

Owner and/or Occupier

[REDACTED]
Frensham Vale
FARNHAM
Surrey [REDACTED]

Matthew Evans

Head of Planning Services

When calling please ask for:

Margaret Knight

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Date: 29 May 2015

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

SITE: 35 FRENHAM VALE, FARNHAM

DEVELOPMENT: *Outline Application for the erection of up to 46 dwellings together with vehicular access, car parking and landscaping, following demolition of existing dwelling (all matters reserved except access) (as amplified by updated drainage information and flood risk assessment (FRA) received 8/12/2014, updated ecological appraisal received 11/12/2014 and landscape comments received 21/01/2015)*

Application Reference: WA/2014/1890

Planning Inspectorate Reference: APP/R3650/W/15/3008821

***Planning Inspectorate
appeal starting date:** 27 May 2015

Appellant's name: Bargate Homes Limited

I am writing to let you know that an appeal has been made to the Department for Communities and Local Government in respect of the above site.

The appeal follows the refusal of planning permission by this Council.

The appeal is to be decided by way of a **Public Inquiry** followed by a site visit by an Inspector. Please note that any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal. **If you wish to make any comments or if you wish to withdraw or modify any earlier comments in any way, you should write direct** (please send 3 copies if

possible) to the Planning Inspectorate, Room 3/26, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN by 8th July 2015 quoting the appeal reference number.

Third parties should please note that any representations received after this date will not be taken into consideration by the Planning Inspectorate.

The reason for the decision of the Council to refuse permission for the development are as follows:-

1. Reason

The proposal, by virtue of the number of dwellings, scale, urbanising impact and harm to the landscape character and harm to woodland, would cause material and detrimental harm to the verdant rural character of the area and the intrinsic character and beauty of the countryside contrary to Policies C2, C7, D1 and D4 of Waverley Borough Local Plan 2002 and Paragraphs 17 and 118 of the National Planning Policy Framework 2012. The adverse impact would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies of the National Planning Policy Framework 2012 taken as a whole.

2. Reason

The application is considered to be unacceptable in terms of its impact upon flood risk:

- a) Part of the site is located within Flood Zones 2 and 3. The site is considered not to be sequentially preferable over other reasonably available sites appropriate for the proposed development at less risk of flooding
- b) The application fails to demonstrate that the development would not lead to Surface Water run off that would increase flood risk
- c) The development fails to demonstrate that safe access and egress could be provided to serve residents of the proposed development.

The proposal therefore fails to accord with paragraphs 100 to 103 of the National Planning Policy Framework (2012) and the National Planning Practice Guidance (2014).

3. Reason

The applicant has failed to enter into an appropriate legal agreement to secure a programme of highway improvement works to mitigate the impact of traffic generated by the development; as such the proposal would fail to effectively limit the significant impacts of the development. Furthermore, the proposal would therefore fail to improve accessibility to the site by non-car modes of travel. The application therefore fails to meet the transport requirements of the National Planning Policy Framework 2012 and Policies M2 and M14 of the Waverley Borough Local Plan 2002.

4. Reason

The applicant has failed to enter into an appropriate legal agreement in respect of required and necessary infrastructure contributions to seek to mitigate the effects of the proposal upon infrastructure. The proposal therefore conflicts with Policies D13 and D14 of the Waverley Borough Local Plan 2002 and the Waverley Borough Council Infrastructure Contribution SPD (April 2008) and paragraph 203 of the NPPF 2012.

5. Reason

The applicant has failed to demonstrate that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their roosts/setts would not be significantly harmed as a result of the development proposed. The proposal is therefore in conflict with Policy D5 of the Waverley Borough Local Plan 2002 and the objectives of the National Planning Policy Framework 2012.

6. Reason

Notwithstanding the objection in principle to the proposal under Reason for Refusal 1 and taking into account the absence of a signed legal agreement, the proposal would fail to provide affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need. The proposal is therefore contrary to paragraph 50 of the NPPF as the development does not provide a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

7. Reason

Notwithstanding the objection in principle to the proposal under Reason for Refusal 1, it is the policy of the Local Planning Authority, as set out in Policy H4 of the Waverley Borough Local Plan 2002 to ensure an appropriate mix of dwellings and an appropriate provision of dwellings suitable for small households. The development does not adequately respond to the evidenced market demand and would not meet local housing requirements as set out within the Draft West Surrey Strategic Housing Market Assessment (SHMA) 2014. As such the proposal is contrary to paragraph 50 of the NPPF and Policy H4 of the Waverley Borough Local Plan 2002.

Please advise The Planning Inspectorate, in writing, if you wish to be notified of the decision. Alternatively the decision will be published on the Planning Portal (www.planningportal.gov.uk)

Yours faithfully

Margaret Knight
Planning Technician