

WA/2018/1932
Mr & Mrs Abrahams
05/11/2018

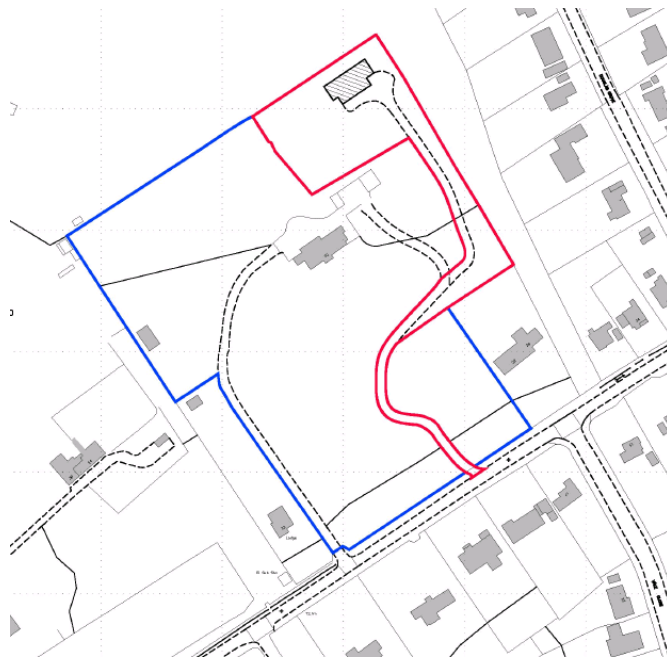
Erection of dwelling with associated drive and parking at Plot 3, Springfield, 30 Frensham Vale, Lower Bourne GU10 4HT

Town: Farnham
Ward: Farnham Bourne
Case Officer: Mr Chris Turner

Neighbour Notification Expiry Date 02/01/2019
Expiry Date 30/12/2018
Extended Date 04/10/2019

RECOMMENDATION That permission be REFUSED.

Location Plan



Site Description

The application site is located on the northern side of Frensham Vale. It comprises a two storey detached dwelling with associated residential curtilage to the front. There is woodland to the rear of the plot.

Vehicular access to the application site is located centrally in the plot onto Frensham Vale and utilises the existing access to the existing dwelling.

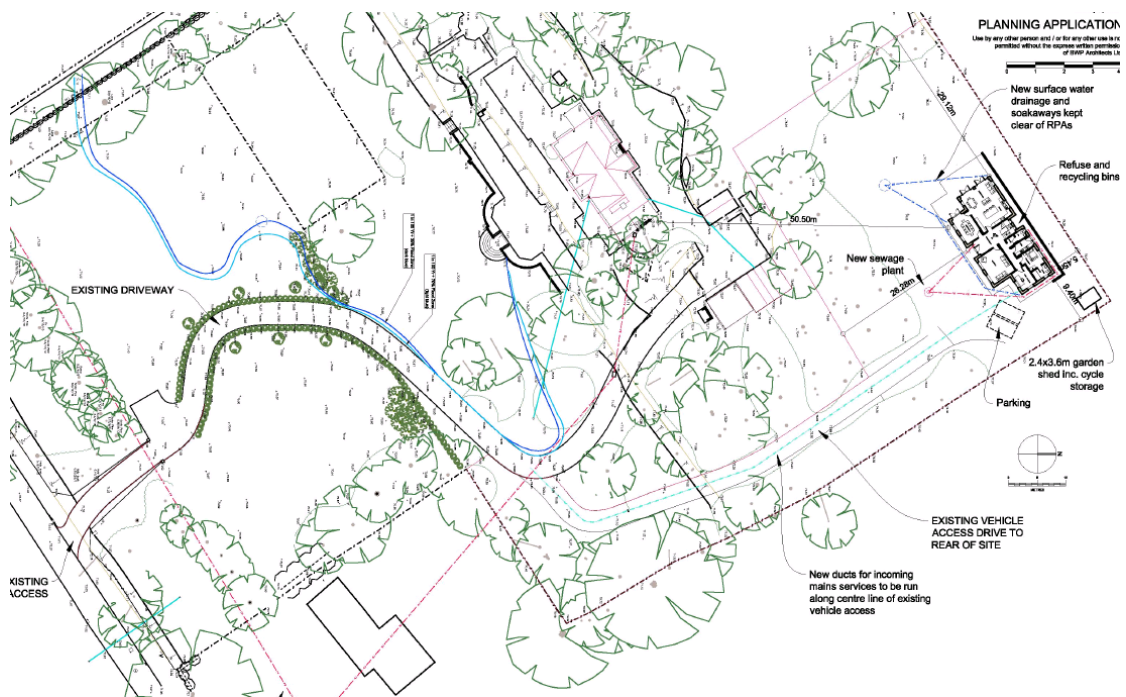
Proposal

The application is for the provision of a four bedroom dwelling to the north west of the existing dwelling on the site. This would be accessed via an existing driveway that leads directly from Frensham Vale Road. Much of the dwelling has eaves at single storey level, however, there are two gables on the front and rear elevation to enable the provision of habitable accommodation at first floor level.

It is proposed that the dwelling be finished in timber cladding with a slate roof.

The development would include the provision of two car parking spaces and a garden shed including cycling storage.

Proposed Block Plan



Proposed Elevations



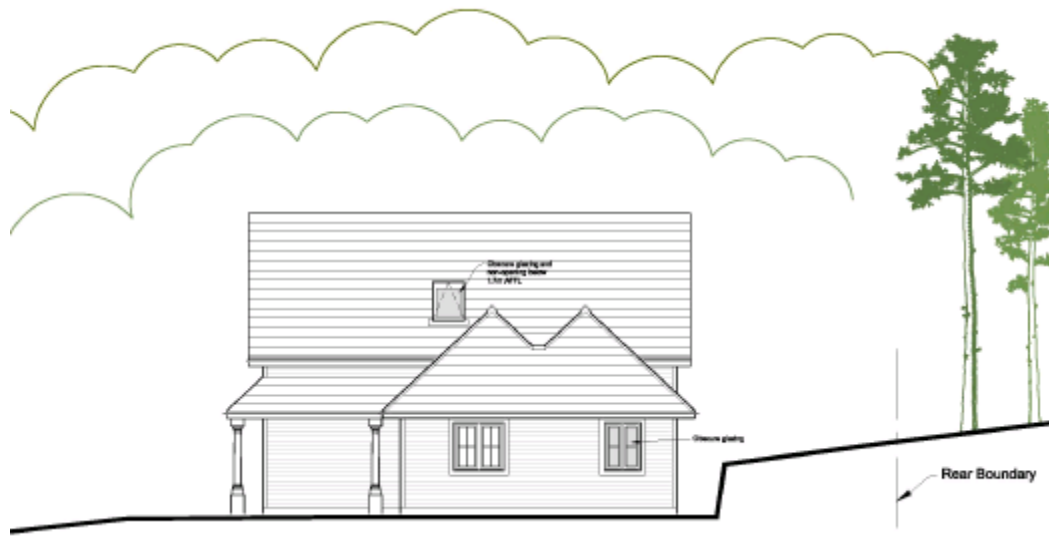
Proposed south east elevation



Proposed north west elevation



Proposed south west elevation.



Proposed south east elevation.

Relevant Planning History

WA/2018/1912	Full application	Erection of a dwelling	Pending	
WA/2018/1931	Full application	Erection of a dwelling	Pending	
WA/2018/0797	Full application	Erection of 2 dwellings and a detached garage along with associated landscaping.	Refused 09/10/2019	
WA/2018/0744	Certificate of Lawfulness under Section 192 for the construction of swimming pool and erection of pool house.	Certificate of Lawfulness Refused	Refused 08/06/2018	Appeal Dismissed
WA/2018/1098	Certificate of Lawfulness section 192 - Proposed	Certificate of Lawfulness under Section 192 for erection of an outbuilding to house a swimming pool.	Certificate of Lawfulness Refused 20/08/2018	
WA/2018/0744	Certificate of Lawfulness section 192 - Proposed	Certificate of Lawfulness under Section 192 for the construction of swimming pool and erection of pool house.	Certificate of Lawfulness Refused 08/06/2018	Appeal dismissed 30/01/2019
WA/2017/1825	Certificate of Lawfulness section 192 - Proposed	Certificate of Lawfulness under Section 192 for hard surface driveway and new vehicular access.	Certificate of Lawfulness Granted 21/11/2017	

WA/2017/1225	Certificate of Lawfulness section 192 - Proposed	Certificate of Lawfulness under Section 192 for hard surface driveway and new vehicular access.	Withdrawn 22/11/2017	
WA/2017/0814	Certificate of Lawfulness section 192 - Proposed	Certificate of Lawfulness under Section 192 for hard surface driveway (as amended by drawing received 21/06/2017)	Certificate of Lawfulness Granted 21/06/2017	
WA/2017/0675	Certificate of Lawfulness Section 191- Existing	Certificate of Lawfulness under Section 191 for the continued use of the area edged red on the site plan as residential garden (C3 use) in association with the residential use and occupation of 30 Frensham Vale Road.	Certificate of Lawfulness Granted 12/06/2017	
WA/2017/0218	Certificate of Lawfulness section 192 - Proposed	Certificate of Lawfulness under Section 192 for the erection of entrance gates and boundary fencing.	Certificate of Lawfulness Granted 21/03/2017	
WA/2017/0106	Certificate of Lawfulness section 192 - Proposed	Certificate of Lawfulness under Section 192 for the construction of a driveway.	Withdrawn 08/03/2017	

WA/2016/1177	Householder application	Erection of extensions and alterations to provide a two storey dwelling with rooms in the roof (as amplified by arboricultural report and tree protection plan received on 11 August 2016).	Full Permission 16/08/2016	
WA/2015/2287	Householder application	Construction of new vehicular access and driveway and landscaping works (as amplified by letter dated 21/01/2016).	Refused 26/01/2016	Appeal Dismissed 13/09/2016
WA/2015/1642	Certificate of Lawfulness section 192 - Proposed	Certificate of Lawfulness under Section 192 for erection of a detached garage/outbuilding.	Certificate of Lawfulness Granted 07/10/2015	
WA/2012/1376	Full Application	Erection of 3 dwellings together with formation of new vehicular access (as amplified by letter dated 08/10/2012 and email dated 18/01/2013).	Refused 04/03/2013	

Planning Policy Constraints

Thames Basin Heath 7km Buffer Zone
 Wealden Heaths I SPA 5km Buffer Zone
 Ancient Woodland 500m Buffer Zone
 Land Outside Built-up Area Boundary – Farnham Neighbourhood Plan
 Countryside beyond the Green Belt

Development Plan Policies and Guidance

The development plan and relevant policies comprise:

- Waverley Borough Local Plan, Part 1, Strategic policies and sites (adopted February 2018): SP1, SP2, ALH1, ST1, RE1, RE3, TD1, NE1, NE3, CC1 and CC4.
- Farnham Neighbourhood Plan (made May 2017): FNP1, FNP10, FNP11, FNP12, FNP13 and FNP30.
- Waverley Borough Local Plan 2002 (retained policies February 2018): D1, D4, D8, and D9.
- South East Plan (saved policy NRM6)

In accordance with the National Planning Policy Framework (NPPF) due weight has been given to the relevant policies in the above plans.

Other guidance:

The National Planning Policy Framework 2019 (NPPF)

The National Planning Practice Guidance 2014 (NPPG)

Residential Extensions Supplementary Planning Document 2010 (SPD)

Council's Parking Guidelines (2013)

Surrey Vehicular and Cycle Parking Guidance (2012)

Surrey Hills AONB Management Plan (2014-2019)

Farnham Design Statement (2010)

Consultations and Town Council Comments

Town Council	Farnham Town Council strongly objects to the erection of a dwelling, not in line with the Farnham Design Statement and Neighbourhood Plan Policy FNP1a), d), e), f), g), FNP10 and being outside the Built Up Area Boundary. The subdivision of larger plots is unacceptable as it has a detrimental impact on the characteristics of the semi-rural area. The front of the site is in Flood Zone 3.
Environment Agency	No objection.
County Highway Authority	No objection, subject to conditions
Natural England	No Appropriate Assessment required
Surrey Wildlife Trust	No objection, subject to conditions (see details in Biodiversity section of main report)

Representations

Site notices were displayed around the site on: 11/12/2018

Neighbour notification letters were sent on: 26/11/2018

48 letters have been received (including one from the Frensham Vale Action Group and the Farnham Society) raising objection on the following grounds:

Harm to countryside and semi-rural character of area

- The proposed house is situated beyond the Built-up Area Boundary and would have a harmful impact on the intrinsic character and beauty of the countryside and the Area of Special Environmental Quality.
- Development erodes the rural and wooded landscape.
- The proposal comprises urban creep and would lead to the infilling of the gap between the existing settlements of Lower Bourne and Rowledge.
- The proposal would lead to the pressure of fragmentation and overdevelopment.
- The provision of a driveway has already contributed to the erosion of the semi-rural character of the area.
- The removal of the existing fence should not be regarded as a planning benefit for the proposal.

Flood Risk

- The proposal would increase the risk of flooding to nearby properties; the culvert running parallel to the road is often at full capacity and frequently spill onto the road;
- It has not been demonstrated that the site is sequentially preferred or that the proposal meets the exception test with regards to flooding.
- No evidence of safe escape has been provided in the event of flooding as the only escape route is across the flood plain and there is no dry escape route beyond local roads (as required by the Flood Risk Practice Guide).

Trees

- The trees to be retained will shade the house and there may be resultant pressure to lop or fell further trees.
- The development would have a harmful impact on trees that are subject to TPOs.

Residential Amenity

- Loss of privacy to no. 28

Biodiversity

- The urbanisation of the site would harm the biodiversity of the area and erode the Frensham Vale Wildlife Corridor 04.
- The flood risk assessment undertaken by the applicants is flawed and does not account for climate change.

Contrary to Farnham Neighbourhood Plan

- The development is not sustainable as it does not accord with the Farnham Neighbourhood Plan (outside of Built Up Area Boundary) and there is not extenuating circumstance to warrant a departure from the Plan; it is not required in order to meet housing allocations.
- Although there is a Farnham Neighbourhood Plan Review, this does not provide a basis for arguing for ad hoc release of land that is demonstrably in conflict with up-to-date development plan policies and boundaries because there is an agreed 5 year land supply.

Vehicle and pedestrian traffic

- The proposal would result in additional traffic entering/exiting the site and no continuous footpaths for pedestrians.

General

- The development does not overcome previous reasons for refusal for the development of the site for 3 houses.
- The proposal comprises garden grabbing.
- This is one of three applications made for the same overall existing garden site. It is imperative that three plots must be viewed as a single application and they would have a cumulative negative effect.
- The site falls within the Buffer Zones of the Wealden Heaths and Thames Basin Heaths SPAs.
- The same reasons that saw an application at 35 Frensham Vale refused apply to this application.
- The proposal conflicts with the Farnham Design Statement 2010, FNP1 of the Farnham Neighbourhood Plan and Policies D1, D4, RE1 and BE3 of the Local Plan 2002.

Planning Considerations

Planning history and differences with previous proposal

The planning history is a material consideration.

Planning permission was refused on 9th October 2018 for two dwellings to be located in front of no. 30 Frensham Vale (WA/2018/0797). The reasons for refusal are as follows:

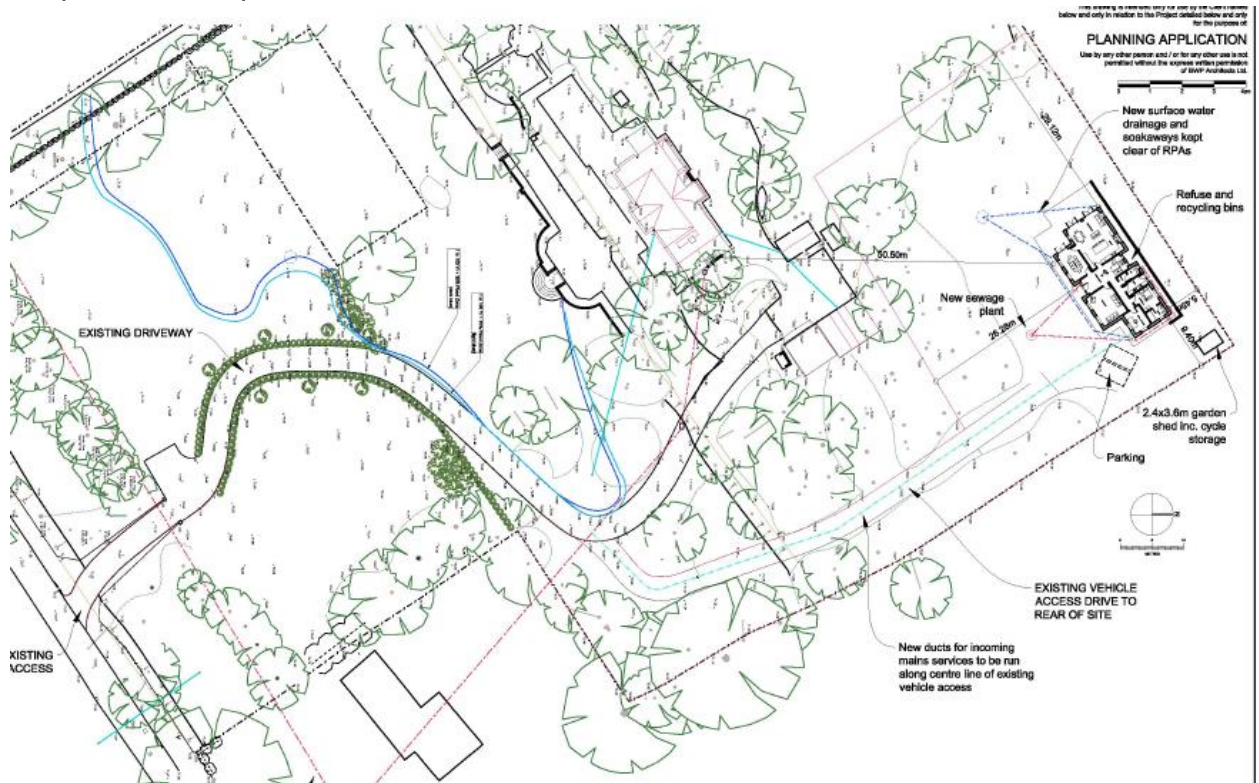
1. The proposed development, by reason of its siting and scale, would materially detract from the intrinsic character and beauty of the countryside and would fail to enhance the landscape value of the countryside in conflict with Policy RE1 of the Waverley Borough Council Local Plan Part 1: Strategic Policies and Sites 2018, Policies FNP10 and FNP11 of the Farnham Neighbourhood Plan 2017 and paragraphs 8 and 170 of the NPPF 2018.
2. The site is partially located within Flood Zone 3. It has not been demonstrated that the site is sequentially preferable over other reasonably available sites appropriate for the proposed development at less risk of flooding. Furthermore, it has not been demonstrated that the proposal would meet the exception test. The proposal therefore fails to accord with paragraphs 155, 157, 158, 159 and 160 of the National Planning Policy Framework 2018 and Policies CC1 and CC4 of the Waverley Borough Local Plan (Part 1) 2018.

The main differences between this application and the previous application is that this application proposes one dwelling, and this would be located to the rear of no. 30 Frensham Vale rather than to the front.

Block plan for WA/2018/0797



Proposed block plan



5 Year Housing Land Supply

The Council published its 5 year housing land supply statement in July, with a base date of 1st April 2019. This document confirms that, with an additional buffer of 20%, the Council has 5.2 years' worth of housing supply. Therefore, the Council can demonstrate the requirement of paragraph 73 of the NPPF.

However, the ability to demonstrate a 5 year housing land supply does not mean that what is otherwise sustainable development should be refused.

Location of Development

The site is located within the Countryside beyond the Green Belt outside any defined settlement area. Policy RE1 of the Local Plan (Part 1) 2018 states that in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

Policy SP2 of the Local Plan Part 1: Strategic Policies and Sites 2016 states that development will be focused on the four main settlements (Farnham, Godalming, Haslemere and Cranleigh).

The application site falls outside of the Built Up Area Boundary of Farnham. However, it lies immediately adjacent to the settlement boundary. The site is

approximately 0.7 miles from the centre of The Bourne where there is a post office and a recreation ground with South Farnham Infants School just beyond this.

In addition to this, there are bus stops along Frensham Road, including one near to its junction with Frensham Vale that providing public transport into Farnham.

In light of the proximity of the site to the settlement boundary, the proximity of the site to services and facilities and bus tops to ensure that Farnham Town Centre is accessible to public transport, it is considered that the proposed dwelling would not be isolated for the purposes of paragraph 79 of the NPPF and would not comprise an unsustainable location in terms of access to essential services and facilities.

Impact on Countryside beyond the Green Belt and Visual Amenity

The site is located within the 'Countryside beyond the Green Belt' outside any defined settlement area. Policy RE1 states that in this area the intrinsic character and beauty of the countryside will be recognised and safeguarded in accordance with the NPPF.

Policy FNP10 of the Farnham Neighbourhood Plan 2017 states that outside the 'Built up Area Boundary', priority will be given to protecting the countryside from inappropriate development and is broken into parts 'a-e'. Parts 'b', 'c' and 'd', refer to designations not relevant to this application. The parts 'a' and 'e' of the policy states development would only be permitted whereby it would:

- a) be in accordance with Policies FNP16, 17 and 20 or other relevant Policies in the Neighbourhood Plan or other relevant planning policies applying to the area.
- e) would enhance the landscape value of the Countryside and, where new planting is involved, use appropriate native species.

Policy FNP11 of the Farnham Neighbourhood Plan states that proposals that fail to address impacts upon the visual setting, landscape features of the site and surroundings and biodiversity or which lead to increased coalescence will not be supported.

Policy TD1 of the Local Plan 2018 (Part 1) requires development to be of high quality design and to be well related in size, scale and character to its surroundings. Retained Policies D1 and D4 of the Local Plan 2002 are attributed substantial and full weight respectively due to their level of consistency with the NPPF 2018.

The Farnham Neighbourhood Plan advises that new development should be designed to be a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located.

The site is located within 'The Bourne' character area. The Farnham Design Statement (2010) outlines that new development within 'The Bourne' should respect and be sympathetic to the immediate architectural surroundings in terms of pattern, scale, material and form. Building heights should reflect those in the area and the effect on the street scene should be carefully considered. Trees and hedges are essential features of 'The Bourne'.

The area sits adjacent to the settlement boundary, which is located east of the site. Within the settlement there are linear streets of residential development. The site marks the changes in character of the area, where it becomes more characteristically well wooded countryside with dwellings well separated of varying sizes and located within large plots.

The introduction of built form in this location would be well concealed from public vantage points and from the street scene. There would be limited views from the neighbouring dwelling at 'Pinetrees' to the south east. There may be some views of built form from the adjoining Douglas Grove, however despite some felling a thick tree belt exists between the site and this street.

The Council has recently received two appeal decisions for applications for single dwellings within Farnham, WA/2018/0057 and WA/2017/2287. The two applications were located within Countryside beyond the Green Belt and the Council strongly defended the decisions on the basis of the impact on the Countryside beyond the Green Belt and the need for development within these areas to enhance the countryside in accordance with Policy FNP10. Whilst these appeals were dismissed for reasons other than impact on the countryside, the Inspector did not explicitly consider the matter of enhancement when assessing the development's acceptability in relation to FNP10. In both cases, the Inspector considered that as the introduction of the proposed built form did not harm the character and appearance of the area, the proposals were in accordance with Policy FNP10. These cases were very similar in their considerations as the application now before the committee.

With regard to WA/2018/0057 at Bramwell House, the proposal was for a single dwelling on existing garden land associated with an existing dwelling which the Inspector considered stood towards "an area of low density development". The Inspector recognised that the area had an "open and largely undeveloped character" but noted that "to the East of the site, it is characterised by a scattering of large dwellings set in large plots, amongst

mature trees, to the south and west of the site". The Inspector considered that the site was almost entirely screened from adjacent roads by mature woodland. In his consideration of the application, the Inspector concluded that the proposed development was commensurate with the spatial character and layout of the plots to the south and west of the site. He was satisfied that the additional planting proposed was satisfactory. In his assessment, the Inspector did not indicate that the development enhanced the countryside, however, he concluded that the development was acceptable, and in accordance with FNP10, as it did not harm the character or appearance of the area. Consequently, the appeal was dismissed only as a result of the impact of the development on nearby protected sites in relation to ecology.

The appeal at Reeve House, Frensham Road (WA/2017/2297), was again for the provision of a new dwelling within the large curtilage of an existing dwelling designated as Countryside Beyond the Green Belt. This site is also bounded by woodland. The Inspector concluded that it would be difficult to view the proposed dwelling from the surrounding roads due to a change in levels. The Inspector acknowledged that it would be possible to view the building from gaps in the woodland but considered that this would be in accordance with the character of the area where large properties are often not prominent to view but can be glimpsed through the vegetation. The Inspector did not explicitly consider the matter of whether the proposed dwelling enhanced the character and appearance of the area, he did, however, consider that the proposal would not harm the character and appearance of the area and, as such, the proposal would be in accordance with Policy FNP10. Like Bramwell, House, this appeal was only dismissed, therefore, on the potential impact of the development on protected sites.

Owing to the limited visibility of the proposed dwelling, Officers do not consider that a dwelling in this location would harm the intrinsic character and beauty of the countryside. On the basis of the above appeal decisions, this is considered to be a sufficient test in establishing whether the development accords with Policy FNP10 and the requirements of the NPPF which seeks to ensure that developments "safeguard the intrinsic beauty and landscape of the countryside.

Officers are also of the view that the location of the development means that it would not lead to the infilling of the gap between Lower Bourne and Rowledge and would therefore accord with FNP11.

The proposal includes the provision of a landscaping plan and the submitted Landscape and Visual Impact Assessment concludes that the landscaping would reduce the impact of the proposal on the landscape. Officers consider

landscaping would reduce the harm of the proposal on the character of the countryside.

The proposed design is considered to be acceptable with regards to visual amenity with varied ridge and eaves height providing variety to the elevation. The materials proposed are timber cladding and slate tiles which are considered appropriate to this semi-rural location. The design of the proposed dwelling is considered acceptable and as it is significantly set back from the road frontage and not visible from this location, Officers consider the proposal would not have a harmful impact on the street scene.

Although the proposal would result in the subdivision of a plot, the space around each dwelling is sufficient to ensure that the development does not look cramped within the context of its semi-rural surroundings.

The proposed development is considered in accordance with Policies RE1 and TD1 of the Local Plan (Part 1) 2018, Policies FNP1, FNP10 and FNP11 and of the Farnham Neighbourhood Plan 2017 and retained Policies D1 and D4 of the Local Plan 2002.

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. Retained policies D1 and D4 of the Local Plan 2002 are given substantial and full weight respectively due to their consistency with the NPPF 2019.

The proposal would be located a significant distance from neighbouring residential properties and would be well screened by trees. As such, there would be no harmful loss of light, outlook or privacy to nearby residents.

The position of the new dwelling and the existing dwelling at 30 Springfield ensures that there is an appropriate relationship between the existing and the new dwelling, without detriment to the amenity of the existing dwelling.

The proposed development therefore accords with Policy TD1 of the Local Plan Part 1 2018 and Policy D4 of the Local Plan 2002.

Quality of Accommodation

Policy TD1 of the Local Plan (Part 1) 2018 seeks to maximise the opportunity to improve the quality of life, health and well-being of current and future residents through the provision of appropriate private, communal and public

amenity space, appropriate internal space standards for new dwellings, on site playspace provision, appropriate facilities for the storage of waste and private clothes drying facilities.

The Government Technical Housing standards – nationally described space standards (2015) requires dwellings to meet certain internal space standards in order to ensure that an appropriate internal standard of accommodation has been provided for future occupiers. Until the Council has a Local Plan Policy in respect of these standards, they should only be given limited weight and used as guidance to inform the decision on this proposal.

The proposed dwelling is 158 sq m in area. The Government Technical Housing Standards advise that four bedroom 8 person dwellings should be 124 sq m. The floor area of the proposed dwelling significantly exceeds this.

With regards to bedroom floor areas, a comparison table below details the floor areas advised by the Technical Housing Standards and the floor areas proposed (noting that all the bedrooms are double bedrooms).

Bedroom	Standard	Proposed	Difference
1	11.5	19	+6.5
2	11.5	14.6	+2.1
3	11.5	14	+1.5
4	11.5	11.6	-0.9

There is only one bedroom that falls short of the standard, although the shortfall is minimal at 0.9 sq m. Given that the modest nature of the shortfall, that three bedrooms exceed the standard (one significantly) and that the floor area of the dwelling overall significantly exceeds the standard, Officers are of the view that in this instance, the quality of accommodation proposed regarding floorspace is acceptable.

The dwelling has been designed to ensure that it receives sufficient light and outlook.

With regard to amenity space provision, the proposed dwelling would have a substantial garden area, befitting to a 4 bedroom dwelling.

Although the dwelling would be built on part of the garden area of no. 30 Frensham Vale, this existing dwelling sits within a substantial plot and the manner in which the subdivision of the plot is proposed, ensures that sufficient garden space for this dwelling would remain.

In terms of the amenity of future occupiers, Waverley Borough Council's Waste and Recycling Officers note that the length of drive exceeds the maximum 'drag distance' for bins as set out in the council's Guide for Developers and as such would fail to comply with the Council's Guidelines and as such would fail to comply with Retained Policy D4 of the Local Plan 2002. Notwithstanding this, officers consider that this bin drag distance does is not harmful enough to warrant refusal, subject to a condition stating that the bins would be presented at the roadside on collection days.

The proposal would therefore be considered to accord with Policy TD1 of the Local Plan (Part 1) 2018 and retained Policy D1 of the Local Plan 2002.

Impact on Trees and Ancient 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. Retained Policies D6 and D7 of the Local Plan 2002 are attributed full and significant weight respectively due to their level of consistency with the NPPF 2019.

Some pre-emptive felling of the woodland has already been undertaken on this site. In addition to this, a driveway has been roughly hewn through the soil to serve vehicle access to the area with damage to adjacent trees resulting therefrom. Furthermore excavation to provide a formalised driveway could result in potentially more tree loss.

However the proposal does not include the removal of any more trees or any pruning. The Arboricultural Officer has advised that he raises no objection subject to conditions. It is not considered that the dwelling is in such proximity to existing trees that it may result in pressure to lop or fell further trees and therefore Officers are satisfied that further felling on site would be unlikely.

The application site is within the 500m ancient woodland buffer zone. As the proposal is well separated from the ancient woodland, it is not considered to be materially harmful and would be in accordance with Policy NE2 of the Local Plan (Part 1) 2018, retained Policies D6 and D7 of the Local Plan and paragraph 175 of the NPPF.

Flood Risk

Paragraph 155 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk of flooding (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime

without increasing flood risk elsewhere. The NPPF goes on to state that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.

Paragraph 163 of the NPPF states that where appropriate applications should be supported by a site-specific flood risk assessment. Development should only be allowed in areas at risk of flooding where in light of this assessment 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.

Policy CC4 of the Local Plan (Part 1) 2018 states that development must be located, designed and laid out to ensure that it is safe and that the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere.

Table 2 of the Flood Risk and Coastal Change PPG identifies that buildings for residential development are classified as 'more vulnerable' types of development and therefore a site-specific flood risk assessment is considered to be appropriate for this proposal.

The application is accompanied by a Flood Risk Assessment which confirms that the dwelling is entirely within Flood Risk Zone 1 and part of driveway leading to the site is within Flood Zone 3. The Environment Agency has reviewed the application and raises no objection to the proposed development, but does note that part of the site remains within Flood Zone 3.

In accordance with the NPPF, development within Flood Zones 2 and 3 should only be considered whereby there are no suitable sites located within Flood Zone 1. Only when it has been demonstrated that there are no other, more sequentially preferable sites available, should sites located within areas of medium to high risk of flooding be considered for development.

As there has been no sequential test submitted with the application it cannot be determined whether there would be other, more suitable sites located within Flood Zone 1 which could provide the extent of development proposed in this application. Therefore there is no evidence that this site is sequentially more suitable than other potentially available sites. It is noted that the Council's 5 Year Housing Land Supply Document contains a number of sites that are suitable for development.

The exception test should demonstrate that wider sustainability objectives outweigh the flood risk and the development would:

- a) provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall

It is not considered that there are wider sustainability benefits to the proposal, particularly as the proposal would only deliver one dwelling and the Council have a 5 Year Housing Land Supply.

Notwithstanding the failure of the application to pass the sequential and exceptions test, an assessment has been made as to whether the site would be safe from flooding.

Waverley Strategic Flood Risk Assessment 2018 provides an overview of the risk of flooding across the Borough. Section 5.4 details the requirements for safe access and egress to a site to enable the safe evacuation of people from the site in times of flood and enable the emergency services access to floods during periods of flood.

A safe access and egress route should allow occupants to enter and exit buildings and reach land within Flood Zone 1 using public rights of way without the intervention of emergency services. The Council should seek to ensure the developments are not permitted on 'dry islands'.

Guidance prepared by the EA uses a calculation of Flood Hazard to determine safety in relation to Flood Risk. Flood hazard is a function of the flood depth and flow velocity at a particular point in the floodplain along with a suitable debris factor to account for the hazard posed by any material entrained by the floodwater.

The derivation of flood hazard is based on the methodology in Flood Risks to People FD2320, the use of which, for the purpose of planning and development control, is clarified in the above mentioned publication and summarised in the below table:

Less than 0.75	Very low hazard - Caution
0.75 to 1.25	Dangerous for some – includes children, the elderly and the infirm
1.25 to 2.0	includes the general public
More than 2.0	includes the emergency services

For developments located in areas at risk of fluvial flooding safe access / egress must be provided for new development as follows in order of preference:

- Safe dry route for people and vehicles.
- Safe dry route for people.
- If a dry route for people is not possible, a route for people where the flood hazard (in terms of depth and velocity of flooding) is low and should not cause risk to people.
- If a dry route for vehicles is not possible, a route for vehicles where the flood hazard (in terms of depth and velocity of flooding) is low to permit access for emergency vehicles. However the public should not drive vehicles in floodwater.

In all cases, a ‘dry’ access/egress is a route located above the 1% annual probability flood level (1 in 100 year) including an allowance for climate change.

The submitted Flood Risk assessment states that the Flood Hazard rating for the site would be low. Therefore given the flood hazard rating across the site, Officers are satisfied that that whilst a dry route could not be achieved the hazard rating would be low and would not cause harm to people. It would therefore accord with the guidance of the Strategic Flood Risk Assessment.

The proposed dwelling would be located within Flood Zone 1 and access would be located partially within Flood Zone 3, the hazard risk would be ‘low’ and therefore safe access and egress to the site could be achieved. However, Officers consider that insufficient information has been submitted to demonstrate the proposed site is sequentially preferable site and therefore it would not accord with Policies CC1 and CC4 of the Local Plan (Part 1) 2018 and the NPPF 2019.

Highways Impacts

The proposed dwelling would be accessed from Frensham Vale, sharing the existing access and driveway which currently serves no. 30 Frensham Vale.

There is an existing spur off the driveway providing access to the application site. The driveway would lead to a parking area immediately in front of the new dwelling.

The County Highway Authority has undertaken an assessment in terms of the likely net additional traffic generation, access arrangements and parking provision and is satisfied that the application would not have a severe impact on the safety and operation of the adjoining public highway, subject to conditions.

With regard to car parking, the Council's Parking Guidelines Document which was prepared after the Surrey County Council Vehicular and Cycle Parking Guidance in January 2012 requires 2.5 car parking spaces to be provided for dwellings of 3+ bedrooms. Officers are satisfied that the area of parking in front of the proposed 4 bedroom dwelling is sufficient for the provision of 3 cars and in this respect, the proposed development accords with the car parking standards.

The proposal would have no impact on the car parking area for no. 30 Frensham Vale.

Subject to the implementation of conditions the proposal would therefore be considered to have an acceptable impact on highway safety and would accord with Policy ST1 of the Local Plan (Part 1) 2018.

Effect on the SPAs

The site is located within the Wealden Heaths I SPA 5km Buffer Zone and the Thames Basin Heaths SPA 7km Buffer Zone. The proposal would result in an increase in people (permanently) on the site. However, due to the availability of alternative recreational opportunities within the area, which could divert residents from use of the SPA, the proposal would not have a likely significant effect upon the integrity of the SPAs in accordance with Policy NE1 of the Local Plan 2018 (Part 1). An appropriate assessment is not therefore required and this has been confirmed by Natural England.

Biodiversity and compliance with Habitat Regulations 2017

Policy NE1 of the Local Plan 2018 (Part 1) 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.'

The applicants have submitted an Ecology Appraisal prepared by David Archer Associates. This appraisal includes a Phase 1 Habitat Survey which advises that the mature trees on and around the site contribute naturalness, permanence and fragility, which would otherwise be absent, and offer habitat to protected species, including birds, bats, badgers and dormouse.

The report makes recommendations such as ensuring that mature trees and woodland are suitably protected throughout the development, the carrying out of a pre-works check and supervision during initial construction works by a suitably qualified ecologist, the covering of trenches if left exposed overnight or the inclusion of a means of escape for animals, the provision of a sensitive lighting scheme in association with the proposed development. The report outlines some biodiversity enhancements such as the inclusion of species rich wildflower meadow areas within the landscaping, native hedging and bee friendly planting, the provision of roost units and bird boxes.

Surrey Wildlife Trust has reviewed the proposals and advised that development is acceptable subject to conditions including that the development complies with the recommendations set out in the ecological report.

On this basis, Officers are of the view that, subject to conditions, the development would not have a harmful impact on biodiversity and that the development accords with Policy NE1 of the Local Plan Part 1 2018 and Policy FNP13 of the Farnham Neighbourhood Plan 2017.

Waste and Recycling

The council's Waste and Recycling Coordinator has been consulted on this application and has raised concern that as the bins would need to be presented at the kerb side of Frensham Vale, the proposed 'drag distance' to move the bins would be well in excess of the maximum drag distance set out in the Council's guide for developers which is 30m. The future occupiers would need to drag their bins almost 195m for collection. As such, the Council's Waste and Recycling Coordinator raises objection to this application.

Notwithstanding this, Officers note that the existing dwelling also exceeds this maximum drag distance. Officers consider that given the bin collection arrangement with adjacent properties, the length of the bin drag distance is

not harmful enough to warrant refusal. Following discussion with the Council's Waste and Recycling Coordinator, Officers are satisfied that that with the applicant's agreement that the bins are to be collected in accordance with the PL301/B (accompanying block plan) the exceeded bin drag distance is not harmful enough to warrant refusal.

Parish Council / Third Party Representations

The majority of comments from the Town Council and Third Party Representations have been addressed within the body of this report. A few remain outstanding.

Flood Risk – The Environment Agency has assessed the application and have raised no objection to the proposal. Officers have assessed the access and egress to the site and subject to an evacuation plan are satisfied that future occupiers would not be at risk from flooding.

Biodiversity/ Wildlife Corridor - Surrey Wildlife Trust have been consulted on the application and do not raise objection to the scheme, Officers are therefore satisfied the proposal would not have a harmful impact on protected habitat or species in the area.

Conclusion

The main impacts of consideration in this application are the impacts on the intrinsic character and beauty of the countryside and the flood risk of the proposal. Officers consider the concealed location and provision of landscaping would reduce the impact of new built form into the area and therefore the proposal would not be harmful to the intrinsic character and beauty of the area. Furthermore, this is supported by recently received appeal decisions.

However, the proposal is partially located within Flood Zone 3 and it has not yet been demonstrated that the site is sequentially preferable site. As such the Council does not consider that the proposal accords with Policy CC4 of the Local Plan (Part 1) 2018.

The planning balance assessment concludes that the proposal is not accordance with the Development Plan. As such Planning Permission is recommended for refusal.

This report has been agreed under the delegated authority by the Head of Planning Services.

Decision falls within(*number reference*) of the Scheme of Delegation
..... (initialled by Authorising officer)

Copy to Policy for SPA or infrastructure contributions? Yes/No

Pass File to Enforcement Yes/No

Is there an extant Enforcement Notice in place for the same or similar development served no more than 2 years previously? Yes/No

Does this application need to be referred to the Secretary of State in line with Town and Country Planning (Consultation) Direction 2009? Yes/No

Notify Environmental Health Team of decision (send copy) Yes/No

Is this subject to a legal agreement? Yes/No

If yes, is there a signed copy on file? Yes/No

Notify Legal Services of decision if approval and if subject to legal agreement (send copy) Yes/No

