

THE FARNHAM SOCIETY

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Waverley Borough Council
Planning Department
The Burys
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7 June 2018

Dear Sirs

WA/2018/0797, Land at Springfield, 30 Frensham Vale, Lower Bourne Erection of 2 dwellings and a detached garage along with associated landscaping

The Farnham Society Planning Committee has considered this application and wish to comment and **strongly object** on the following basis:

1. The **Farnham Design Statement 2010**, which has adopted supplementary planning document status, states in the Design Guidelines for Bourne:

New development should reflect the special character of the Bourne. Design should respect and be sympathetic to the immediate architectural surroundings in terms of pattern, scale, material and form.

Subdivision of plots, in area covered by policy BE3 (Local Plan 2002) is unacceptable, where it would cause harm to the semi-rural character of the area.

The topography of the area should be carefully studied, before permission for new development is granted. Hills and consequent issues of drainage and overlooking must be viewed from all angles, to avoid inappropriate development on sensitive sites.

The proposals involve the subdivision of the plot and adversely affect the semi-rural character of the area, (but see specific points later in the letter.)

2. The site is outside the **Farnham Neighbourhood Plan 2017** Built-up Area Boundary.
3. Policy FNP1 of the Farnham Neighbourhood Plan 2017, states that:

New development in accordance with the Neighbourhood Plan will be permitted where it:

a] is designed to a high quality which responds to the heritage and distinctive character of the individual area in Farnham in which it is located by way of:

i. height, scale, density, layout, orientation, design and materials of buildings

ii boundary treatment

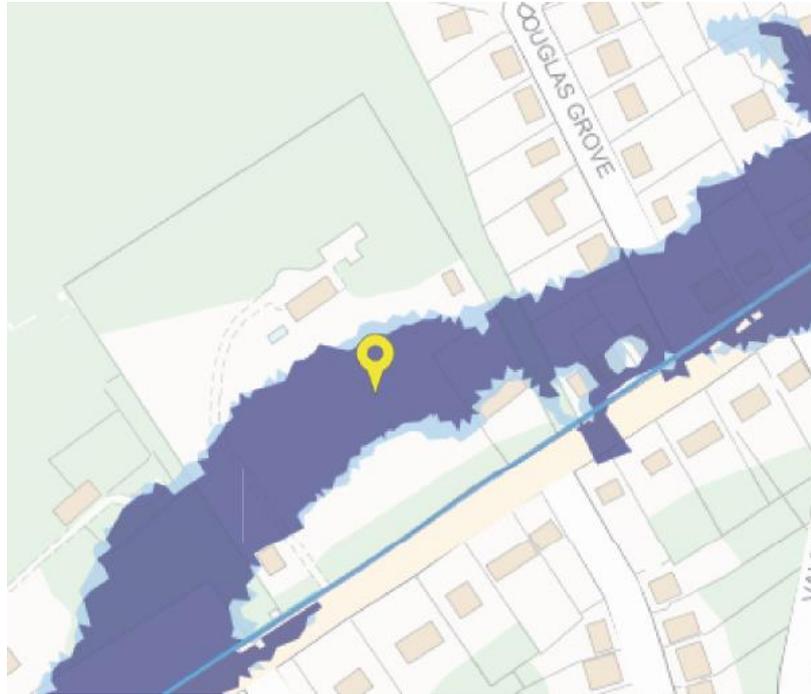
iii the scale, design and materials of the public realm.

The proposals do not comply with these requirements.

Policy FNP1 Subparagraph f] states:

Development will not be acceptable where it is at risk of flooding itself or result in any increased risk of flooding elsewhere.

The area of the site proposed for development is within Flood Zone 2 and 3, so unacceptable for development.



Policy FNP10 states:

Outside of the Built Up Area Boundary, as defined on Map A, priority will be given to protecting the countryside from inappropriate development. A proposal for development will only be permitted where it would:
a] be in accordance with Policies FNP16, FNP17 and FNP20 in the Neighbourhood Plan or other relevant planning policies applying to the area,
b] Protect the Green Belt

The proposals conflict with this policy.

4. The proposals are contrary to the **2002 Local Plan** policies D1 and D4.

Policy D1 states:

POLICY D1 – Environmental Implications of Development

The Council will have regard to the environmental implications of development and will promote and encourage enhancement of the environment. Development will not be permitted where it would result in material detriment to the environment by virtue of:-

- (a) loss or damage to important environmental assets, such as buildings of historical or architectural interest, local watercourses, important archaeological sites and monuments and areas of conservation, ecological or landscape value;
- (b) harm to the visual character and distinctiveness of a locality, particularly in respect of the design and scale of the development and its relationship to its surroundings;

- (c) loss of general amenity, including material loss of natural light and privacy enjoyed by neighbours and disturbance resulting from the emission of noise, light or vibration;
- (d) levels of traffic which are incompatible with the local highway network or cause significant environmental harm by virtue of noise and disturbance;
- (e) potential pollution of air, land or water, including that arising from light pollution and from the storage and use of hazardous substances;

The Council will seek, as part of a development proposal, to resolve or limit environmental impacts. This may include the submission of a flood-risk/run-off assessment to determine the potential flood risk to the development, the likely effects of the development on flood risk to others, whether mitigation is necessary, and if so, whether it is likely to be effective and acceptable. The Council will also seek remedial measures to deal with existing problems such as land contamination.

The proposals would result in harm to the character of the area and loss of general amenity.

Policy D4 states:

POLICY D4 – Design and Layout

The Council will seek to ensure that development is of a high quality design which integrates well with the site and complements its surroundings. In particular development should:-

- (a) be appropriate to the site in terms of its scale, height, form and appearance;
- (b) be of a design and materials which respect the local distinctiveness of the area or which will otherwise make a positive contribution to the appearance of the area;
- (c) not significantly harm the amenities of occupiers of neighbouring properties by way of overlooking, loss of daylight or sunlight, overbearing appearance or other adverse environmental impacts;
- (d) pay regard to existing features of the site such as landform, trees, hedges, ponds, water courses and buffer zones, walls or buildings;
- (e) protect or enhance the appearance of the street scene and of attractive features such as landmark buildings, important vistas and open spaces;
- (f) incorporate landscape design suitable to the site and character of the area, of a high standard and with adequate space and safeguards for long-term management;
- (g) provide adequate amenity space around the proposed development; and
- (h) provide safe access for pedestrians and road users and, where appropriate, servicing facilities and parking for motor vehicles and bicycles.

The site is within the South Farnham Area of Special Environmental Quality BE3 and the site has significant value locally. The subdivision of this site or plot is 'garden grabbing' of the highest order and should not be permitted.

Policy BE3 states:

New development for housing will not be allowed within the areas of South Farnham if the Council believe that the development would :-

- *Lead to an erosion of its semi-rural character*
- *Be out of keeping with the scale, pattern and density of the surrounding development*

We believe it would lead to erosion of the semi-rural character and be out of keeping.

5. Views expressed by previous planning officers based on published appeal decisions support the refusal of this site for development. Common sense, existing and proposed policy indicate that development of this site is unacceptable.
6. The applicants have been manipulating the planning system for several years in an attempt to obtain planning permission for the development of this site.

We confirm that we feel that the adverse impact to the site and neighbourhood outweigh the benefit so **strongly object** to this application.

Yours faithfully

David Howell
On behalf of THE FARNHAM SOCIETY Planning Committee