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Elizabeth Sims
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Calls may be recorded for training or
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09/10/2018

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended) –
WA/2018/0797**

Waverley Borough Council as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 (as amended), **DO HEREBY** signify their **REFUSAL** of planning permission for the development specified in the form of application deposited by you with the Council on 19 April 2018 and described in the First Schedule.

FIRST SCHEDULE

Erection of 2 dwellings and a detached garage along with associated landscaping.
Land At Springfield, 30 Frensham Vale, Lower Bourne.

SECOND SCHEDULE

The reasons for the decision of the Council to refuse permission for the development are:-

1. Reason

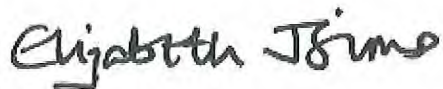
The proposed development, by reason of its siting and scale, would materially detract from the intrinsic character and beauty of the countryside and would fail to enhance the landscape value of the countryside in conflict with Policy RE1 of the Waverley Borough Council Local Plan Part 1: Strategic Policies and Sites 2018, Policies

FNP10 and FNP11 of the Farnham Neighbourhood Plan 2017 and paragraphs 8 and 170 of the NPPF 2018.

2. Reason

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.



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Informatives

1. The drawing numbers relevant to this decision are: PL99/D, PL107/F, PL106/*, PL105/A, PL104/A, PL103/D, PL102/B, PL101/B and PL100/L
2. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.

WA/2018/0797

(PLEASE SEE NOTES ATTACHED)

