

To: Planning & Regulatory Committee

Date: 26 January 2022

By: Planning Development Manager

District(s) Waverley Borough Council

Electoral Division(s):
Farnham Central
Mr MacLeod
Farnham South
Ms Martin

Case Officer:
Chris Turner

Purpose: For Decision

Grid Ref: 484945 146202

Title: Surrey County Council Proposal WA/2021/02235

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 caretakers bungalow.

Summary Report

The Abbey School is located to the south west of Menin Way, north of Tilford Road and The Close. It is a two form of entry school and caters for children aged 16-11 who have learning difficulties and additional needs. The school currently has approximately 110 pupils

The proposal is for extensions and alterations to the school including the demolition of an existing caretakers bungalow and provision of additional parking to accommodate an additional form entry to become a 3 form of entry school totalling to 170 students, an additional 60 spaces, by September 2022.

The application site is within the developed area of Farnham where the principle of development is acceptable subject to the impact on residential and visual amenity.

Seven letters of objection have been received. These letters object mainly to the sports hall element of the proposal and its proximity to the neighbouring properties.

The application is considered to provide appropriate extensions to the existing school which would be visually acceptable and would not lead to a materially harmful impact on the residential amenity of surrounding neighbours.

The proposal is considered to accord with the relevant Development Plan Policies.

The recommendation is Permit subject to conditions.

Application details

Applicant

SCC Property

Date application valid

3 September 2021

Period for Determination

12 November 2021

Amending Documents

24/11/21 Parking Management Plan

07/12/21 Construction Traffic Management Plan part 1 of 2 (report and appendix A)

07/12/21 Construction Traffic Management Plan part 2 of 2 (appendices B-D)

Summary of Planning Issues

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Principle of Development	Yes	16-20
Design and Visual Amenity	Yes	21-39
Impact on Residential Amenity	Yes	40-80
Impact on Ecology	Yes	87-90
Flood Risk and Drainage	Yes	91-94
Highways, Traffic and Access	Yes	98-111
Contaminated Land	Yes	95-97
Archaeology	Yes	112-116

Illustrative material

Site Plan

Proposed Site Plan dated May 2021 PL-101 Rev 01

Block F Elevations

Block F - Proposed Plan and Elevations dated May 2021 PL-306 Rev 01

Aerial Photographs

Aerial 1 : Abbey School, Farnham - surrounding area

Aerial 2 : Abbey School, Farnham – application site

Site Photographs

Figure 1 – Site Entrance

Figure 2 – Block C

Figure 3 – Caretakers Bungalow

Figure 4 – View towards main entrance

Figure 5 – Boundary with The Close

Figure 6 – Block A

Figure 7 – View North West towards Block A

Figure 8 – Proposed Block E

Figure 9 – TPO Trees

Figure 10 – View towards Ambulo

Figure 11 – View from Ambulo

Figure 12 – Blocks B and A along the front elevation

Background

Site Description

1. The Abbey School is located to the south west of Menin Way, north of Tilford Road and The Close. The site sits adjacent to South Farnham School which is located to the north of the site.
2. Residential properties are located to the north west, south west and south east of the site. There are playing fields which are arranged in an L-shaped configuration to the south west and south east of the school. Parking for the school is generally located on the north west and southern sides of the school. Tree preservation orders are on existing trees at the entrance to the site and along the northern and south western boundaries. The site is located within an area of potentially contaminated land.
3. The school is relatively contained within the centre of the site, with the exception of block C which is located adjacent to the entrance to the site. The existing buildings are all predominately single storey with the exception of part of block A located centrally in the site which is partially two storey. The existing buildings mainly comprise brick and timber cladding and are finished with flat roofs with the exception of block C which has a pitched roof.

4. Abbey School is a two form entry school and caters for children aged 16-11 who have learning difficulties and additional needs. The school currently has approximately 110 pupils.
5. The caretaker's bungalow is located in the north east corner of the site and is finished with a pitched roof with detached garage and shed.

Planning History

SCC2871-95	Single storey extension comprising 6 classrooms, library and ancillary space; associated alterations to landscaping, hard play, external circulation and parking areas	Approved 23/02/2006
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The proposal

District Council

1. Waverley Borough Council – No Objection.

Consultees (Statutory and Non-Statutory)

2. County Highway Authority – No objection subject to conditions.
3. County Arboriculturist – No objection subject to conditions.
4. County Landscape – No objection subject to condition.
5. County Ecologist – No objection subject to conditions.
6. County Archaeology – No objection subject to conditions
7. Lead Local Flood Authority – No objections subject to conditions
8. Contaminated Land – No objection subject to a condition.
9. Sport England – No objection – The proposed development does not adversely affect the existing principal playing field at the site.

Parish/Town Council and Amenity Groups

10. Farnham Town Council – No objection

Summary of publicity undertaken and key issues raised by public

11. The application was publicised by the posting of two site notices and an advert was placed in the local newspaper. A total of 99 of owner/occupiers of neighbouring properties were directly notified by letter.

7 Letters of representation have been received objecting on the grounds of:

- Scale and bulk of the sports hall

- Potential noise impacts of the proposal
- Use of the sports hall by the public
- Construction noise
- Design of the sports hall
- Building size relative to increase in pupil numbers
- Restricting views from existing properties
- Loss of outlook
- Increase in traffic
- Use of facilities outside school hours
- Lighting

Planning considerations

12. The guidance on the determination of planning applications, found at the end of this report, is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
13. In this case the statutory development plan for consideration of the application consists of the Farnham Neighbourhood Plan 2013-2032, Waverley Borough Local Plan 2002 (retained policies), Waverley Borough Local Plan (Part 1) 2018, and the Waverley Residential Extensions Supplementary Planning Document.
14. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
15. In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are, impact on residential amenity and impact on visual amenity.

PRINCIPLE OF PROPOSED DEVELOPMENT/EDUCATIONAL NEED

Waverley Borough Local Plan 2002 (saved policies)
 Policy CF3 – Educational Establishments
 Waverly Local Plan (Part 1) 2018
 Policy SP2 – Spatial Strategy

16. Paragraph 95 of the NPPF (2021) states that local planning authorities should give great weight to the need to create, expand or alter schools. Policy CF3 of the Waverley Borough Local Plan 2002 advises that proposals for extensions and adaptations to existing educational establishments and associated facilities will be permitted provided that:
 - (a) the development would not materially detract from the character and appearance of the establishment itself or the area in general; and,
 - (b) the existing level of residential amenity from factors such as excessive noise, overlooking or traffic congestion is not adversely affected where relevant; and,
 - (c) all other relevant Plan policies are complied with, particularly those relating to vehicular access, car parking, traffic movements, accessibility to public transport and those concerning developments within the Green Belt and the Countryside beyond it; and,
 - (d) a satisfactory Transport Plan relating to the development is submitted, if required.

Policy SP2 of the Local Plan Part 1 states that new development will be focussed in the main settlements. Farnham is a main settlement within the borough.

17. The proposal relates to the expansion of a special needs school which lies within the urban area of Farnham.
18. The proposed expansion of The Abbey School will provide secondary education for learners aged 11-16 years old with Learning and Additional needs (LAN). The expansion will result in an additional 60 places across the school, a maximum of 12 places per year group, growing incrementally from September 2021. The school will reach the full 60 additional places by 2025.
19. The expansion of The Abbey School would contribute towards realising the increased number of spaces required across Surrey. The distribution of current Special Schools and Specialist Centres in South West Surrey illustrates that there is an existing lack of provision of LAN Special Schools to serve the districts of Waverley and Guildford but this will also serve the Surrey Heath and Woking boroughs. The proposed site is ideally located to address this.
20. In accordance with the NPPF and development plan policies great weight should be given to such proposals subject to compliance with other policies relating to impact on visual and residential amenity and highways. The principle of the development is therefore acceptable subject to the compliance with other policies as set out in the following paragraphs.

DESIGN AND VISUAL AMENITY

Waverley Local Plan (Part 1) 2018

Policy TD1 – Townscape and Design

Waverley Local Plan (2002) saved Policies

Policy D4 – Design and Layout

Policy D9 – Accessibility

Policy CF3 – Educational Establishments

Farnham Neighbourhood Plan

Policy FNP1 – Design of new development

Policy FNP16 – Building extensions within and outside the built-up area boundary

Farnham Design Statement

21. Paragraph 123 of the NPPF (2021) states that Local Planning Authorities should support proposals to (b) make more effective use of sites that provide community services such as schools, provided this maintains or improves the quality of service provision and access to open space.
22. Parts a,b,c, and f of Paragraph 130 of the NPPF (2021) state that planning decisions should ensure that developments:
 - (a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 - (b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

(c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

(f) Create places that are safe, inclusive and accessible and which promote health and well-being.

23. Policy TD1 from the Waverley Local Plan Part 1 (2018) states that the Council will ensure that the character and amenity of the Borough are protected by:

- (1) Requiring new development to be of a high quality and inclusive design that responds to the distinctive local character of the area in which it is located.
- (2) Ensures that new development is designed so that it creates safe and attractive environments that meet the needs of users and incorporates the principles of sustainable development.

24. Retained Policy D4 from the Waverley Local Plan (2002) saved policies, states that the Council will seek to ensure that the development is of a high quality design which integrates well with the site and complements its surroundings. In particular, development should be appropriate in terms of its scale, height, form and appearance, respecting local distinctiveness of the area. It should also protect the appearance of the street scene and incorporate landscape design suitable for the site and character of the area.

25. Retained Policy D9 of the Waverley Borough Local Plan (2002) saved policies states that development involving buildings or spaces to which the public have access as visitors, customers or employees should provide or improve accessibility for everyone, including people with disabilities and those with young children. In particular:

(a) There should be easy and prominent alternatives to steps to access the development and all external doorways should be wide enough for wheelchair access.

(b) Hard and soft landscaping and surfacing should have regard to the needs of people with disabilities, including those with visual impairment.

26. Retained Planning Policy CF3 from the Waverley Local Plan (2002) saved policies, states that proposals for extensions and adaptations to existing educational establishments and associated facilities will be permitted provided that:

(a) The development would not materially detract from the character and appearance of the establishment itself or the area in general.

(b) The existing level of residential amenity from factors such as excessive noise, overlooking or traffic congestion is not adversely affected where relevant.

(c) All other relevant Plan policies are complied with, particularly those relating to vehicular access, car parking, traffic movements, accessibility to public transport and those concerning developments within the Green Belt and the Countryside beyond it.

(d) A satisfactory Transport Plan relating to the development is submitted if required.

27. FNP1 of the Farnham Neighbourhood Plan states that new development in accordance with the development plan will be permitted where it is designed to a high quality which responds to the heritage and distinctive character of the area of Farnham it is located by way of height, scale, density, layout, orientation, design and materials of buildings.
28. The applicant is seeking planning permission for the erection of extensions to the existing school, extension of the parking area and the laying of hardstanding.
29. The extension to the existing car park would not be highly visible from the surrounding area and therefore would be unlikely to result in a negative impact to the streetscene or character of the area. The proposed parking area would be sited adjacent to existing hedging that sits adjacent to 'The Close' to the south of the site. It is not proposed that the hedging be removed or modified to accommodate the parking and the proposed extension to the car parking area would sit approximately level with the existing sheds on the site. This element is therefore not considered harmful to the appearance of the area.
30. Part of the permission proposes extensions to the south and northern sides of the existing block A. These extensions would be single storey in form and would be erected to accommodate meeting rooms. These extensions are small in scale and would not add an inappropriate bulk or mass to the existing building. They would not therefore be harmful to the appearance of the building.
31. Block D is proposed on the north east elevation of the existing Block A. This extension would measure approximately 30m in depth and between 17m and 29m in width. It would be approximately 4.9m in height. Whilst this element of the proposal is typically higher than the other single storey elements it does not stand disproportionately higher. This element would be the most visible element from the streetscene, as it would be visible via the entrance of the site. It would not be considered harmful to the appearance of the school and would not add an inappropriate bulk or mass. Officers are satisfied that it would not be harmful to the streetscene and that the proposed extension is in keeping with the existing school building.
32. Block D would be constructed following the demolition of the caretakers bungalow. The bungalow is not of high architectural merit and therefore its loss would not be harmful to the appearance or character of the area.
33. A single storey extension is proposed on the southern elevation of existing block B. This extension would accommodate a library and would infill an existing covered area. This element of the proposal is considered to be of an appropriate scale and mass.
34. Block E is proposed on the north western elevation of existing Block B. This proposed block would be approximately 11m in width by 40m in depth. It would be single storey in form and would provide additional classrooms and toilets. It would not add an inappropriate bulk or mass to the existing building. This element would not be out of keeping with the existing school buildings in terms of its bulk and mass and therefore would not be considered harmful to the character of the area.
35. Block F is proposed towards the southern corner of the site. It comprises a sports hall which will be two storeys in height with some single storey elements to the east and west of the main two storey element. The block would measure 37m in width and would have a maximum depth of 25m. The main sports hall element would measure

between 9m and 7.7m in height and 14m in width and the single storey elements would measure approximately 4.2m in height. The sports hall would feature a pitched roof. Materials proposed would be brick with some cladding elements on the upper parts of the building. It is proposed that the sports hall would be cut into an existing raised area of land on the site and therefore would be constructed at a level concurrent with the current school buildings.

36. Whilst Block F would introduce an element which would sit much higher than the existing school buildings, relative to the surrounding buildings it would be in keeping with these buildings. Ambulo which neighbours the site to the south is a two storey detached property which measures 9.4m in height and sits on land higher than the main school buildings. Adjacent to that is Coley House which is a two storey building with a pitched roof which contains flats/apartments. The proposed sports hall is therefore not considered to be out of keeping with the existing buildings surrounding the site in terms of its height and scale. The sports hall is of a scale required for its purpose and is not considered disproportionately large for this purpose. This element of the proposal is therefore not considered harmful to the appearance of the school or to the character of the surrounding area.
37. The hard play area proposed in the north western corner of the site would measure approximately 32m by 20m. Currently, this area comprises a grass playing area. The introduction of hardstanding in this location is not considered harmful to the appearance of the school or the character of the area. Adequate grassed areas would remain on the site and therefore this element of the proposal is considered to be acceptable.
38. The proposal would result in the loss of some trees from this site. However, overall tree coverage of the site is limited primarily to the southern corner of the site. Whilst it is regrettable to lose trees from the site, these trees are not considered to make significant contributions to the character of the area and therefore their loss is not considered harmful to the character of the area.
39. The proposals would result in proportionate additions to the existing school which would not be considered harmful to the character and appearance of the area. The materials proposed are in keeping with the existing school building and would not result in harm to the character of the area. The majority of the school is enclosed by built form surrounding the site and therefore, the extensions and alterations to the school buildings would have limited visibility from the surrounding area. For those elements which would be visible to the street scene these are considered to be appropriate for a school in the developed area and therefore would not be considered harmful. The proposals would therefore be considered to accord with Policies TD1 of the Local Plan (Part 1), FNP1 and FNP16 of the Farnham Neighbourhood Plan, retained policies D4, D9 and CF3 of the Waverley Local Plan 2002 and the Farnham Design Statement.

IMPACT ON RESIDENTIAL AMENITY

Waverley Local Plan 2002

Policy D4 – Design and Layout

Waverley Local Plan (Part 1) 2018

Policy TD1 – Townscape and Design

Farnham Neighbourhood Plan

FNP16 – Extensions within the Built-up Area Boundary

Waverley Residential Extensions SPD.

40. Retained Policy D4 of the Waverley Local Plan 2002 states that the Council will have regard to loss of general amenity, including loss of natural light and privacy enjoyed by neighbours.
41. Policy TD1 of the Local Plan (Part 1) 2018, echoes these sentiments and states that the Council will ensure that amenity of the Borough is protected.
42. FNP16 of the Farnham Neighbourhood Plan states that building extensions will be permitted where the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.
43. The Residential Extensions SPD, whilst usually considered for extensions to residential dwellings, provides useful guidance for development adjacent to existing residential development including appropriate separation distances and guidelines for assessing potentially harmful impacts on the loss of light and privacy.
44. The proposal site is surrounded by residential development to the north, west and south. To the east of the site is South Farnham School.
45. Impact on Autumn Tints, 14, 12A, 12-2 Menin Way
46. These dwellings comprise two storey detached properties and are located to the north west of the proposal site. These properties feature large rear gardens which back onto the proposal site.
47. The proposed extension known as Block D, the extensions to Block A and B, and the proposed Block E are well separated from these neighbours. As such these parts of the proposal would be unlikely to result in a material impact to neighbouring residents. The proposed blocks D and E are single storey in height. They would not therefore result in an overbearing impact, harmful loss of light or outlook. Block E would measure 3.8m to the shared boundary with no. 4 and 6 Menin Way. This would be considered an appropriate separation distance to the amenity areas of these neighbours.
48. Block F including the two storey element of the proposal would measure approximately 35m from no. 4 and 2 Menin Way. The Residential Extensions SPD advises that two storey development should measure a minimum of 3m from existing boundaries where a proposal breaks an existing building line. As such the proposal would accord with this guideline.
49. The proposal is therefore not considered to have a materially harmful impact on the residential amenity of these neighbours.
50. Impact on 2-6 The Close
51. These dwellings are two storey detached properties. They sit on the eastern side of The Close and the highway separates them from the eastern boundary of the proposal site. The proposed extensions to Block A and B are well separated from these neighbours, measuring approximately 65m from these properties. These extensions would therefore not result in harm to the residential amenity of these dwellings.
52. The proposed Block D would not encroach beyond the existing school by more than 1m towards these dwellings and therefore would not result in harm to these

neighbours as it would remain approximately 65m from the front elevation of these properties.

53. The extended parking area would extend towards the south eastern boundary directly to the front of no. 6 Menin Way. However, the extended car parking would be a minimal increase to the existing parking area and does not propose any built form which would be harmful to the residential amenity of this neighbour.
54. Proposed Block F would measure approximately 34m from the boundary with The Close. Immediately opposite this boundary are properties 2 and 3 The Close. This is considered to be an adequate separation distance to these dwellings and would not result in a harmful loss of light, outlook, or have an overbearing impact.
55. Impact on Coley House
56. Coley House is located to the south west of the application site and faces onto the school grounds. Coley House comprises flats with private gardens on the north east side.
57. Proposed Block D and extensions to blocks A and B are well separated from these neighbours and therefore would be unlikely to result in harm to the residential amenity of these neighbours.
58. Block E would measure 40m from these dwellings and would be single storey in height. As such it would be unlikely that this element of the scheme would be harmful to these neighbours as it would be adequately separated and would not cause a harmful loss of light, outlook or overbearing impact. The single storey form of this element of the scheme would mean there would be no views directly into these flats or the amenity areas of these flats.
59. Block F would run along the back of Coley House by approximately 14m. Views to the north would remain relatively open. The residential extensions SPD advises that two storey rear development should measure a minimum of 3m from adjoining boundaries. The two storey element of Block F would measure approximately 8m from the boundary with Coley House. This would be considered an appropriate separation distance to the boundary. It would not therefore be considered overbearing to the private amenity space of these flats.
60. The residential extensions SPD advises that when a development faces an existing window a vertical and horizontal analysis should be undertaken to assess the impact of the proposal on the existing residential windows. The horizontal analysis comprises drawing a line at 45 degrees from the closest edge of closest window serving a habitable room and measuring 12m. If the proposal is less than this 12m line it could be harmful to the amenities of the neighbours. The vertical analysis comprises taking a line 1m above the ground floor level and drawing a line at 25 degrees from the rear facing window. If the line is intersected the proposal could be harmful to the amenity of this neighbour.
61. The proposal would accord with the 45 degree rules as when a line is measured from the first floor window or ground floor window and drawn at 45 degrees towards the development the two storey element of the proposal is greater than 12m.
62. On the 25 degree rule in order for the proposal to accord with this it would need to measure approximately 14.5m from the rear of Coley House. From the part of Coley House which immediately faces the proposed sports hall, the separation distance to

the sports hall would be approximately 30m. The proposal is therefore considered to accord with this guideline.

63. In relation to the proposed hardstanding play area, this element of the proposal would not result in any above ground built form which would be overbearing or lead to a harmful loss of privacy or outlook.
64. The proposal would therefore be considered to have an acceptable impact on the residential amenity on the residents of these flats.
65. Impact on Ambulo
66. Ambulo is a two storey dwelling which is located to the south of the proposal site. It has an amenity area to the rear. It sits on land which is slightly higher than the proposal site.
67. In relation to the extensions and alterations to the existing school, Block D and extensions to Blocks A and B would be unlikely to have a harmful impact on the residential amenity of this neighbour owing to the separation distance to these elements of the scheme.
68. Block F is likely to have the biggest impact on this neighbour as it is the closest element of the scheme.
69. Block F would measure between 9 and 7.7m in height as it features a pitched roof. The residential extensions SPD advises that two storey development that breaches the rear building line should measure a minimum of 3m from the adjoining boundary. This is to prevent an overbearing impact.
70. As the proposed block is located to the side and beyond the rear building line of this dwelling, Officers have treated this element of the proposal as one which breaches the rear building line.
71. The two storey element of Block F would measure approximately 9.5m from the boundary with this property and therefore would accord with this guideline. In relation to the single storey element this would measure approximately 3m from the boundary. However, owing to the single storey nature of this element it would not result in a harmful loss of light or outlook to this neighbour.
72. In relation to the 45 degree guideline as set out above, when a line is drawn from the closest edge of the closest habitable window the proposed sports hall would measure approximately 17m. This is considered an appropriate separation distance and the proposal would be unlikely to result in a harmful loss of light.
73. The proposed sports hall does not have windows at a first storey level which would overlook or lead to a perception of overlooking to this neighbour, therefore there would be no loss of privacy or perceived loss of privacy.
74. The proposal would therefore be considered to have an acceptable impact on the residential amenity of Ambulo.
75. Conclusion on residential amenity
76. The proposal is considered to be adequately separated from surrounding residential dwellings and therefore would not result in a harmful loss of light, outlook,

overbearing impact or harmful loss of privacy. The proposed extensions would be visible from the surrounding properties however, loss of views are not a material planning consideration.

77. Third party letters have raised concern with the use of the sports hall in the evening and outside of school hours. A condition is proposed that would limit the proposed use of the sports hall to school use only and to control hours of use until the latest use of 8pm on evenings and limited times at weekends. This is to allow the school to use the sports hall for evening meetings and for occasional use on weekends to allow for training. Officers are satisfied that a condition which stipulates these hours would ensure adequate control over the hours of use of the sports hall and would ensure that there would be no loss of amenity to neighbours.
78. Third party letters also raised concern with lighting on the proposed sports hall and other new blocks proposed. Therefore a condition is recommended to ensure that lighting proposed on the school is low level and would not provide up-lighting to the school. This is considered appropriate to address this concern.
79. A condition has also been attached to prevent the use of PA equipment in the sports hall for playing loud music. This is to limit the potential impacts from noise on neighbouring residents.
80. The proposal is therefore considered to accord with Policy D4 of the Local Plan 2002, TD1 of the Local Plan (Part 1) 2018, FNP16 of the Farnham Neighbourhood Plan and the Guidelines of the residential extensions SPD.

IMPACT ON TREES

Waverley Local Plan Part 1 2018

Policy NE2 – Green and Blue Infrastructure

Waverley Local Plan 2002

Policy D6 – Tree Controls

Policy D7 – Trees, Hedgerows and Development

81. Policy NE2 of the Local Plan Part 1 states that where appropriate the Council will seek to maintain and enhance existing trees.
82. Retained Policy D6 of the Local Plan 2002 states that the Council will have regard for the amenity value provided by trees. Where appropriate, new tree planting will be required.
83. Retained Policy D7 of the Local Plan states that development proposals on sites which contain or are close to important trees should provide for their long term retention. The Policy goes on to state that the council will not permit development which would result in the loss of important trees, require retained trees to be protected during development; require development to be adequately separated from existing trees and require the planting of new trees and other vegetation where appropriate.
84. The County Council's Arboricultural Officer has been consulted on the proposals. It is noted that there are some trees on the western boundary of the site which are protected by tree preservation orders and the proposal would result in the loss of some 13 trees which are not protected on the site comprising 5 category B trees, 6 category C trees and 2 unclassified trees.

85. The arboricultural impact is considered to be medium, owing to the loss of these trees and the encroachment in the RPA of some of the tree preservation protected trees. The County Council's Arboricultural Officer is content that subject to conditions in relation to the works within the root protection area of the tree preservation order trees, the proposal would not result in the unacceptable impact on trees of high amenity value. A landscaping condition is recommended to ensure that there would be replacement trees proposed as part of any landscaping proposed on the site. The arboricultural method statement accepts that replacement trees would be required as part of a landscaping scheme however the quantity would be dependant on the space available on the site.
86. The proposal is therefore considered to accord with Policy NE2 of the Local Plan (Part 1) 2018 and retained Policy D6 and D7 of the Local Plan 2002.

IMPACT ON ECOLOGY

Waverley Local Plan Part 1 2018

Policy NE1 – Biodiversity and Geological Conservation

Farnham Neighbourhood Plan

FNP13 – Protect and Enhance Biodiversity

87. Policy NE1 of the Local Plan Part 1 states that the Council will seek to conserve and enhance biodiversity within Waverley. Development will be permitted provided that it enhances and protects biodiversity and ensures appropriate management of those features. The policy also states that adverse impacts are avoided.
88. Policy FNP13 of the Farnham Neighbourhood Plan states that proposals should protect and enhance biodiversity.
89. In support of the application, the applicant has submitted a preliminary ecological assessment, a preliminary roost assessment survey and a separate Bat Emergence and Re-entry Survey. The County Council's Ecologist has been consulted on the proposals. They note that there has been no evidence of bats in the submitted surveys and that no further surveys are required for the proposals. The Preliminary Ecological Assessment makes recommendations for both during and after construction. An informative is attached to this permission to ensure that these recommendations are brought to the attention of the applicant. The ecologist raises no objection to the proposals, however, they recommend a condition to ensure that a scheme of biodiversity and enhancement is submitted to the County Council within 6 months of permission being granted.
90. The proposal is therefore considered to accord with Policy NE1 of the Local Plan Part 1 2018 and FNP13 of the Farnham Neighbourhood Plan.

FLOOD RISK AND DRAINAGE

Waverley Local Plan (Part 1) 2018

CC1 – Climate Change

CC4 – Flood Risk Management

91. CC1 of the Local Plan (Part 1) 2018 states that development will be supported where it contributes to mitigating and adapting to the impacts of climate change including measures that address the issues of Flood Risk through the application of Policy CC4 and provide high standards of sustainable design with built in resilience to climate change such as flood risk.

- 92. CC4 of the Local Plan (Part 1) states that development must be located, designed and laid out to ensure that it is safe; that the risk from flooding is minimised whilst not increasing the risk of flooding elsewhere.
- 93. The Environment Agency Flood Maps identify the site as being located within Flood Zone 1, as such the development is categorised as being within the lowest flood risk category. The applicant has submitted a sustainable drainage statement and the County Council Lead Local Flood Authority has been consulted on the proposals. The LLFA is satisfied that the proposed drainage scheme meets the requirements of the NPPF, the accompanying PPG and the non-statutory technical standards for sustainable drainage systems. The LLFA raises no objection to the scheme subject to conditions.
- 94. The proposal is therefore considered to accord with Policy CC1 and CC4 of the Waverley Local Plan (Part 1) 2018 and annex 3 of the NPPF.

CONTAMINATED LAND

Waverley Local Plan 2002.

D1 – Environmental Implications of Development

- 95. Retained Policy D1 of the Local Plan 2002 states that 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 potential pollution by land.
- 96. The Pollution Control Officer has been consulted on these proposals. In support of the application, the applicant has submitted a Phase 1 Desk study and Phase 2 Site Investigation Report by Albury SI Limited. The Pollution Control Officer has not raised objection on the proposal but has advised that conditions should be attached to ensure that soil testing should be conducted during the construction process and a condition should be attached to ensure that gas protection measures are appropriately designed.
- 97. Subject to these conditions, the proposal is considered to be acceptable and in accordance with Policy D1 of the Local Plan 2002.

HIGHWAYS

Waverley Local Plan (Part 1) 2018

ST1 – Sustainable Transport

Waverley Local Plan 2002

CF3 – Educational Establishments

Farnham Neighbourhood Plan 2013-2032

FNP30 – Transport Impact of Development

- 98. Policy ST1 of the Local Plan (Part 1) 2018 states that the council will ensure that development schemes make appropriate provision for car parking and are located where sustainable transport modes can be maximised.
- 99. Part 'e' of retained policy CF3 states that extensions and adaptations to existing education establishments will be permitted providing that residential amenity from traffic congestion is not adversely affected.

100. Part f of FNP30 of the Farnham Neighbourhood Plan sets out that proposals will be acceptable where they do not significantly add to traffic or congestion in the town.
101. Paragraph 111 of the NPPF 2021 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
102. The proposal seeks to expand the school in order to accommodate an additional 60 school places to create an additional form entry at the school by September 2022.
103. Currently on site there are 55 parking spaces available. The proposal will increase parking on the site to 57 via the extension of the existing parking area. The Planning Statement sets out that as the school is a Special Educational Needs school pick up and drop off to the school is arranged so that a high percentage is via minibus with most of the remaining pupils walking to the site or being dropped off outside on the existing highway.
104. The applicant states that despite an increase in numbers of pupils at the site it would be unlikely that the proportion of pupils travelling on foot and by vehicle (including the split between parent/carer travel, taxi and minibus) is likely to significantly change as the school expands.
105. Once the school expands, to limit the demand for vehicle movements within the site, it is proposed that only pre-arranged transport (ie taxis/minibuses) are accommodated on-site during drop-off and collection. This will result in a small level of parent/carer vehicles conducting drop-off/collection on-street.
106. It is anticipated that the increase to pupil numbers will result in an increase of approximately 22 vehicles on the site during the drop off and pick up period, however, this is not necessarily at all at one time with afterschool clubs and breakfast clubs staggering the arrival and pick up of children.
107. In support of the application, the applicant has submitted a parking management plan and the County Highway Authority have been consulted on the proposals.
108. The County Highway Authority have raised no objection to the proposal subject to the implementation of conditions to ensure that there will be no conflict with existing road users and the proposals would not prejudice highway safety.
109. The applicant has submitted a construction traffic management plan in order to ensure that during the construction phase of the development there would not be unacceptable disruption to other road users. In order to minimise the impact caused by the construction phase of the development the applicant is proposing to phase the works and construction traffic will utilise the strategic road network, avoiding local roads
- 110.** Based on the small increase in the vehicle movements to and from the site through the expansion of the school it would be unlikely that the proposal would result in an unacceptable highway impact and there is sufficient parking in place for staff on site. As such no concern is raised by Officers in regard to highways impact subject to conditions.

111. The proposal is therefore considered to accord with Policy ST1 of the Local Plan (Part 1) 2018, part 'e' of retained Policy CF3 of the Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan.

ARCHAEOLOGY

Waverley Local Plan 2002

HE14 – Sites of High Archaeological Potential

HE15 – Unidentified Archaeological Sites

112. Retained Policy HE14 of the Local Plan 2002 is concerned mainly with sites of high archaeological potential and identifies a list of criteria for when archaeological remains are found and appropriate archaeological assessments to be submitted as part of proposals. The site is not identified as a site of high archaeological potential, however, Policy HE15 which considers unidentified archaeological sites states that for large areas of development the same provisions as in Policy HE14 will apply.

113. The site is over 0.4 hectares and therefore in accordance with Waverley Local Plan Policy is recommended for archaeological assessment and possibly evaluation. In support of the application, the applicant has submitted a desk based assessment produced by the Surrey County Archaeological Unit. The report concludes that the proposals will not impact upon any known heritage assets but that based on the large number of previous archaeological discoveries from the area the site is considered to have a good potential for prehistoric and Roman remains.

114. The report also demonstrates that the north western area of the site has been previously disturbed by historic quarrying which will have removed any archaeological deposits in this area but that the quarrying did not extend to the south and so archaeological remains may still be encountered, particularly in the area of the proposed Block F.

115. In order to identify any archaeological deposits and to enable appropriate mitigation measures to be devised the submitted assessment recommends that a programme of trial trench evaluation would be appropriate. The County Council's Archaeologist approves of this approach and considers the submitted Written Scheme of Investigation to be appropriate.

116. They have therefore recommended a condition to secure the required archaeological work. Subject to this condition, the proposal is considered to accord with retained policy HE14 and HE15 and of the Waverley Local Plan 2002.

Human Rights Implications

The Human Rights Act Guidance for Interpretation, found at the end of this report, is expressly incorporated into this report and must be read in conjunction with the following paragraph.

Officer's view is that the proposal will have no adverse impact on public amenity and has no human rights implications.

Conclusion

117. The application is for the extension to existing school buildings, laying of hardstanding, demolition of existing bungalow, landscaping, and additional parking.

118. Officers consider that the proposals would not result in a detrimental impact on the appearance of the area. The proposed extensions would improve the school's facilities and allow for the required expansion of the school. The proposals would be well contained within the existing school grounds. The extension to the school parking area would be appropriate and would not harm the appearance of the area.
119. The proposals are not considered to have a material impact on the residential amenity of the surrounding neighbours.
120. The proposal is therefore considered to be acceptable and in accordance with the relevant development plan policies.

Recommendation

The recommendation is Permit subject to conditions.

Conditions:

IMPORTANT - CONDITION NO 9 and 19 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.

1. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:

PL-010 Existing Site Plan dated May 2021

PL-020 Block A Existing Ground Floor Plan sheet 1 dated May 2021

PL-021 Block B - Existing Ground Floor Plan sheet 2 dated May 2021

PL-022 Rev 00 - Bungalow - Existing Plan and Elevations dated May 2021

PL-026 Rev 01 Block C - Existing Plan and Elevations dated May 2021

PL-028 Blocks A & B - Existing Roof Plan sheet 1 dated May 2021

PL-029 Blocks A & B - Existing Roof Plan sheet 2 dated May 2021

PL-030 Block A - Existing Elevations sheet 1 dated May 2021

PL-031 Block B - Existing Elevations sheet 2 dated May 2021

PL-032 Rev 01 Block AB Link - Existing Elevations dated May 2021

PL-101 Rev 01 Proposed Site Plan dated May 2021

PL-200 Rev 01 Block A and D - Proposed Block D Floor Plan sheet 1 dated May 2021

PL-201 Rev 01 Block B and E - Proposed Block E Floor Plan sheet 2 dated May 2021

PL-202 Rev 01 Block E and F - Proposed Block E Floor Plan sheet 3 dated May 2021

PL-206 Rev 01 Block C - Proposed plan and Elevations dated May 2021

- PL-207 Rev 01 Block A & D (New) - Proposed Roof Plan sheet 1 dated May 2021
- PL-208 Rev 01 Block E (New) - Proposed Roof Plan sheet 2 dated May 2021
- PL-209 Rev 01 Block F (New) - Proposed Roof Plan sheet 3 dated May 2021
- PL-210 Rev 01 Blocks D, E & F - Proposed School Building Plan sheet 3 dated August 2021
- PL-300 Rev 01 Block A and D (New) - Proposed Elevations sheet 1 dated May 2021
- PL-301 Rev 01 Block F (New) and Main School - Proposed Elevations sheet2 dated May 2021
- PL-302 Rev 01 Proposed Elevations sheet 3 dated May 2021
- PL-303 Rev 01 Proposed Inner Courtyard - Elevations sheet 4 dated May 2021
- PL-306 Rev 01 Block F - Proposed Plan and Elevations dated May 2021
- PL-400 Proposed Site Section A-A dated 7 May 2021
- PL-011 Existing Site Location Plan dated 21 May 2021
- PL-102 Proposed Site Location Plan dated 21 May 2021
- AIA 01 Rev A Arboricultural Impact Assessment dated September 2021
- TPP 01 Rev A Tree Protection Plan dated September 2021
2. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
 3. The development hereby permitted shall not be first occupied for its purpose unless and until space has been laid out within the site in accordance with the approved plans (Drawing No. PL-101 Rev_01) for vehicles to be parked, for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking, loading and unloading and turning areas shall be retained and maintained for their designated purposes.
 4. The development shall be implemented in accordance with the Construction Transport Management Plan Version 0.3 dated November 2021
 5. Prior to first use of the development hereby permitted, the submitted Parking Management Plan, dated November 2021, shall be implemented in full
 6. The development hereby permitted shall not be occupied or used 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, covered parking of bicycles within the development site,

The approved facilities will be retained for that purpose in connection with the use.

7. A minimum of two parking spaces serving this development shall be 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) and retained as such.
8. 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 and produced by the Surrey County Archaeology Unit which has been submitted by the applicant and approved by the Planning Authority.
9. 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) measures to minimise the noise (including vibration) generated by the construction process to include hours of work and use of noise mitigation barrier(s).
 - b) the parking of vehicles of site operatives and visitors
 - c) loading and unloading of plant and materials.
 - d) measures to control the emission of dust and dirt during construction.
 - e) a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - f) Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination.
10. Within 6 months of the date of this decision a scheme of biodiversity mitigation and enhancement incorporating the recommendations in Table 5 in the Preliminary Ecological Assessment and Preliminary Roost Assessment Survey dated 21 May 2021, shall be submitted in writing for approval. The Scheme shall be implemented as approved within three months of the date of that approval.
11. Within 6 months of the date of this decision, details of a Hard and Soft Landscaping Scheme shall be submitted in writing to the County Planning Authority for written approval. The scheme shall include:
 - 1) a scaled plan showing all existing vegetation and landscape features to be retained and trees and other plants to be planted;
 - 2) location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - a) permeable paving
 - b) tree pit design
 - c) underground modular systems
 - d) Sustainable urban drainage integration
 - e) use within tree Root Protection Areas (RPAs);

3) specifications for operations associated with plant establishment and maintenance that are compliant with best practice;

4) types, materials and dimensions of all boundary treatments;

5) a planting schedule and specification, including sizes and numbers/densities of all proposed trees/other plants and section drawing(s) of tree pits where relevant;

6) details of how the existing ground and soil conditions are to be made suitable for tree and other planting;

7) a 5 year aftercare regime including provision for replacements for failed plantings and details of regular maintenance visits, including annual mulching and watering through the summer months with industry standard watering bags being provided to all new trees. Where new trees are to be supplied with a distinct crown, the supply, planting and maintenance of such trees shall be in general accordance with British Standard BS 8545:2014.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees. The landscaping and planting shall be carried out in the next available planting season following the approval of the details/The site shall be landscaped and planted out strictly in accordance with the approved details in the first occupation of the development, whichever is the sooner

In the event of the failure of any soft landscape planting in the first five years of planting, such planting shall be replaced with an equivalent number of live specimens of the same species and size by not later than the end of the first available planting season following the failure, damage or removal of the planting.

The development shall be implemented and managed strictly in accordance with the approved scheme.

12. No external lighting shall be installed without the prior written permission of the Planning Authority.
13. The approved sports hall known as "Block F" shall be used only for purposes in connection with the school and shall not be made available for community use without the prior written permission by the Local Planning Authority.
14. The sports hall shall only be used 8am to 8pm Monday – Friday and 8am to 4pm on Saturdays and Sundays. It shall not be open on Bank Holidays.
15. Prior to the commencement of the relevant works which would impact made ground, the applicant shall conduct appropriate testing on these soils to identify asbestos contamination.
16. The details of any remedial ground gas protection shall be formally agreed with the Local Authority as part of a Remediation Strategy for the site prior to the installation of these gas protection measures.
17. The Arboricultural Method Statement dated 1 September 2021 and plan TPP1 submitted in support of the application 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.

18. Prior to the installation of any drainage on site details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

a) 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.

b) 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.

19. The construction of the drainage system for phase 2 of 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 Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

c) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels.

d) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+20% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1 l/s.

e) 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.

f) 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.

g) 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.

20. Prior to the first occupation of any phase 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.

21. No amplified sound or music shall be played within the sports hall building hereby permitted at any time before 09:00 hours or after 16.00 hours Monday to Friday, nor at any time on Saturdays and Sundays and Bank Holidays.

Reasons:

1. For the avoidance of doubt and in the interests of proper planning.
2. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
3. In order that the proposed development accords with Policy ST1 of the Local Plan (Part 1) 2018, retained policy CF3 of the Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan and does not prejudice highway safety.
4. In order that the proposed development accords with Policy ST1 of the Local Plan (Part 1) 2018, retained policy CF3 of the Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan and does not prejudice highway safety.
5. In order that the proposed development accords with Policy ST1 of the Local Plan (Part 1) 2018, retained policy CF3 of the Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan and does not prejudice highway safety.
6. In order that the proposed development accords with Policy ST1 of the Local Plan (Part 1) 2018, retained policy CF3 of the Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan and does not prejudice highway safety.
7. In order that the proposed development accords with Policy ST1 of the Local Plan (Part 1) 2018, retained policy CF3 of the Local Plan 2002 and FNP30 of the Farnham Neighbourhood Plan and does not prejudice highway safety.
8. In order that the development accords with Policies HE14 and HE14 of the Local Plan 2002.
9. 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 D1 of the Local Plan 2002.
10. 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 Local Plan (Part 1) 2018.
11. 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 Local Plan (Part 1) 2018 and Policy D6 and D7 of the Local Plan 2002.
12. 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 D1 of the Local Plan 2002.
13. 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 D1 of the Local Plan 2002.

14. 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 D1 of the Local Plan 2002.
15. 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 D1 of the Local Plan 2002.
16. In order to limit the potential pollution from the development in accordance with Policy D1 of the Local Plan 2002.
17. To ensure that trees in the vicinity of the development are adequately protected, in the interests of the character, appearance and visual amenity of the area in accordance with Policies D6 and D7 of the Local Plan 2002 and Policy NE2 of the Local Plan (Part 1) 2018.
18. 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.
19. 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.
20. 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.
21. 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 D1 of the Local Plan 2002.

Informatives:

1. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: (delete as appropriate) entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its associated planning practice guidance and European Regulations, providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant including impacts of and on noise/traffic/odour/air quality/dust/heritage/flooding/landscape/ecology/visual impact/Green Belt and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions and the County Planning Authority has also engaged positively in the preparation of draft legal agreements. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2021.
2. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
3. The attention of the applicant is drawn to the requirements of Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 and to Department for Children,

Schools and Families Building Bulletin 102 'Designing for disabled children and children with Special Educational Needs' published in 2008 and Department of Education Building Bulletin 104 'Area guidelines for SEND and alternative provision' December 2015, or any prescribed document replacing these notes.

Contact Chris Turner

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Background papers

The deposited application documents and plans, including those amending or clarifying the proposal, and responses to consultations and representations received, as referred to in the report and included in the application file.

For this application, the deposited application documents and plans, and responses to consultations, are available to view on [our online register](#). The representations received are publicly available to view on the district/borough planning register. The Waverley Borough Council planning register entry for this application can be found under:

- [WA/2021/02235](#)

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

The Development Plan

Waverley Local Plan 2002

Waverley Local Plan (Part 1) 2018

Farnham Neighbourhood Plan 2013-2032

Other Documents

Waverley Borough Council Residential Extensions SPD
