

SUPPLEMENTARY AGENDA

Planning and Regulatory Committee

**Date & time**

Wednesday, 20
December 2023 at
10.30 am

Place

Council Chamber,
Woodhatch Place, 11
Cockshot Hill, Reigate,
Surrey, RH2 8EF

Contact

Joss Butler
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Chief Executive

Joanna Killian

SUPPLEMENTARY AGENDA

- 7 SURREY COUNTY COUNCIL PROPOSAL WA/2023/01785 - THE ABBEY SCHOOL, MENIN WAY, FARNHAM, SURREY, GU9 8DY** (Pages 1 - 4)

Update sheet.

- 8 SURREY COUNTY COUNCIL'S LOCAL LIST: REQUEST FORMAL ADOPTION OF LOCAL LIST FOR THE VALIDATION OF COUNTY DEVELOPMENT AND COUNTY MATTERS PLANNING APPLICATIONS** (Pages 5 - 6)

Update sheet.

Joanna Killian
Chief Executive
Published: 19 December 2023

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UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL WA/2023/01785

DISTRICT(S) WAVERLEY

The Abbey School, Menin Way, Farnham, Surrey, GU9 8DY

The remodelling of the school buildings, erection of extensions, construction of a hard play area and associated landscaping and parking followed by the demolition of the caretaker's bungalow without compliance with Condition 1 (plan numbers) and Condition 3 (parking layout) of planning permission ref: WA/2021/02235 dated 17 February 2022.

Additional Background Papers

Email dated 8th December 2023 from the agent confirming the changes to the parking layout
Email dated 6th December 2023 from Waverley EHO confirming agreement to condition

Amended Drawing Nos.

PL-101 rev B Proposed Site Plan dated 16 June 2023
PL-102 rev C Proposed Site Plan (Extract) dated May 2021
PL-109 rev A Proposed External Works Plan 2 dated 3 February 2023

Delete Condition

Delete Condition 2 and Reason 2.

Reason: This is a part retrospective application which has already been part implemented.

Amend Condition Numbering:

Following deletion of condition 2. Renumber conditions to 1-24

Amend Condition no. 3 to:

The development shall be implemented in accordance with the Construction Traffic Management Plan Version 0.3 dated November 2021 approved under planning permission ref. WA/2021/02235 dated 17 February 2021.

Amend Condition no. 4 to:

Prior to first use of the development hereby permitted, the submitted Parking Management Plan, dated November 2021, approved under planning permission ref. WA/2021/02235 dated 17 February 2021, shall be implemented in full.

Amend Condition no. 7 to:

The development hereby permitted shall take place in accordance with the submitted programme of archaeological work set out in the Written Scheme of Investigation for a Trial

Trench Evaluation dated August 2021 produced by the Surrey County Archaeology Unit approved under planning permission ref. WA/2021/02235 dated 17 February 2021 approved.

Amend condition no. 9 to:

Within 6 months of the date of this permission a scheme of biodiversity mitigation and enhancement incorporating the recommendations in Table 5 in the Preliminary Ecological Assessment and Preliminary Roost Assessment Survey dated 24 March 2021 approved under planning permission ref. WA/2021/02235 dated 17 February 2021, shall be submitted to the County Planning Authority for approval in writing. The Scheme shall be implemented as approved within three months of the date of that approval.

Amend condition no. 16 to:

The Arboricultural Method Statement dated 1 September 2021 and plan Arbtech TPP1 rev A dated September 2021 approved under planning permission ref. WA/2021/02235 dated 17 February 2021 shall be adhered to in full, subject to the pre-arranged tree protection monitoring and site supervision, detailed in appendix IV of the Arboricultural Method Statement report, by a suitably qualified tree specialist.

Reasons

Replace Reasons: 2,3,4,5,6 with:

In order that the proposed development accords with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, Policy DM26 of the Waverley Local Plan Part 2 2023 and FNP30 of the Farnham Neighbourhood Plan 2013-2032 adopted 2020 and does not prejudice highway safety.

Replace Reason 7 with:

In order that the development accords with Policies DM25 the Waverley Local Plan Part 2 2023.

Replace Reason 8 with:

To ensure that the nearby properties do not suffer a loss of amenity by reason of noise, dust and vibration from construction/demolition works. Also, to minimise any impact on staff and children at the school as the works are undertaken in accordance with Policy DM1 of the Waverley Borough Local Plan Part 2 2023.

Replace Reason 10 with:

In order that the proposal would not result in an unacceptable impact on the biodiversity on the site and accords with Policy NE2 of the Waverley Borough Local Plan (Part 1) 2018 and DM11 of the Waverley Borough Local Plan Part 2 2023.

Replace Reason 11 with:

In order that the proposal would not result in an unacceptable impact on the residential amenity of the surrounding neighbours by way of light pollution, in accordance with Policy DM1 of the Waverley Borough Local Plan Part 2 2023.

Replace Reason 12,13,14 with:

In order that the use of the school building would not result in an unacceptable impact on the residential amenity of the surrounding neighbours in accordance with Policy DM1 of the Waverley Local Plan Part 2 2023.

Replace Reason 15 with:

In order that the proposal would not result in disturbance of contaminated soils which could result in unacceptable pollution of the site in accordance with Policy DM1 of the Waverley Local Plan Part 2 2023.

Replace reason 16 with:

In order to limit the potential pollution from the development in accordance with Policy DM1 of the Waverley Local Plan Part 2 2023.

Replace Reason 17, 18, 19 with:

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 in accordance with Policies CC1 and CC4 of the Waverley Borough Local Plan (Part 1) 2018 and annex 3 of the NPPF 2023.

Replace reason 20 with:

In order that in carrying out the development construction related HGV traffic does not result in an unacceptable impact on the residential amenity of the surrounding neighbours in accordance with Policy DM1 and DM26 of the Waverley Borough Local Plan Part 2 2023 and does not prejudice highway safety in accordance with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, retained FNP30 of the Farnham Neighbourhood Plan 2013-2032 adopted 2020.

Replace reason 21 with:

In order that in carrying out the development construction related HGV traffic does not result in an unacceptable impact on the residential amenity of the surrounding neighbours in accordance with Policy DM1 and DM26 of the Waverley Borough Local Plan Part 2 2023 and does not prejudice highway safety in accordance with Policy ST1 of the Waverley Borough Local Plan (Part 1) 2018, retained FNP30 of the Farnham Neighbourhood Plan 2013-2032 adopted 2020.

Replace reason 22 with:

In order that the use of the school building would not result in an unacceptable impact on the residential amenity of the surrounding neighbours in accordance with Policy DM1 of the Waverley Borough Local Plan Part 2 2023.

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UPDATE SHEET

SURREY COUNTY COUNCIL'S LOCAL LIST: REQUEST FORMAL ADOPTION OF LOCAL LIST FOR THE VALIDATION OF COUNTY DEVELOPMENT AND COUNTY MATTERS PLANNING APPLICATIONS

DISTRICT(S) ALL

Amending Information to the Biodiversity Net Gain (BNG) Sections of the National Requirements Document, and Annexes 1, 2 and 3 of the Local List for Validation of Minerals Related Development, Waste Related Development, and County Own Development (Regulation 3).

Biodiversity Net Gain (BNG)

Following recent guidance on the proposed legislation of Biodiversity Net Gain (BNG), the following proposed changes to the Local List is proposed.

RECOMMENDATION

Local List for Validation Document (National Requirements)

Insert the following wording into National Validation Requirements (after Outline Applications section):

Biodiversity Net Gain Planning Applications What you must provided:

In addition to the requirements outlined above, applications need to include the following to address National Biodiversity Net Gain validation requirements:

- A statement as to whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition.
- The pre-development biodiversity value of the on-site habitat on the date of the application (or an earlier date) including the completed metric calculation tool showing the calculations, the publication date and version of the biodiversity metric used to calculate that value.
- Where the applicant wishes to use an earlier date than the date of the application, provide the proposed earlier date and the reasons for proposing that date.
- A statement confirming whether the biodiversity value of the onsite habitat is lower on the date of application (or an earlier date) because of the carrying on of activities (degradation) in which case the value is to be taken as immediately before the carrying on of the activities, and if degradation has taken place supporting evidence of this.
- A description of any irreplaceable habitat (as set out in Column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations TBC)

on the land to which the application relates, that exists on the date of application (or an earlier date); and

- A plan, drawn to an identified scale which must show the direction of North, showing onsite habitat existing on the date of application (or an earlier date), including any irreplaceable habitat.

Please note that these requirements will come into force on the date set by the relevant legislation being approved by Parliament.

Annex 1 (Minerals Related Development); Annex 2 (Waste Related Development); and Annex 3 (County Own Development (Regulation 3))

Amend the wording of the first paragraph under ‘what you must provide’ section within the annexes for the local list requirements for BNG to remove those points now covered by the Local List for Validation Document (National Requirements). The changes are highlighted in bold text to assist:

A **‘baseline’ (before development) and** ‘post intervention’ (post development) metric calculations using the Biodiversity Metric 4.0 **(or subsequent updates)**. The metric needs to be accompanied by a technical BNG report containing the methodology including habitat condition results, justification for approach to BNG (following mitigation hierarchy) and any caveats, assumptions, or limitations to the assessment. A UK Hab baseline and post intervention figure must accompany the metric with habitats clearly referenced which correspond to habitats within the BNG report. The report submitted with the planning application will detail how a minimum 10% gain has been met using the Biodiversity Metric and whether BNG is being provided on site, off site or statutory credits (or a combination). A copy of the Biodiversity Metric Assessment (in excel format) must also be provided.

Amend the wording of the second paragraph under ‘what you must provide’ section within the Annexes for the local list requirements for BNG to remove the reference to “edged in red” as implies it is part of application site. The changes are highlighted in bold text to assist:

If BNG is to be provided off-site, the off-site land should be identified on a site plan **and edged in red** and a baseline Ecological Assessment of that land needs to be provided, as well as the proposed ecological enhancements for it. The ‘off-site’ tab of the BNG metric will need to be completed with all data fields completed. Any caveats / justification required is to be clearly explained in the accompanied BNG report and in the ‘Assessor comments’ field of the BNG metric.