragraphs 135c and 180a and b, Policies RE1 and RE3 of the LPP1 and Policies DM1, DM4 (point b v, vi and vii), DM15 (point b) and DM18 of the LPP2 and therefore it is considered that development of the site for a new building

associated with the current use of the land can occur with little impact of the wider landscape character, viewpoints, or visual receptors.

12. Design and landscaping

Policy TD1 of the LPP1, Policy DM4 of the LPP2 and paragraphs 131, 135 and 139 of the NPPF requires development to be of high quality design and to be well related in size, scale and character to its surroundings.

FNP Policy FNP1 permits new development that is designed to a high quality; responds to the distinctive character of the individual area of Farnham in which it is located; follows guidance in the Farnham Design Statement; respects the natural contours of a site and protects and sensitively incorporates natural feature; and is well integrated into the landscape by existing and new landscape buffers.

Whilst it is accepted that there is an extant permission for the use of the site as a burial ground, the current proposal would increase the built form through the erection of a pavilion, a substation, together within increased hardstanding and a more formal landscape. It is also notable that the 2010 permission was subject to Condition 8 to prevent gravestones being erected in the woodland burials area and to restrict them to 1m in height within the cemetery in order to safeguard the character and appearance of the site.

At a maximum height of 9.1m, the proposed pavilion building would be a substantial form of development, albeit it is set within a very large site. The condition does not prevent a planning application being submitted that would breach it, only that regard must be had to the impact on the character and appearance of the site. Given that has been found to be acceptable, the only remaining issues are the impacts of the pavilion building and the substation themselves.

For this application, ground level plaques and pavers, timber carvings, trees and benches would be proposed instead of traditional headstones or monuments given this is a woodland burial ground rather than a graveyard. Given that it must be possible to identify the position of a specific grave with accuracy, the use of more discreet and sustainable markers is supported.

It is worthy of note that the proposed pavilion building is of a very high standard of design being created by a UK award-winning architect, and the very high design quality is given weight in the decision-making process.

In terms of the form of the proposed building, it would have two low, flat-roofed elements either side of a pitched, thatched roof covering the main hall and extending over the entrance area. The gradient of the roof's pitch, and therefore the building's overall height, is determined by the minimum slope required for water to drain off from the thatched roof. The proposed pavilion's form refers to rural and agricultural building typologies; befitting of the site's history as farmland and paddocks.

The supporting structure to the pitched roof is expressed through a pair of timber columns, that then diverge at eaves level to intersect at the roof ridge. There are two pitched dormers on either side roofslope designed as a contemporary interpretation of a traditional thatching detail and to allow light into the main hall and the entrance area of the building. Glazing is proposed on the gable ends of the main hall above eaves level. Below the eaves the southern elevation is formed of thick, timber-lined fences running parallel to the linear approach path. Openings required for access or to allow specific views to the landscape are in the eastern, western, and northern elevations.

The whole pavilion is slightly dug into the ground, sitting beneath the canopy line of the surrounding trees, and sited on the lowest level of the sloping land. Together with the significantly increased woodland trees to be introduced to the whole perimeter of the site, proposed pavilion would be well-concealed from all neighbouring vantage points.

In terms of the building footprint, almost a third of it is made up of covered external spaces, which are required for sheltered coffin and disabled visitor drop-off and transfer. Internally, the floor plan is arranged into four zones with the central main hall and covered entrance forecourt in the middle between the two low blocks; the front-of-house accommodation comprised of an open cloakroom, WCs, reception space and a kitchenette in the south-western wing and the north-eastern side housing spaces associated with the care of the deceased and ancillary support functions with natural illumination being provided by rooflights. Adjacent to the family room are showering and changing facilities, a small kitchen space, storage for cleaning supplies and a plant room, which is accessed externally. The main hall sits at the centre of the plan and is laid out in the direction of the Qibla.

In terms of the proposed materials, these would be water reed thatch to the central pitched roof, vertical timber boarding for the external walls, masonry plinths underneath, a bitumen felt membrane to the parapet and woven hazel wattle in-between timber framing elements to the side walls to the main hall. Apart from concrete, which would be restricted to the minimal substructure, the materials are renewable and will be from sustainable, locally derived sources wherever possible, which is supported. Just as importantly, they enable the pavilion to blend into its woodland setting.

The proposed substation would sit within a 4.5m by 4.5m enclosure formed of a 1.8m high wooden fence. Although it is necessary to supply the proposed pavilion building given the low capacity of the existing infrastructure, it is still proposed to be concealed amongst hedgerows within the car parking area, which is supported.

Policy DM11 of the LPP2 outlines that development should incorporate high quality landscape schemes, appropriate to the scale, nature, and location of the development.

The proposed design is primarily landscape-led. The proposal is to restore the partially wooded character dating from the 19th Century by planting many trees of varying native

woodland species, both slow-growing broadleaved trees and fast-growing coniferous. The site largely comprises open grassland with a relatively homogenous distribution of low-level shrubbery and linear arrangements of hedges around the perimeter.

The main approach path is tree-lined and leads pedestrians from the site entrance and car park towards the pavilion. It evokes the rural roads of the English countryside. It is also proposed to provide more dense planting along the site's perimeter with Farnham Park, thereby extending the woodland character and further concealing views of the pavilion from the site perimeter. Pockets of space are provided within the woodland, including a larger central clearing, to accommodate the burial site provision required for approximately 30 years. However, these spaces would be broken up by informal tree semi-mature planting and the existing 24m+ high mature oak.

A deer fence is to be installed along the site perimeter to protect younger trees through their early growth period. The implication for deers will be assessed in the biodiversity section of this report.

In terms of hard landscaping, a tar and chip finish is proposed to the main approach path. Whilst this would be distinctly more rural than a traditional asphalt alternative, it would nonetheless have an urbanising impact on the site. Further details of all landscaping are recommended to be secured by condition so regard can be had to the exact details of the finish at that stage and whether it is appropriate. The use of bound gravel, hoggin or reinforced grass along the paths immediately surrounding the pavilion building is supported. This would allow a fire tender access to the eastern wing of the building in the event of an emergency and provide a more porous and / or permeable surface for drainage purposes.

Officers consider that the design and landscaping approach is appropriate to the site and its setting and would not result in a harmful impact on the character and appearance of the area. The very high quality design of the proposal is therefore considered to be compliant with Policy TD1 of the LPP1, Policies DM4 and DM11 of the LPP2 and FNP Policy FNP1.

13. Impact on trees

Policy NE2 of the LPP1 states that the Council will seek, where appropriate, to maintain and enhance existing trees, woodland, and hedgerows within the Borough. Policy DM11 of the LPP2 outlines that development should adequately protect trees and hedgerows during all phases of development, including through providing adequate separation; provide suitable, preferably native, species for planting.

Of the six trees to be removed, all are Category C. Four are to facilitate the landscape scheme, one is to allow the installation of the new fence, vehicle gate and extent of vehicle parking and the other one to make room for the internal road. Two of the trees to be removed, G25 (a blackthorn) and part of H28 (a mix of field maple, hawthorn, and blackthorn) are the subject of a Tree Preservation Order (TPO). In this instance,

new planting is proposed that, when established, is likely to provide improved collective amenity value in the long term. This is considered to outweigh the loss of all six trees. It is also worth noting that the TPOs still cover T26 and T27 and that the Council's Tree Officer has not raised an objection.

Conditions are recommended to secure a Landscape and Ecological Management Plan (LEMP) including monitoring for 15 years; an Arboriculture Method Statement and Tree Protection Plan; the provision of photographic evidence of the erection of the protective fencing prior to any development commencing; the submission of a scheme and implementation of regular monitoring site visits; and reports to demonstrate the health and maintenance of landscaping post-planting.

The proposal would be in compliance with NPPF paragraph 136, Policy NE2 of the LPP1 and Policy DM11 of the LPP2.

14. Impact on 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 setting of the building and any features of special architectural or historic interest which it possesses.

NPPF paragraph 205 outlines that great weight should be given to a designated heritage asset conservation (and the more important the asset, the greater the weight should be) when considering the impact of a proposed development on the significance of the asset. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Policy HA1 of the LPP1 ensures that the significance of the heritage assets within the Borough are conserved or enhanced.

Policy DM20 of the LPP2 requires development to preserve or enhance Statutory Listed Buildings and their settings, and any features of special architectural or historic interest they possess.

FNP Policy FNP1 permits new development that protects and enhances heritage assets and their setting

As well as the previously mentioned Grade II Registered Historic Farnham Park and Garden, there are four Grade II listed buildings within the vicinity of the site: the Church of St John the Evangelist, the Outbuilding to the south of 1 Upper Hale Road, 3-7 (odd) Upper Hale Road and Mulberry House. The site is also considered to form part of the wider setting of the heritage assets that positively contributes to their rural setting.

It is acknowledged that the proposal would change the character of the site from fields to a more wooded informal landscape, but this is not considered to be out of character

for the area. Furthermore, the proposed pavilion building is unlikely to be visible from any of the heritage assets due to its location, existing and proposed planting, and use of natural materials. Whilst the area of hard landscaping for the expanded car park would be closer to the Church of St John the Evangelist, it would be obscured by mature vegetation along the boundary. An avenue through the site would remain void of additional trees to allow for any possible wider views from the tower of the Church to be retained.

Given that there would be no harm to heritage assets, NPPF paragraph 208 is not engaged and no public benefits are required to outweigh harm. As such, the proposal is acceptable in heritage terms and would be in accordance with the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as Policy HA1 of the LPP1, Policy DM20 of the LPP2 and FNP Policy FNP1.

15. Biodiversity and compliance with Habitat Regulations 2017

Policies NE1 of the LPP1 and DM1 of the LPP2 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.

Further, 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.'

FNP Policy FNP11 states that development proposals outside the Built-Up Area Boundary will be assessed in terms of their potential impact upon biodiversity of the area. Additionally, Policy FNP13 requires proposals to protect and enhance biodiversity, including Local Wildlife Sites (Sites of Nature Conservation Importance), and to promote biodiversity enhancements.

The submitted Biodiversity and Ecology Checklist identifies that there is broad-leaved woodland, ponds, old and veteran trees, and mature hedgerows on or close to the site. The loss of these would have the potential to affect the habitats of bats, dormice, nesting and breeding birds, badgers, reptiles, and amphibians such as great crested newts. The Ecological Impact Assessment provided details the following measures for each of these species:

- Bats: There are records of 11 bat species within 2km of the site boundary. The site is considered to offer commuting and foraging habitat and all trees with roosting potential would be retained and unaffected by the proposal.
- Dormice: Their presence on site is considered likely given the relative isolation of the hedgerows. However, precautions should be taken during hedgerow removal.
- Birds: There are records of red listed Birds of Conservation Concern (BoCC) within 2km of the site. There is on site habitat suitable for a range of nesting and foraging

birds. As long as vegetation or site clearance should be timed to avoid the bird nesting season of early March to August inclusive, no objections are raised.

- Badgers: No evidence of setts were recorded on site, but the grassland and boundary hedgerows offers them a variety of foraging opportunities throughout the year, although it is considered unlikely that any would be reliant on this site alone. It is recommended to include a badger survey in a Constructional Environmental Management Plan (CEMP) that can be conditioned.
- Reptiles: The site is considered to offer suitable habitat given the areas of unmanaged grassland, disturbed ground and boundary hedgerows. Only grass snakes were found during the survey, but a mitigation strategy is necessary and this can be conditioned.
- Amphibians: A small population of great crested newts has been confirmed in a pond 45m southwest of the site. It is considered that a great crested newt mitigation strategy can be secured by condition in the event of an approval.

The installation of a fence to prevent deers damaging younger trees is proposed. It is considered more important to prevent this than allow deers onto the site where there would be activity, particularly of the vehicular sort, that might endanger them. There is ample space for them to room, graze and otherwise thrive in Farnham Park.

A 10% net gain as required by the Environment Act 2021 is not mandatory until 12th February 2024 for major development, but LPP1 Policy NE2 requires new development to make a positive contribution to biodiversity. A Biodiversity Net Gain Metric Calculator has been submitted that shows the total net percentage change for habitats is +20.21% and +34.82% for hedgerows. As such, Biodiversity Offsetting will not be required, and Trading Rules have been satisfied.

It is considered that a Landscape and Ecological Management Plan (LEMP) would be required to be conditioned as would a sensitive lighting management plan.

The proposal would be in compliance with NPPF paragraph 186, Policy NE2 of the LPP1, Policy DM11 of the LPP2 and FNP Policies FNP11 and FNP13.

16. Impact on residential amenity

Policy TD1 of the LPP1 and Policies DM1 and DM5 of the LPP2 seeks to protect future and existing amenities for occupants and neighbours and 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.

FNP Policy FNP11 states that development proposals outside the Built-Up Area Boundary will be assessed in terms of the potential impact of noise.

Given the separation distance of over 155m from The Old Stables to the closest point of the proposed pavilion building as well as the existing screening, it is not considered to cause any material impact on neighbouring occupiers' privacy, sunlight, daylight or

outlook. As such, it would also not result in overshadowing, the creation of a sense of enclosure or have an overbearing impact to the residential properties. It is also noted that the screening would be increased to all the boundaries. Therefore, Officers do not consider that the development results in an undue impact on residential amenity. However, a CEMP is recommended to be secured by condition.

The proposed access from Hale Road would use the existing access to the site, which is also shared with six residential properties, a car dealer, and a restaurant. Lower Road splits in a T-shape with the northern part leading to the site serving the latter two business and two dwellings. There would be an increase in vehicle movements and visitors from the current situation, which could give rise to noise and general disturbance. It is therefore important that a condition restricts the number of funerals a week to three (or 156 per annum). Another condition is recommended to secure the times that funerals can take place on site to between 10:00 and 18:00, albeit allowing a the hearse to drop off the deceased beforehand and volunteers to arrive.

In terms of noise from other sources, this has the potential to emanate from the proposed substation as well as the plant and air source heat pumps to the pavilion building. To avoid these having a negative impact on the amenity of residential neighbours, conditions are recommended to control the level of noise created.

Subject to the recommended conditions, the proposal would have an acceptable impact on the amenity of existing occupiers in accordance with Policy TD1 of the LPP1 Policies DM1 and DM5 of the LPP2 and FNP Policy FNP11.

17. Transport and impact on highways

Policy ST1 of LPP1 outlines that development schemes should be located where sustainable transport modes can be maximised; should make contributions to the improvement of existing and the provision of new transport schemes that give priority to users of non-polluting vehicles; should be accompanied by Transport Assessments and Travel Plans; and should make appropriate provision for car parking.

Policy DM4 of LPP2 requires entrances to developments to be obvious for all users of the site, permeability and access throughout the site and active travel modes to be promoted. Policy DM9 of LPP2 promotes sustainable transport modes and patterns through developments providing inclusive, safe, and convenient access for all; an adequate highway design and layout; access by service and emergency vehicles at all times; adequate car and cycle parking spaces; public transport infrastructure; and them not having a severe residual cumulative impact on highway network capacity.

FNP Policy FNP11 states that development proposals outside the Built-Up Area Boundary will be assessed in terms of the potential impact of traffic.

FNP Policy FNP30 permits proposals where they meet several criteria including safely located vehicular and pedestrian access; provision of a Travel Plan; provision of

sustainable transport to the nearest bus stop and the town centre; provision of or a contribution towards adequate transport infrastructure; not significantly adding to traffic congestion; mitigation measures to reduce impact on air quality; and maintaining or enhancing an existing local footpath.

The site is in a somewhat sustainable location with the town centres of Farnham and Guildford being relatively close, although it is outside the settlement boundary of the former within a suburban area. Farnham railway station is over a 30-minute walk away or a 10 minute bus ride away with the closest stops being a six or a 10 minute walk away. There are good pedestrian and cycle links to the local area. Vehicular access to the subject site is to be provided from Lower Road off Hale Road (A325).

Access for fire tenders is acceptable to Sussex Fire and Rescue Service. They would be able to drive right up to the proposed building and would be able to reverse up to 20m to turn around in the service yard area allowing them to exit the site in a forward gear.

There are 42 shared informal car parking spaces on site, of which the restaurant is allocated six and the adjacent cemetery 19 spaces. 75 parking spaces are proposed and these would be shared between the restaurant, the adjacent cemetery, and the proposed pavilion building / woodland burial use.

According to Surrey County Council (SCC), which provides maximum standards, individual assessment or justification is required. Following comments from SCC Highways that further evidence of the existing parking demand was required, this has since been provided to their satisfaction via a parking survey. Also, two disabled spaces have now been proposed at the end of the parking rows as per their request. Subject to a recommended condition relating to provision of the additional spaces and an adequate turning area, the level of car parking is considered justified.

23 car parking spaces are proposed to be made available for the adjacent church, and whilst these have previously been approved under permission WA/2019/0417, the permission was not implemented. Therefore, this is a benefit of this proposal.

Whilst it is recognised that most visitors to the site are not going to be cycling, it is considered to provide facilities for the volunteers to encourage more sustainable means of travel, especially considering that the proposed building contains shower facilities. It is recommended that a condition is added to secure details of secure cycle storage along the northeastern elevation of the building.

It is unclear if electric vehicle charging points are proposed, although there are some located off site to the south on Hale Road. However, they would be encouraged, but in any case, would be secured by Building Regulations Part S so need not be conditioned.

The proposed development is expected to generate 20 two-way movements for a typical funeral with 40 mourners and 63 two-way movements for a worst-case scenario

of 181 mourners arriving by 40 cars, five minibuses and nine by taxi. This would be outside the am peak period, but possibly during the pm peak period given the proposed timings of between 10:00 and 18:00. Officers considered that the proposal would not increase vehicle activity to such a degree as to impact on the capacity and safety of the highway network at peak traffic periods and is therefore acceptable.

SCC Highways also required further information to be submitted to demonstrate that sufficient pedestrian visibility splays could be provided at the site access junction. Given that the applicant owns the land that these would be provided on, they are satisfied in regard to pedestrian safety.

As previously mentioned, the submitted Travel Plan is not considered to be sufficiently ambitious. It is therefore suggested in the revised version to be submitted to discharge the recommended condition (if approved) that the community minibuses are used to collect and drop-off mourners. The applicant may also wish to consider a community coach, which would have a greater capacity than a minibus, to further encourage the use of an alternative to private vehicle ownership. Details of how car sharing, walking routes, cycling routes and local bus services would be promoted must also be included in the revised Travel Plan.

The refuse storage would be in an external bay on the northeastern elevation with the bins transported via golf cart to the collection point in the car park for emptying. This avoids refuse trucks having to drive up to the proposed building, which has the potential to be disruptive on days on which funerals are held.

Conditions are recommended to be imposed in respect of the provision of pedestrian visibility splays prior to the first use of the proposed building, a car parking plan, cycle parking and a Construction Transport Management Plan so the proposal would not prejudice highway safety nor cause inconvenience to other highway users.

Mention was also made of the provision of a 2.5m wide footpath through the site by SCC Highways. It is understood that the applicant has agreed to transfer a 2.5m wide strip of land along the southern boundary of land within their ownership to SCC / the Council to link Hale Road with Farnham Park. Although there would be no financial contributions due and the applicant will not be delivering the footpath, this would need to be the subject of a legal agreement.

The proposed development therefore complies with the NPPF in this respect and with Policy ST1 of the LPP1, Policies DM4 and DM9 of the LPP2 and FNP Policy FNP11 and FNP30.

18. Climate Change & Sustainability

Policy CC1 of the LPP1 seeks to support development which contributes to mitigating and adapting to the impacts of climate change, including measures that use renewable and low carbon energy supply systems.

Policy CC2 of the LPP1 seeks to promote sustainable patterns of development and reduce the level of greenhouse gas emissions as well as the inclusion of measures to minimise energy and water use.

Policy DM2 of the LPP2 states that all development should seek to maximise energy efficiency and reduce carbon emissions through its design, structure, orientation and positioning, landscaping and relevant technology.

The Council's Climate Change and Sustainability SPD (October 2022) is relevant.

A Climate Change and Sustainability Checklist has been submitted, but this largely refers to the Design and Access Statement. The latter details that the proposal would utilise passive principles, rely on the thermal performance of the external envelope and make full use of natural light and ventilation, thereby minimising the need for mechanical cooling, heating and artificial lighting. However, small mechanical extracts and a high efficiency heat recovery ventilation system are proposed.

A waste management plan (WMP) is recommended to be secured by condition to manage construction and excavation waste generated by the proposed development.

It is noted that Part L – Conservation of Fuel and Power of the Building Regulations 2022 requires each non-residential building to have achieved a 27% reduction in carbon emissions.

In terms of reducing carbon emissions, the planting of 300 trees would help offset these within the locality and would support the Council's Carbon Neutrality Action Plan 2020-2030 to become carbon neutral by 2030.

Therefore, all these measures are supported, and the proposed development would be highly sustainable. The proposals are therefore in accordance with Policies CC1 and CC2 of the LPP1 and Policy DM2 of the LPP2.

19. Drainage and flooding

Policy CC4 of LPP1 encourages sustainable drainage systems (SuDS) for smaller schemes. A site-specific Flood Risk Assessment will be required for sites within or adjacent to areas at risk of surface water flooding as identified in the SFRA. There should be no increase in either the volume or rate of surface water runoff leaving the site.

Although the site lies within Flood Risk Zone 1, an area at the lowest risk of flooding, a Sustainable Drainage Strategy and Flood Risk Assessment has been submitted. The LLFA has considered these proposals and has confirmed that Version 2 satisfies the requirements of the NPPF and NPPG. It has further recommended that should permission be granted, then suitable conditions should be imposed to require details

of the design of a surface water drainage scheme and for a verification report to be provided to demonstrate that the system has been constructed as approved.

Subject to those conditions, it is considered that the proposal adequately addresses flood risk, surface water and ground water flooding risk in accordance with the NPPF. The proposals are therefore in accordance with Policy CC4 of the LPP1.

20. Archaeology

LPP2 Policy HA1 outlines that the significance of the heritage assets, including archaeological sites, within the Borough are to be conserved or enhanced to ensure the continued protection and enjoyment of the historic environment.

LPP2 Policy DM25 requires an initial assessment of the archaeological value of any site exceeding 0.4 hectares to be submitted, potentially along with an archaeological field evaluation with any important archaeological remains left in situ protected or being subject to archaeological recording, formal reporting, publication and archiving in a suitable repository as part of a scheme of works.

The land on which the cemetery is located was subject to an extensive programme of archaeological field evaluation in 2010 that demonstrated that the site had no archaeological potential. As such, no further archaeological work is required. The proposal is therefore in accordance with Policy HA1 of the LPP1 and Policy DM25 of the LPP2.

21. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan and there would be no materially adverse impact caused by the proposal on landscape designations, heritage assets protected species, neighbouring amenity, highways, climate change objectives or drainage. It is highly material that a previous permission secured the use of the site for a cemetery and woodland burial and that SANG permission is no longer extant. As such, planning permission is recommended for approval subject to the conditions outlined below.

Recommendation

That delegated authority be granted to the Executive Head of Planning Development to complete a Section 106 Agreement to secure the Heads of Terms identified above as set out in the report.

1. Condition:

The plan numbers to which this permission relates are:

2101-00-001 Rev P01

2101-00-005 Rev P01
2101-00-006 Rev P01
2101-00-100 Rev P01
2101-00-105 Rev P01
2101-00-201 Rev P01
2101-00-301 Rev P01
2101-00-302 Rev P01
SY678-110-0001
SY678-110-0021
5005 Rev P2

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

Reason:

In order that the development hereby permitted shall be fully implemented in complete accordance with the approved plans and to accord with Policies ST1, RE1, RE3, TD1, HA1, NE1, NE2, CC1, CC2 and CC4 of the Local Plan 2018 (Part 1), Policies DM1, DM2, DM4, DM5, DM7, DM9, DM11, DM15, DM18, DM20 and DM24 of the Local Plan 2023 (Part 2) and Policies FNP1, FNP10, FNP11, FNP13 and FNP30 of the Farnham Neighbourhood Plan (April 2019).

2. Condition:

No development above slab level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. These should be in accordance with drawing nos. 2101-00-301 Rev P01 and 2101-00-302 Rev P01 unless otherwise agreed by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason:

In the interest of the heritage assets, protected landscape and the character and amenity of the area in accordance with Policies RE1, RE3, TD1 and HA1 of the Local Plan 2018 (Part 1), Policies DM1, DM4, DM15, DM20 and DM24 of the Local Plan 2023 (Part 2) and Policies FNP1 and FNP10 of the Farnham Neighbourhood Plan (April 2019).

3. Condition:

The development hereby permitted shall not commence until a Waste Management Plan (WMP) for the excavation and construction activities has been submitted to and approved in writing by the Local Planning Authority to demonstrate:

(a) any waste generated is limited to the minimum quantity necessary;

(b) opportunities for the re-use and recycling of excavation and construction from the site are maximised; and

(c) sufficient on-site facilities of an appropriate type and scale are provided to manage waste arising during the operation of the development.

The approved details shall be retained for the lifetime of the development.

Reason:

To ensure the provision of satisfactory facilities for the storage of refuse and recycling in accordance with Policies TD1 and CC2 of the Local Plan 2018 (Part 1), Policy DM4 of the Local Plan 2023 (Part 2) and Policy 4 of the Surrey Waste Local Plan 2019.

4. Condition:

The hard surfaces hereby approved shall be made of porous and / or permeable materials and retained thereafter, or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site.

Reason:

To reduce the risk of flooding and pollution and increase the level of sustainability of the development in accordance with Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan 2023 (Part 2).

5. Condition:

The development hereby approved shall not be commenced until an Arboriculture Method Statement (AMS) and a Tree Protection Plan (TPP) have been submitted and approved in writing by the Local Planning Authority. They shall include the following:

- The TPP shall identify artificial surfaces and other demolition material for removal and the location of associated construction access routes, soil piles, material storage, cement mixing, portacabins / portaloos and parking areas. Unless otherwise agreed by the Local Planning Authority these and other construction activities shall occur outside of the Root Protection Areas (RPAs).
- Where it is demonstrated that the RPA encroachment of both on and off-site trees by the introduction of new permanent hard surface structures cannot be avoided, a method detailing future maintenance of services beneath these surfaces shall be submitted.
- Details of pruning providing reasons in accordance with BS3998 to include physical non-invasive restraints for the protection of main stem, bark, root and branches from construction and access activities.

- A buffer shall be maintained from the tree protection fencing when placed on grass / soil to reduce liquification entering the RPA especially during wet conditions. This buffer area shall remain clear of spoil and materials. A minimum clearance distance of 1m from the protection shall apply unless otherwise agreed by the Local Planning Authority.
- Details of all ground level changes associated with this development, materials and chemical treatments to be applied as part of construction.
- Details of temporary ground protection within the RPAs, which shall be specific for the expected period of use and repeated maximum weight bearing capacity. The ground protection shall consist of a static, interlocked design with hard panels, upon an inert 'cushioning' layer placed above a porous base layer or other approved method. There shall be no equipment, liquids, powders, materials, or phytotoxic substances placed or stored upon these hard surfaced areas.
- Where RPA encroachment by services is deemed necessary a detailed service plan and method of installation to include surface, sewerage, foul water and SuDS, electric, water, gas, telecommunication cables shall be submitted for approval.
- Cables for utility runs associated with this development shall be included with this submission.
- The protection fence and stabilisation feet (if applied) shall remain clear of spoil and materials. A minimum clear gap of 1m shall therefore be maintained during construction activities.
- Notices shall be fixed at regular intervals at head height to tree protection fence panels alerting construction workers of the sacrosanct tree protection area which shall not be entered.
- Considering the rural location and likelihood of unaccustomed wildlife, particularly nocturnal birds and bats in flight, to the sudden erection of tree protection fencing, brightly coloured ribbons, bird scare tags or other approved methods to prevent collision shall be attached to the mesh of each protection fence panel at shoulder height (1.5m).

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

Reason:

As this matter is fundamental to protecting the trees which are to be retained on the site during construction works in the interest of the visual amenities of the area in accordance with Policies NE1 and NE2 of the Local Plan 2018 (Part 1) and Policies DM4, DM6 and DM11 of the Local Plan 2023 (Part 2).

6. Condition:

The Local Planning Authority shall be notified in writing at least two weeks prior to the expected commencement of construction activities. The notification shall include photographic evidence of tree and ground protection, including temporary cover within Root Protected Areas, sacrificial surface layer and Heras fencing, and distance in

metres between visible retained tree main stems identified by their tree number on the schedule and the nearest protection fence panel.

All protection measures shall strictly accord with the Arboriculture Method Statement and Tree Protection Plan required by Condition 5. The Local Planning Authority shall determine the details within the notice in writing. This approval requires continued monitoring by the appointed person to ensure effective tree protection continues throughout the life of the construction in strict accordance with the approved Arboriculture Method Statement and Tree Protection Plan.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction and preservation of the visual amenity and character of the area in accordance with Policies RE3, NE2, TD1 and CC2 of the Local Plan (Part 1) 2018, Policies DM4, DM11 and DM15 of the Local Plan (Part 2) 2023 and Policy FNP1 of the Farnham Neighbourhood Plan (April 2019).

7. Condition:

Prior to the commencement of the development hereby approved (including any ground clearance, tree works or construction), a scheme to implement regular monitoring site visits shall be submitted to and approved in writing by Local Planning Authority. This should occur once the tree protection notice has been submitted and approved in writing by the Local Planning Authority. Details of site monitoring shall include:

- The expected date of first and future checks to start at least one month after commencement of construction.
- The name of the appointed arboriculturist / representative responsible for site monitoring and main arboricultural events which require arboriculture professional supervision.
- The frequency of monitoring throughout the construction period.

The development shall be carried out in strict accordance with the approved arboriculture site supervision and approved monitoring scheme.

Reason:

In the interests of the continued protection of the rooting areas and maintaining the health of retained trees prior to and throughout construction towards the preservation of the visual amenity and character of the area in accordance with Policies RE3, TD1, NE2 and CC2 of the Local Plan (Part 1) 2018, Policies DM4, DM11 and DM15 of the Local Plan (Part 2) 2023 and Policy FNP1 of the Farnham Neighbourhood Plan (April 2019).

8. Condition:

Prior to the first occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following:

- a. details of all hard and soft surfacing to include type, position, design, dimensions and materials; and
- b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period.

No tree shown as retained on the approved drawings shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area, to provide ecological, environmental and biodiversity benefits in accordance with Policies RE3, TD1, NE1, NE2, CC1, CC2 and CC4 of the Local Plan Part 1 (2018), Policies DM1, DM4, DM11 and DM15 of the Local Plan 2023 (Part 2) and Policies FNP1 and FNP13 of the Farnham Neighbourhood Plan (April 2019).

9. Condition:

The development hereby permitted shall not be occupied until drawings detailing the positions, height, design, materials and type of all proposed boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be provided in accordance with the approved details prior to occupation of the development and shall thereafter be retained at all times.

Reason:

To enhance the appearance of the development in the interest of the visual amenities of the area in accordance with Policies TD1 and HA1 of the Local Plan Part 1 (2018), Policies DM1, DM4, DM5 and DM20 of the Local Plan 2023 (Part 2) and Policy FNP1 of the Farnham Neighbourhood Plan (April 2019).

10. Condition:

The development hereby permitted shall not be commenced (other than works to trees) until details of the design of a surface water drainage scheme in line with the Sustainable Drainage Strategy and Flood Risk Assessment Revision P2 dated 14/12/2022 have been submitted to and approved in writing by the Local Planning Authority. The required drainage details shall include:

- a) 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.
- b) 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).
- c) 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.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) 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.

Reason:

To ensure that the principles of sustainable drainage are incorporated into this proposal so that the final drainage design does not increase flood risk on or off site in accordance with the National Non-Statutory Technical Standards for SuDS, Policies CC1 and CC4 of the Local Plan 2018 (Part 1), Policy DM1 of the Local Plan 2023 (Part 2) and Policy FNP1 of the Farnham Neighbourhood Plan (April 2019).

11. Condition:

Prior to the first occupation / use of the development, a verification report carried out by a qualified drainage engineer must be submitted to and 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 ensure the drainage system is designed to meet the National Non-Statutory Technical Standards for SuDS, Policies CC1 and CC4 of the Local Plan 2018 (Part 1),

Policy DM1 of the Local Plan 2023 (Part 2) and Policy FNP1 of the Farnham Neighbourhood Plan (April 2019).

12. Condition:

Prior to the first occupation / use of the development hereby approved, a pedestrian inter-visibility splay measuring 2m by 2m shall be provided on each side of the access to Old Hale Road, the depth measured from the back of the footway (or verge) and the widths measured outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays.

Reason:

To ensure that suitable access provision is provided within, to and from the development in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and FNP30 of the Farnham Neighbourhood Plan (April 2019).

13. Condition:

The development hereby approved shall not be first occupied / used unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The vehicle parking and turning areas shown on the approved plans shall thereafter be retained and maintained to ensure their availability for their designated purposes at all times.

Reason:

To ensure that adequate parking provision is retained in accordance with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and Policy FNP30 of the Farnham Neighbourhood Plan (April 2019).

14. Condition:

The development hereby permitted shall not be occupied until details of secure cycle parking facilities for visitors to the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation / use of the development and shall thereafter be retained for use at all times.

Reason:

To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles in accordance with

Policies ST1 and CC2 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2) and Policy FNP30 of the Farnham Neighbourhood Plan (April 2019).

15. Condition:

Within three months of the date of first occupation / use a Travel Plan for the development shall be submitted to and approved in writing by the Local Planning Authority. It shall include a commitment that community coaches or minibuses are used to collect and drop-off mourners, when necessary, in addition to details of how car sharing, walking routes, cycling routes and local bus services would be promoted. The Travel Plan shall thereafter be fully implemented in accordance with the approved details.

Reason:

To ensure the promotion of safe, active and sustainable forms of travel in accordance with Policies ST1 and CC2 of the Local Plan 2018 (Part 1) and Policy DM9 of the Local Plan 2023 (Part 2).

16. Condition:

The development hereby permitted shall not be first occupied until details of two disabled car parking spaces for visitors to, the development has been submitted to and approved in writing by the Local Planning Authority. The spaces shall have dimensions of 3.6m by 5m, be located no further than 50m from an accessible entrance and be clearly signed. The approved scheme shall be fully implemented and made available for use prior to the first occupation / use of the development hereby permitted and shall thereafter be retained for use at all times.

Reason:

To ensure the development provides for the needs of disabled visitors to the site in accordance with Policy ST1 of the Local Plan 2018 (Part 1) and Policies DM4 and DM9 of the Local Plan 2023 (Part 2).

17. Condition:

Prior to the first use of the electricity substation hereby approved, an acoustic report to assess its impact on nearby receptors shall be submitted to and approved in writing by the Local Planning Authority. The report shall address issues of noise (including low frequencies) and vibration from the substation. Following the construction of the substation, no new substation shall be used without the prior written approval of the Local Planning Authority.

Reason:

To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policies DM1 and DM5 of the Local Plan 2023 (Part 2).

18. Condition:

Noise associated with plant, machinery and air source heat pumps incorporated within the development shall be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises shall not exceed the existing LA90 background noise level. The Rating Level and existing background noise levels are to be determined as per the guidance provided in BS 4142:2014 (or as subsequently amended). In addition, there should be no significant low frequency tones present.

Reason:

To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policies DM1 and DM5 of the Local Plan 2023 (Part 2).

19. Condition:

Both the use of the pavilion building hereby permitted and funerals shall not be carried out except between the hours of 10:00 and 18:00 on Tuesdays, Thursdays, and Saturdays unless otherwise agreed in writing prior by the Local Planning Authority. These times excludes the arrival of the hearse beforehand to drop off the deceased and the arrival of volunteers to help with the funerals.

Reason:

To safeguard the amenities of the occupiers of neighbouring properties and not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Policy ST1 of the Local Plan 2023 (Part 1), Policies DM1, DM5 and DM9 of the Local Plan 2023 (Part 2) and Policy FNP30 of the Farnham Neighbourhood Plan (April 2019).

20. Condition:

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. It shall include:

- (i) The forecasted programme of works for the development hereby permitted.
- (ii) A scheme setting out how the contractors will minimise disturbance to neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.
- (iii) Details of proposed site accesses and any pitlanes or loading / unloading areas within the highway, which shall be sufficient to allow all vehicles to enter and exit these in forward gear without reversing on the highway.

- (iv) Details of hours of construction including all associated vehicular movements.
- (v) Details of the construction compound, and storage areas.
- (vi) A plan showing construction traffic routes and the timings, type and the number of vehicles forecast to use these.
- (vii) Details of measures to protect highway assets, including boundary hoarding behind any visibility zones, and to mitigate impacts on public transport and emergency services, and provide for their continued operation during the works.
- (viii) Details of vehicle cleaning facilities to prevent mud and dirt being trafficked onto the highway from the site or being washed onto it.
- (ix) Details of any temporary traffic management and signage along the construction routes, at site access and elsewhere in the vicinity of the site.
- (x) Details of site personnel, operatives and visitor parking.
- (xi) Details of any floodlighting, including location, height, type, direction of light sources and intensity of illumination.
- (xii) A survey of the development site boundary and a 30m buffer for badger setts, and if any activity is detected, a suitable course of action shall be proposed.
- (xiii) A Great Crested Newt method statement to support a mitigation licence to include mitigation, compensation and enhancement actions.
- (xiv) A reptile precautionary method of working.

The construction works shall be carried out in accordance with the approved CEMP and no part of the development hereby approved shall be occupied until the approved highway works have been carried out in accordance with the agreed details.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and as this matter is fundamental to the protection of neighbouring amenity and wildlife throughout development works in accordance with Policies ST1 and NE1 of the Local Plan 2023 (Part 1), Policies DM1, DM5 and DM9 of the Local Plan 2023 (Part 2) and Policies FNP13 and FNP30 of the Farnham Neighbourhood Plan (April 2019).

21. Condition:

Prior to first occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent sensitive species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Reason:

Many species active at night (e.g. bats and badgers) are sensitive to light pollution. The introduction of artificial light might mean such species are disturbed and / or discouraged from using their breeding and resting places, established flyways or foraging areas. Such disturbance can constitute an offence under relevant wildlife legislation and is required in accordance with Policies NE1 and NE2 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan 2023 (Part 2) and Policy FNP30 of the Farnham Neighbourhood Plan (April 2019).

22. Condition:

Prior to the commencement of development, a Landscape and Ecological Management Plan (LEMP) covering a period of 15 years should be submitted to, and be approved in writing by, the Planning Authority. The content of the LEMP should include the following:

- a) description, evaluation and scaled plan of features to be managed (habitats; species, planting plans, taking advice from the applicant's ecologist)
- b) ecological trends and constraints on site that might influence management;
- c) aims and objectives of management;
- d) preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period;
- e) details of the body or organisation responsible for implementation, monitoring and maintenance of the plan;
- f) on-going monitoring and remedial measures, including details for the provision for replacement of diseased, damaged or dead trees and plants.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan should also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme.

The Local Planning Authority shall be provided with mid-summer post-planting reports during the first two growing seasons after completing the landscape scheme and be notified annually of monitoring results and replacement planting throughout the 15 year landscaping scheme by way of a report to include photographs to show the health, and post-care maintenance of all planted trees.

The LEMP shall be implemented in full accordance with the approved details.

Reason:

In the interests of preserving nature conservation and establishing new plants and trees for visual amenity and character of the area in accordance with Policies RE3, TD1, NE1, NE2 and CC2 of the Local Plan Part 1 (2018), Policies DM1, DM4, DM11 and DM15 of the Local Plan 2023 (Part 2) and Policies FNP1 and FNP13 of the Farnham Neighbourhood Plan (April 2019).

Informatives:

1. The applicant is advised that advice regarding permeable and porous hard surfaces can be found in the Department of Communities and Local Government document 'Guidance on the permeable surfacing of front gardens'.
2. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
3. The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users.
4. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the County Highway Authority. It is not the policy of the County Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.
5. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the County Highway Authority Local Highways Service.
6. The applicant is advised that a Streetworks permit and a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a Streetworks permit and an application will need to be submitted to the County Council's Streetworks Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/roadpermitsand-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent

may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-communitysafety/floodingadvice

7. Cycle parking should be secure, convenient, accessible, well-lit, well-signed, near the main entrance, by a footpath or hardstanding and sheltered. It should also be noted that the County Highway Authority would not usually support vertical hanging racks as they are difficult for many people to use and therefore not considered to be policy and Equality Act 2010 compliant. The County Highway Authority's preferred cycle parking is 'Sheffield' type stands, spaced in line with the guidance contained within the Manual for Streets section 8.2.22 or other proprietary forms of covered, illuminated, secure cycle storage including the Police approved Secure By Design cycle stores, "bunkers" and two-tier systems where appropriate.
8. The applicant is advised that the granting of planning 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.
9. The use of air source heat pumps can give rise to noise complaints. Please follow this link to the relevant advice:
<https://www.waverley.gov.uk/Services/Environmental-concerns/Pollution-control/Noise-complaints/Noise-and-air-source-heat-pumps>
10. The applicant is reminded that it is a criminal offence to intentionally or recklessly disturb, damage or destroy / kill protected species and their habitats under the Wildlife and Countryside Act 1981. The nesting season is normally taken as being from 1st March – 30th September. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.
11. The applicant is advised that vegetation and site clearance should take place outside of breeding bird season or following nesting bird checks.
12. The applicant is advised that precautions should be taken during hedgerow removal in case of the presence of hazel dormouse.
13. The applicant is advised that works can only take place under a Great Crested Newt mitigation licence, which can only be applied for once ecological conditions are discharged.
14. The applicant is advised that the details of external lighting should comply with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance

Notes for the Reduction of Light Pollution (2011)' similar guidance recognised by the Council. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) should be submitted with the details.

15. The applicant is advised to give consideration to the installation of sprinklers, water mist systems, etc as part of a total fire protection package. Their use can add significant benefit to the structural protection of buildings in the event of a fire.
16. The applicant's attention is drawn to Health and Safety Guidance HSG283 Managing infection risks when handling the deceased:
www.hse.gov.uk/pubns/books/hsg283.htm