

WA/2022/03102 – Erection of a new hospice building including inpatient, outpatient and offices with plant and machinery on roof together with new landscaping and amenity areas following demolition of buildings; refurbishment of 2 storey building. at PHYLLIS TUCKWELL MEMORIAL HOSPICE WAVERLEY LANE FARNHAM GU9 8BL

Applicant: Phyllis Tuckwell Hospice - Phyllis Tuckwell Hospice
Parish: Farnham CP
Ward: Farnham Moor Park
Grid Reference: E: 485097
N: 146421
Case Officer: Tracy Farthing
Neighbour Notification Expiry Date: 06/01/2023
Extended Expiry Date: 14/04/2023

RECOMMENDATION That, subject to conditions, permission be
GRANTED

1. Site Description

- The application site is located on the Southern side of Waverley Lane, Farnham.
- The site comprises a series of connected and extended buildings, with a total footprint covering much of the site area. Car parking is located to the north and west, a predominantly enclosed courtyard to the south, open garden areas and landscaping to the south and dense vegetation around the perimeter.
- The area is characterised by predominantly by residential dwellings, however a school and a care home lie in close proximity to the application site.
- The site is mainly level.

2. Proposal

Erection of a new hospice building including inpatient, outpatient and offices with plant and machinery on roof together with new landscaping and amenity areas following demolition of buildings; refurbishment of 2 storey building (retained Dove Wing).

3. Relevant Planning History

Reference	Proposal	Decision
WA/2019/1032	Extension to existing car park by construction of 22 parking spaces.	GRANT 14/08/2019

Reference	Proposal	Decision
WA/2013/0061	Erection of extensions and alterations (as amplified by email dated 20/03/2013).	GRANT 21/03/2013
WA/2010/2101	Variation of condition 1 of WA/2010/1165 to allow continued siting of temporary buildings until 30.04.11.	GRANT 27/01/2011
WA/2010/1165	Use of land for the siting of temporary buildings until 31st December 2010.	GRANT 07/09/2010
WA/2009/1547	Relocation of emergency generator (as amplified by plan and arboricultural method statement received 10/2/10)	GRANT 11/03/2010
NMA/2009/0039	Amendment to WA/2004/2859 to provide change in configuratin of windows, alternative bricks and increased basement storage.	NON MATERIAL AMENDMENT ALLOWED 11/02/2010
NMA/2009/0040	Amendment to WA/2004/2858 to provide for reconfiguration of 3 storage sheds into 2.	NON MATERIAL AMENDMENT ALLOWED 07/12/2009
WA/2008/2223	Extension to existing car park by construction of 18 parking spaces.	GRANT 16/02/2009
WA/2006/2650	Erection of a two storey infill extension.	GRANT 11/01/2007
WA/2004/2858	Construction of a new access and erection of 3 storage sheds (as amended by letter dated 10.02.05 and plans received 11.02.05).	GRANT 28/04/2005
WA/2004/2859	Erection of extensions and alterations to provide additional accommodation and improved ancillary facilities (revision of WA/2004/1860).	GRANT 15/04/2005
WA/2004/1861	Erection of a single storey extension to existing day care facility.	GRANT 11/10/2004
WA/1997/2005	Application for consent for works, including felling, to trees the subject of Tree Preservation Order WA136.	CONSENT GRANTED 24/02/1998

Reference	Proposal	Decision
WA/1994/0534	Construction of pitched roofs over existing flat roof.	GRANT 17/05/1994
WA/1993/0099	Erection of an extension and alterations; extension to car park; demolition of incinerator and cycle store.	GRANT 05/03/1993
WA/1992/0736	Retention of a portable building for use as a store (renewal of WA87/0270) (as amplified by letter dated 29/06/92).	GRANT 24/07/1992
WA/1987/2134	Alterations and erection of single storey extension to form common room and future day centre	GRANT 31/03/1988
WA/1987/1976	Erection of a detached store.	GRANT 08/01/1988
WA/1987/0270	Siting of portacabin for use as a store.	GRANT 27/03/1987

4. Relevant Planning Constraints

Developed Area of Farnham
 Built Up Area Boundary (Farnham Neighbourhood Plan)
 Thames Basin Heath 5km Buffer Zone
 Ancient Woodland 500m Buffer Zone
 TPO trees on site – WA136

5. Relevant Development Plan Policies and Guidance

- Waverley Borough Local Plan (Part 1): Strategic policies and sites (adopted February 2018): SP1, TD1, NE1, NE3, ST1, CC4, HA1, AHN1, EE1
- Farnham Neighbourhood Plan (2013-2032): FNP1, FNP12, FNP16, FNP29, FNP30
- Waverley Borough Local Plan (Part 2): DM1, DM4, DM5, DM9, DM11, DM25
- South East Plan: Saved policy NRM6

Other guidance:

- The National Planning Policy Framework 2021 (NPPF)
- The National Planning Practice Guidance 2014 (NPPG)
- Residential Extensions Supplementary Planning Document 2010 (SPD)
- Council's Parking Guidelines (2013)
- Farnham Design Statement (2010)
- Surrey Vehicular and Cycle Parking Guidance (2018)
- National Design Guide (2019)

- Climate Change and Sustainability Supplementary Planning Document (October 2022)

6. Consultations and Town/Parish Council Comments

Farnham Parish Council		No objection subject to conditions limiting construction working hours and to ensure construction vehicles do not cause a negative impact upon residents
Lead Local Authority	Flood	No objection subject to conditions
Surrey Highway Authority	Highway	No objection subject to conditions
Surrey Wildlife Trust		No objection subject to conditions
Natural England		No objection
Environmental Health – noise and disruption	Health	No objection subject to conditions
County Archaeologist		No objection
Environmental Health – contamination	Health	No objection

7. Representations

1 letter has been received expressing support for the following reasons:

- Recognising the need to modernise the important facility.

8. Planning Considerations:

9. Principle of development

Local and National policy promotes a positive approach that reflects the presumption in favour of sustainable development. The site is a brownfield site within the developed area of Farnham and so development is required to be of high-quality design and to be well related in size, scale and character to its surroundings.

Policy ICS1 of the Local Plan (Part 1) resists the loss of community facilities and encourages the development of new facilities and Policy EE1 supports the provision of development for economic growth. The policy supports sustainable redevelopment, intensification and/or expansion of sites presently used for employment.

Policy FNP29 seeks to retain and where appropriate enhance community buildings including healthcare facilities.

10. Use

The existing building accommodates an In-Patient Unit (IPU) comprising 14-beds, staff offices, therapy and training rooms and restrooms. The buildings towards the eastern and southern sides of the site, housing the IPU are predominantly single storey, whilst the buildings to the north and west portions, predominantly housing the out-patient and office functions, including the Dove Wing, are 2 storey.

The proposal will enable the Hospice to return to its pre-pandemic occupancy of 18 in-patient beds and provide for modern office space and meeting spaces for the charity.

11. Design and impact on visual amenity

The proposed development comprises the retention of the 2 storey Dove Wing with demolition of the remaining buildings on site. The demolished element will be replaced with a new hospice facility (Use Class C2), adjoining the retained Dove Wing and accommodating improved and enlarged in-patient and out-patient facilities, office space and meeting rooms, together with courtyard and external amenity areas and retained car parking and access.

The new building, incorporating the Dove Wing, will sit on the approximate footprint of the existing facility and will comprise an 18-bed IPU, outpatient facilities, visiting areas, offices, ancillary and charity staff areas. The facility will enclose a main central courtyard and external to the building, to the south, will be landscaped private garden areas for patients, families, visitors and staff.

The two-storey element will be located at the northern and western extent of the existing built footprint, adjoining the retained Dove Wing, providing an L shaped building accommodating out-patient services at ground level (including therapy and consultation rooms), with office functions above.

The 2-storey building will extend as far east as the existing 2 storey building, and slightly further south, replacing a single storey element, but still within the outer footprint of the current building.

The two-storey element will be slightly taller than the existing 2 storey building, but this will ensure sufficient space for internal plant, particularly for cooling and heating.

The single storey element will extend to the east and south of the 2-storey building, in line with the existing situation to accommodate the In-Patient Unit (IPU) and will be orientated around a new courtyard space.

The footprint of the proposed single storey building will extend further south than the existing situation, into an area currently used as garden space. The bedrooms at the southern extent will benefit from outlook onto the retained garden area at the southern end of the site.

The main western entrance point will be enhanced and emphasised through the provision of a glazed double height atrium and glazed ground floor entrance doors. This will provide an active frontage and legible entrance to visitors of the Phyllis Tuckwell Hospice.

The northern elevation, facing Waverley Lane, will front onto the main service yard, accessed off Waverley Lane. The oxygen store will be relocated from the eastern boundary (where it has previously caused disturbance to neighbouring residential occupiers) to adjacent to the laundry and kitchen. The existing store will be replaced by a more discreet ambulance bay, including removal of a single storey easterly projection.

The western elevation has been designed to add interest to the building as viewed from number 42 Waverley Lane and on the approach from the east. A recessed and projecting brickwork feature will extend between along the elevation to the northeast corner, adding interest and relief. Additionally, a planting scheme in this area will include climbers which will cover large areas of this elevation within the first few growing seasons. Trelliswork and wires will facilitate the growth of these climbers.

Each of the elements described above are acceptable and Officers consider that the scheme overall has the opportunity to increase the visual properties of the existing building and make a positive contribution to the immediate site and the streetscene.

The proposal would therefore accord with Policies TD1 of the Local Plan (Part 1) 2018, FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review), Policies DM1 and DM4 of the Local Plan (Part 2) and the Residential Extensions SPD.

12. Impact on residential amenity

42 Waverley Lane

The closest neighbouring residential property to this NE corner is number 42 Waverley Lane, sharing the eastern boundary of the north-east of the site. At present the area of the application site close to this boundary houses oxygen storage in a single storey addition. This single storey element is to be removed and the oxygen store relocated to the north of the site, further from this neighbour. Separation distances between built form will increase and whilst the two storey built form will increase (at the same distance as existing) it is not likely that this will have a detrimental impact upon 42 Waverley Lane in terms of light, outlook, privacy or the proposal appearing as overbearing.

Two windows are proposed at first floor on the western elevation. They would serve an office/ desk space area. The plans depict these as obscure glazed. Officers would condition these windows to be installed as obscure glazed and to be retained in perpetuity as they would result in overlooking and a loss of privacy to 42 Waverley Lane if they were clear glazed.

Trimmers Field

Trimmers Field is a flatted building containing 16 dwellings and is sited approximately 15m from the south-west corner of the existing application building which is single storey. The distance to existing two-storey built form is approximately 30m. Officers note that the majority of private amenity space is the east of the Trimmers Field building, which appears to be shared garden space.

The proposed scheme would see an increase in both single and two storey built form in closer proximity to that of the existing buildings. Two storey built form would extend up to an approximate distance of 7m from the shared boundary and single storey would extend 14 past the existing southern elevation at a distance of approximately 8m from the boundary.

First floor plans show 3 first floor windows facing south towards Trimmers Field. The boundary is heavily screened by mature trees, which are the subject of a Tree Protection Order, between Trimmers Field and the application site. The trees are to be retained and the boundary screening is not likely to be materially altered. Therefore, views into the shared amenity space will not be significantly impacted to an unacceptable degree.

The location of the proposed 2 storey element, northeast of the neighbouring property, means it will not likely impact on light levels to its neighbour and the orientation of the buildings would not result in any direct views between properties or windows.

The submitted plans indicate a separation distance of approximately 13m between proposed two storey built form of the application building and Trimmers Field and a separation of 9m to the boundary. Officers consider this would likely be acceptable based on guidelines contained in the Councils Residential Extensions SPD, which, whilst not entirely relevant in this case given the non-residential development, does provide guidance in terms of what is likely acceptable. This guidance sets out that where two-storey development is introduced past the rear boundary line, that a 3m separation distance would like reduce overbearing impact. Single storey built form is located approximately 9m from the shared boundary and 21m from the application building (to the eastern elevation of Trimmers Field). This is an adequate separation distance to ensure no harmful impact upon residential amenity would occur.

Giffards Meadow

Numbers 6, 7 and 8 Giffards Meadow lies to the east of the application site. Each has a separation distance in excess of 15m between the rear elevation and the shared boundary with the application site. Towards this shared boundary, development is single storey in height, however it would occupy a larger floor area than existing, extending further south than the built form on site at present. A distance of 3m is to be retained between the shared boundary and the new single story development. Officers are satisfied that the single storey built form would not be of the scale,

particularly when factoring in the separation distances, to cause harm to residential amenity of the properties of Giffards Meadow.

Noise and Disturbance

As noted above, the application site is located in close proximity to residential dwellings.

The application is accompanied by a report entitled 'RSK Acoustics, Plant Noise Assessment. Report 206/1046/R2', dated 25th November 2022. This report specifies the background noise assessment that has already been undertaken and the proposed noise producing equipment that is likely to be installed with this development. The reports makes assumptions that the required noise levels will not be exceeded with this equipment.

It is considered from this report that the final decision on this equipment has not yet been made, for this reason further details will need to be provided when the equipment is finalised, and the planning authority agree to these before they are installed.

It is considered that noise and other potential nuisance can be controlled through conditions.

The proposed development would not result in harm to the residential amenity of neighbouring properties in accordance with Policy TD1 of the Local Plan Part 1 2018, FNP1 and FNP16 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review), Policies DM1 and DM5 of the Local Plan (Part 2) and relevant guidance within the Residential Extensions SPD.

13. Highways Impact

Policy ST1 of the Local Plan (Part 1) 2018 states that development schemes should be located where it is accessible by forms of travel other than by private car; should make necessary contributions to the improvement of existing and provision of new transport schemes and include measures to encourage non-car use. Development proposals should be consistent with the Surrey Local Transport Plan and objectives and actions within the Air Quality Action Plan. Provision for car parking should be incorporated into proposals and new and improved means of public access should be encouraged.

The slight increase in trips related to the hospice's focus to increase its community service will be balanced mainly by the move to have more staff working digitally and not having to travel to and from the site.

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.

Parking

The proposed development seeks to reconstruct the majority of the buildings within the site. The number of parking spaces within the site is remaining the same. The development will not lead to an increase in staff, deliveries or patients at the site.

The County Highway Authority has requested that covered cycle parking be provided and that a Travel Plan be introduced to encourage sustainable forms of travel.

The proposal is therefore in accordance with Policy ST1 of the Local Plan (Part 1), Policy DM9 of the Local Plan (Part 2) 2023 and Policy FNP 30 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review).

14. Trees and Landscape

The application site features a number of protected trees (tree group WA136) which is located along the northern boundary, extending to much of the western part of the site (interspersed throughout the parking areas) and along the southwestern boundary with Trimmers Field.

The proposed development proposes the removal of several trees on site, this includes 2 trees of considerable amenity value T51 and T55. Replacement trees are proposed to mitigate for the loss of trees on site and includes medium/ tall varieties at the boundaries to maintain appropriate screening in addition to ornamental species within the hospice enclosed garden spaces.

The Council's Tree Officer has assessed the scheme and recommended some amendments to ensure that the proposed walls and fences, proposed as part of the 'walled Victorian garden' concept do not conflict with existing (notably at the boundary of Trimmers Field) or proposed trees.

Subject to the conditions recommended by the Tree Officer, the proposal is considered to be acceptable in terms of tree health and aesthetics. The proposal would therefore accord with Policy NE2 of the Local Plan (Part 1) 2018, Policy DM11 of the Local Plan (Part 2) 2023 and Policies FNP1 and FNP13 of the Farnham Neighbourhood Plan 2017 (and subsequent review 2019).

15. Drainage and Flooding

The application has been submitted with the following documents:

- Drainage Statement, Scott White and Hookins;
- Drainage Plan Layout, 303725-SWH-XX-XX-DR-C-0500-P04, November 2022, Scott White and Hookins;

- Surface Water Drainage Proforma;

Revised and additional document sent: 08/02/2023:

- Drainage Plan Layout, 303725-SWH-XX-XX-DR-C-0500-P05, November 2022, Scott White and Hookins;
- Technical Note, Scott White and Hookins;

Following the review of these documents the Lead Local Flood Authority is satisfied that, subject to recommended conditions, the requirements of the NPPF, its accompanying PPG and the Non-Statutory Technical Standards for sustainable drainage systems can be met.

As such it is considered that the proposal would accord with Policies CC1 and CC4 of the Local Plan 2018 (Part 1), Policy DM1 of the Local Plan (Part 2) 2023 and Policy FNP and FNP13 of the Farnham Neighbourhood Plan 2017 (and subsequent review 2019).

16. Sustainability

The application has been submitted with a Sustainability, Energy and Overheating Statement. The document outlines a number of approaches that will be utilised to reduce increase the sustainability of the scheme, thus reduce the impact locally and globally, including:

- Rainwater harvesting, appropriate fixtures to reduce water use
- Re-using materials where able and appropriate
- Ensuring prolonged use by designing with accessibility and resilience as key elements
- Sustainable Transport options, cycle storage, EV charging
- Reducing total emissions associated with raw materials
- Appropriate waste strategies

The Proposed development is able to show a significant improvement in emissions, with a 23% reduction in emissions over a Building Regulations 2021 baseline. The strategy focuses on maximising on-site reductions in CO2 emissions with a cost-effective and technically feasible approach, without compromising the quality and comfort of the internal environment. The strategy includes the provision of:

- PV panel located on 3 areas of flat roof with a potential estimated generation of 15,500kWh of electricity per year, offsetting 1.87 tonnes of CO2 per year.
- Air Source Heat Pumps

In light of the above, the proposed development would accord with Policies CC1 and CC2 of the Local Plan (Part 1) and Policies DM1, DM2 and DM3 of the Local Plan (Part 2) 2023 and the objectives of the NPPF.

17. Effect on Thames Basin Heaths SPA

The proposed development is for the partial redevelopment of the Phyllis Tuckwell Hospice following demolition of part of the existing building.

Whilst the application seeks to increase the current in-patient bed capacity by 4, historically the in-patient facility did accommodate 18 patients, and this was only reduced to manage the requirements put in place during the COVID-19 pandemic.

In addition, the Hospice does not provide permanent residence for patients.

An appropriate assessment has been carried out and reviewed by Natural England who concur with the findings and raise no objection to the proposal.

Therefore, the proposal it is not likely to result in a significant increase in the number of people permanently residing on the site and therefore would not have a likely significant effect on the integrity of the SPAs in accordance with Policies NE1 and NE3 of the Local Plan 2018 (Part 1) and Policy FNP12 of the Farnham Neighbourhood Plan 2017 (and subsequent 2019 review).

18. Biodiversity and compliance with Habitat Regulations 2017

The application has been submitted with the following documents:

- Design and Access Statement, RH Partnership Architects, 5th December 2022
- Landscape Masterplan Drawing Number 1302-GA-01 Rev E, Studio Loci, 10th August 2022
- Preliminary Ecological Appraisal, Middlemarch Environmental Ltd., 13th June 2022
- Preliminary Bat Roost Assessment, Middlemarch Environmental Ltd., 28th June 2022
- Dusk Emergence and Dawn Re-entry Bat Surveys, Middlemarch Environmental Ltd., 10th October 2022
- Biodiversity Net Gain Assessment Summary, Aluco Ecology Ltd., November 2022
- Biodiversity Metric 3.1 – Calculation Tool, 23rd November 2022

These details have been reviewed by Surrey Wildlife Trust who have concluded that the development would not likely cause harm to protected species. Surrey Wildlife Trust has recommended conditions such as precautionary working in regards to protected and notable species, the eradication of invasive plants and the submission of a landscape and ecological management plan (LEMP), which seeks to deliver the biodiversity net gain identified in the biodiversity net gain assessment, and a construction environmental management plan which aims to ensure no ecological harm resulting from construction activities.

Subject to the development being carried out in accordance with the submitted details and conditions, the proposal would accord to Policy NE1 of the Local Plan (Part 1), Policy DM1 of the Local Plan (Part 2), Policy FNP13 of the Farnham Neighbourhood Plan 2017 (and subsequent review 2019) and Paragraphs 179 and 180 of the NPPF 2021.

19. Archaeology

The new development is within the existing footprint of the current buildings that are to be demolished. The original construction of these buildings will have removed any archaeological remains that may have been present and so in this case it is considered that it is unlikely that the proposals will impact on archaeological remains, no archaeological concerns are raised. As such the proposal would accord with Policy DM25 of the Local Plan (Part 2).

20. Conclusion

The planning balance assessment concludes that the proposal is in accordance with the Development Plan, as such, planning permission is recommended for approval.

Recommendation

That permission be GRANTED subject to the following conditions:

1. Condition:

The plan numbers to which this permission relates are: P1034-RHP-PT-XX-DR-A: 1010 rev P2, 1021 Rev P3, 1022 Rev P2, 2010 Rev P2, 2011 Rev P2, 2020 Rev P2, 2021 Rev P2, 2022 Rev P2, 2110 Rev P1, 2111 Rev P1, 2130 Rev P2, 2131 Rev P2, and 2132 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 Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Local Plan Part 2 (2023).

2. Condition:

No variation of the type and colour of the external materials to be used in the construction of the development as shown on the submitted application shall be made without the prior written consent of the Local Planning Authority.

Reason:

In the interest of the character and amenity of the area in accordance with Policy TD1 of the Local Plan 2018 (Part 1) and Policies DM1 and DM4 of the Local Plan Part 2 (2023).

3. Condition:

The existing vehicle parking and turning areas, and the proposed 'marked pedestrian zone' at the premises as shown on the application drawings (Drawing No. P1034-RHP-PT-XX-DR-A-1021-P3) shall be permanently retained and constructed for their designated purposes.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the NPPF 2021.

4. Condition:

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (j) no HGV movements to or from the site shall take place between the hours of 8.15 and 9.15 am and 3.15 and 4.15 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Waverley Lane, Menin Way, Old Compton Lane, Longley Road, or Lynch Road during these times.
- (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority.

The construction of the development hereby permitted shall only be implemented in accordance with the approved details.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with Policy ST1 of the Local Plan (Part 1) 2018 and the NPPF 2021.

5. Condition:

The development hereby approved shall not be occupied unless and until at least 5no. of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230

v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

6. Condition:

The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

- (a) The secure parking of bicycles within the development site,
- (b) Facilities within the development site for cyclists to change into and out of cyclist equipment shower,
- (c) Facilities within the development site for cyclists to store cyclist equipment.

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

7. Condition:

Prior to the first occupation of the development a Sustainable Travel Information Pack shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plans Good Practice Guide for Developers. The approved Sustainable Travel Information Pack shall be issued to the staff.

The pack should include:

- Details of local public transport services and location of rail stations and local bus stops
- Details of lift sharing schemes
- Maps showing local walking and cycling routes and isochrone maps showing accessibility to public transport, schools and local community facilities
- Information to promote the take-up of sustainable travel
- The car park management within the site

Reason:

In recognition of Section 9 of the NPPF 2021 "Promoting Sustainable Transport" and in accordance with Policy ST1 of the Local Plan (Part 1) 2018.

8. Condition:

No building work/construction activity shall be undertaken which is audible outside the site boundary outside the following hours:-

08:00 – 18:00 Mondays - Fridays
08:00 – 13:00 Saturdays
and not at all on Sundays or Public Holidays.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Policies DM1 and DM5 of the Waverley Borough Local Plan Part 2 (2023) and Policy TD1 of the Local Plan Part 1 2018.

9. Condition:

No deliveries shall be taken at or dispatched from the site outside the hours of 08:00- 18:00 Mondays-Fridays and 08:00-13:00 on Saturdays, nor at any time on Sundays and Public Holidays.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Policies DM1 and DM5 of the Waverley Borough Local Plan Part 2 (2023) and Policy TD1 of the Local Plan Part 1 2018.

10. Condition:

There shall be no burning of any waste or other materials on the site.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Policies DM1 and DM5 of the Waverley Borough Local Plan Part 2 (2023) and Policy TD1 of the Local Plan Part 1 2018.

11. Condition:

All works shall be undertaken in accordance with the Noise report submitted with the application entitled 'RSK Acoustics, Plant Noise Assessment. Report 206/1046/R2' dated 25th November 2022.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Policies DM1 and DM5 of the Waverley Borough Local Plan Part 2 (2023) and Policy TD1 of the Local Plan Part 1 2018.

12. Condition:

Details of the confirmed plant to be installed, including manufacturer's

specification relating to noise, shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Policies DM1 and DM5 of the Waverley Borough Local Plan Part 2 (2023) and Policy TD1 of the Local Plan Part 1 2018.

13. Condition:

No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period.

The Plan shall provide for:

- a. An indicative programme for carrying out of the works
- b. The arrangements for public consultation and liaison during the construction works
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
- e. the parking of vehicles of site operatives and visitors
- f. loading and unloading of plant and materials
- g. storage of plant and materials used in constructing the development
- h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- i. wheel washing facilities
- j. measures to control the emission of dust and dirt during construction
- k. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason:

In the interests of neighbouring residential amenity, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan, Policies DM1 and DM5 of the Waverley Borough Local Plan Part 2 (2023) and Policy TD1 of the Local Plan Part 1 2018.

14. Condition:

The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national NonStatutory Technical standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) The results of infiltration testing completed in accordance with BRE Digest:

365 and confirmation of groundwater levels.

b) 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. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 2.83l/s.

c) 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.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.

d) 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.

e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) 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 the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site and in accordance with Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan Part 2 (2023).

15. Condition:

Prior to the first occupation 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 design meets the national Non-Statutory Technical Standards for SuDS and in accordance with Policies CC1 and CC4 of the Local Plan 2018 (Part 1) and Policy DM1 of the Local Plan Part 2 (2023).

16. Condition:

No development shall take place until an appropriately detailed Construction

Environmental Management Plan (CEMP) has been submitted to and approved by the Local Authority in writing, prior to the commencement of the development.

The CEMP should include, but not be limited to:

- a) Map showing the location of all ecological features
- b) Risk assessment of the potentially damaging construction activities
- c) Practical measures to avoid and reduce impacts during construction
- d) Location and timing of works to avoid harm to biodiversity features
- e) Responsible persons and lines of communication
- f) Use of protective fencing, exclusion barriers and warning signs.

Reason:

To ensure that protected species under Schedules 1 and 5 of the Wildlife and Countryside Act 1981 and their habitats are not endangered or disturbed by the development in accordance with Policy NE1 of the Waverley Borough Local Plan (Part 1) 2018 and Policy DM1 of the Local Plan Part 2 (2023).

17. Condition:

To prevent the spread of Rhododendron, this species should be eradicated using qualified and experienced contractors and disposed of in accordance with the Environmental Protection Act (Duty of Care) Regulations 1991.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

18. Condition:

In implementing this permission, the developer should take action to ensure that development activities such as site clearance or the removal of dense vegetation are timed to avoid the bird nest season of early March to August inclusive. If this is not possible and only small areas of dense vegetation are affected, the site could be inspected for active nests by an ecologist immediately prior to clearance works. If any active nests are found they should be left undisturbed with a buffer zone around them, until it can be confirmed by an ecologist that the nest is no longer in use.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

19. Condition:

The development shall proceed only in strict accordance with the precautionary method of working outlined in Paragraph 7.3 R4 of the Preliminary Ecological Appraisal with regards to protected reptile species.

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018.

20. Condition:

No development shall take place until an appropriately detailed Landscape and Ecological Management Plan (LEMP) has been submitted to and approved by the Local Authority in writing.

The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Preliminary Ecological Appraisal, Middlemarch Environmental Ltd., 13th June 2022, and the Biodiversity Net Gain Assessment and should include, but not be limited to the following:

- a) Description and evaluation of features to be managed
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).

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

Reason:

In order that the development should protect protected species in accordance with Policy NE1 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan Part 2 (2023) and in line with Paragraphs 179 and 180 of the NPPF (2021) which seek to conserve and enhance biodiversity.

21. Condition:

The development shall proceed in accordance with the details set out in the Sustainability, Energy and Overheating Statement 5339-CHL-XX-XX-RP-SUS-0004 and shall include the provision of PV panels as documented in section 5.6.4.

Reason:

To accord with Policies CC1 and CC2 of the Local Plan (Part 1) and Policies DM1, DM2 and DM3 of the Local Plan (Part 2) 2023 and the objectives of the NPPF.

22. Condition:

Prior to the commencement of the development, an Arboriculture Method Statement and scaled Tree Protection Plan, with civil engineering expertise shall be submitted to Local Planning Authority for their prior approval, to include;

- o Detail of special foundation design to counteract RPA encroachment and influence of future trees/root growth upon development in accordance with NHBC Chapter 4.2 recommendations.

- o Location detail of demolition and construction activities and access routes. This shall include soil piles, material storage, cement mixing, porta cabins/porta loos and parking areas. Unless otherwise agreed by the Local Planning Authority these shall be placed outside of the RPAs and at a minimum distance of 3m from retained hedgerows.
- o Detail of all ground level changes within 15m of retained and offsite trees
- o Detail of ground protection including its maximum weight bearing capacity within RPAs to support expected traffic loads and frequency of use. The ground protection should be temporary but consists of sturdy, interlocked and secured panels, with a cushioning layer to provide continued root respiration, laid upon a porous geotextile fabric as a minimum standard.
- o Detailed specification of facilitation pruning in accordance with BS3998 and/or physical restraints to protect main stems, roots and branches.
- o Method of installing fencing and walls within RPAs of retained trees, to include hand digging and installing concrete sleeving for fence posts.
- o Plans to show all new and upgraded services and method of their installation such as electric, water, gas, telecommunications/TV/broadband cables, surface/suds and foul water drainage. Cables for electric gates and photovoltaic lights and other utility runs associated with this development should also be included.
- o Assessment and measures to mitigate future growth of trees affecting householders garden space, aerials, Wi-Fi receivers and photovoltaic panels attached to new development.

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

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

23. Condition:

The Local Authority shall be provided a minimum of 2 weeks written notice prior to expected commencement of demolition/construction activities. The written notice shall include visual physical evidence of ground and fence protection with associated Tree Protection Area signs and Bird Scare tags in accordance with the AMS and tree protection plan. The development shall not proceed until the information has been submitted and approved by the Local Planning Authority.

Reason:

In the interests of the protection of the rooting areas of trees prior to construction in the interests of preserving the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

24. Condition:

Prior to the commencement of demolition and/or development, a set of monitoring requirements shall be submitted to Local Planning Authority for their approval, to include:

- a. Name of appointed arboriculturist/representative responsible for site monitoring
- b. Reporting structure of the site monitoring of approved tree and ground protection measures
- c. Detail of Monitoring frequency throughout the demolition/construction period
- d. Detail the process to inform the Local Authority of AMS and TPP amendments

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

Reason:

In the interests of the protection of the rooting areas of trees in the interests of the visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

25. Condition:

Prior to the commencement of the development (not including demolition), a 5 year landscape scheme including method of planting and establishment in accordance with BS 8545:2014, with consideration to appropriate locating of new trees and future growth impacts upon development in accordance with BS5837 (2012) Section shall be submitted to the Local Planning Authority in writing. The scheme shall include the following information.

The development shall proceed in accordance with the agreed details.

- (a) Scaled plan showing location of new trees, plants
- (b) For new trees annotate on the plan their maximum mature canopy size
- (c) List the species and transplanted sizes in accordance with Nursery Stock Specification BS3936 (1992)
- (d) Detail planting pits of trees, include dimensions and associated hardware, their method of support and protection
- (e) Provide a method of irrigation, and detail the frequency and dosage rates. This may vary dependant on peak growing times and dry/drought periods.

Reason:

In the interests of establishing new plants and trees for visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part2) 2023.

26. Condition:

Prior to the implementation of the of the approved 5 year landscape scheme (as per condition 25), details of its monitoring and provision of post planting care in

accordance with BS 8545:2014 shall be submitted to the Local Planning Authority for approval. The detail of the monitoring and post planting maintenance shall include:

- a. Contact detail/s of the person/s qualified with resources to undertake the tasks
- b. Frequency of regular plant health and condition assessments
- c. Regular weed control and mulch application
- d. Method of ascertaining soil dryness to determine appropriate increase of irrigation
- e. Removal of supports and growing tubes after tree establishment
- f. Purchase and plant trees found diseased/dead

The development shall proceed in accordance with the agreed details.

The Landscape Scheme shall commence during the next planting season after site access for construction is no longer required and any planting carried out in accordance with the approved details that within a period of 5 years from the date of planting dies, is removed or becomes seriously diseased or damaged shall be replaced with planting of similar size and species within the first available planting season.

Reason:

In the interests of establishing new plants and trees for visual amenity and character of the area in accordance with Policies NE2 and TD1 of the of the Local Plan (Part 1) 2018 and Policy DM11 of the Local Plan (Part 2) 2023.

27. Condition:

The two first floor windows in the westernmost elevation, serving office zone 04, shall be glazed with obscure glazing to the extent that intervisibility is excluded and shall be retained in perpetuity.

Reason:

In the interests of neighbouring residential amenity, in accordance with Policies FNP1 and FNP16 of the Farnham Neighbourhood Plan 2013-2032, Policy DM5 of the Local Plan (Part 2) 2023 and Policy TD1 of the Local Plan (Part 1) 2018.

Informatives:

1. Community Infrastructure Levy (CIL)- - The development hereby permitted is CIL liable. - - 'CIL Form 6: Commencement Notice' must be received by the Council prior to the commencement of development. Commencement of

development is defined in Regulation 7 of the CIL Regulations 2010 (as amended).- - Failure to adhere to the CIL Regulations and commencing work without notifying the Council could forfeit any rights you have to exemptions, payment by instalments and you may also incur surcharges.- - For further information see our webpages (www.waverley.gov.uk/CIL) or contact CIL@waverley.gov.uk

2. "IMPORTANT" This planning permission contains certain conditions precedent that state 'before development commences' or 'prior to commencement of any development' (or similar). As a result these must be discharged prior to ANY development activity taking place on site. Commencement of development without having complied with these conditions will make any development unauthorised and possibly subject to enforcement action such as a Stop Notice. If the conditions have not been subsequently satisfactorily discharged within the time allowed to implement the permission then the development will remain unauthorised.
3. There is a fee for requests to discharge a condition on a planning consent. The fee payable is £116.00 or a reduced rate of £34.00 for household applications. The fee is charged per written request not per condition to be discharged. A Conditions Discharge form is available and can be downloaded from our web site.- - Please note that the fee is refundable if the Local Planning Authority concerned has failed to discharge the condition by 12 weeks after receipt of the required information.- u0000
4. The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.
5. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2022. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the

damage

6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage
7. The granting of any 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.

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 38 of the National Planning Policy Framework 2021.

Case Officer Tracy Farthing Signed: TFA Date: 12 April 2023

Agreed by Team or DC Manager.....KC.....Date: 14.04.2023

Time extension agreement in writing seen by signing off officer:

Yes No N/A

~~Agreed by Development Manager or Head of Planning Services~~

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

Decision falls within (a) 2 with agreement from Executive Head of Planning and Chair of Planning Committee (*number reference*) of the Scheme of Delegation KC (initialled by Authorising officer)