



Appeal Decision

Hearing held on 5 December 2017

Site visit made on 6 December 2017

by AJ Steen DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 February 2018

Appeal Ref: APP/R3650/W/17/3180922

Green Lane Farm, Green Lane, Badshot Lea, Farnham GU9 9JL

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr I Urry of Farnham Estates against the decision of Waverley Borough Council.
 - The application Ref WA/2016/2456, dated 31 October 2016, was refused by notice dated 31 March 2017.
 - The development proposed is the construction of 43 dwellings and associated parking, with new access from Monkton Lane.
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Decision

1. The appeal is allowed and planning permission is granted for the construction of 43 dwellings and associated parking, with new access from Monkton Lane at Green Lane Farm, Green Lane, Badshot Lea, Farnham GU9 9JL in accordance with the terms of the application, Ref WA/2016/2456, dated 31 October 2016, subject to the conditions set out in a schedule at the end of the decision.

Preliminary Matters

2. A legal agreement under Section 106 of the Town and Country Planning Act 1990 was submitted at the hearing that the parties agreed has overcome the reasons for refusal relating to the effect of the development on the Thames Basin Heaths Special Protection Area (TBHSPA) and the provision of infrastructure including affordable housing, education, leisure, recycling and highways. I will return to this in my reasoning below.
3. The Waverley Borough Local Plan Part 1: Strategic Policies and Sites (draft LP) is currently at examination stage and I understand that a number of policies have been modified and subject of further consultation during the examination process. Given the stage of preparation of the draft LP, significant weight can be attached to it.

Main Issues

4. The main issues are:
 - The effect of the proposed development on the character and appearance of the countryside and on the Strategic Gap between Farnham and Aldershot; and

- whether prospective occupiers would enjoy satisfactory living conditions, having particular regard to the proximity to the waste water treatment works in relation to odour.

Reasons

Character and appearance, Strategic Gap

5. The site at Green Lane Farm is within the Strategic Gap between Farnham and Aldershot as defined by Policy C4 of the Waverley Borough Local Plan (LP) that seeks to resist inappropriate development in this location. Policy FNP11 of the Farnham Neighbourhood Plan (FNP) seeks to prevent coalescence between a number of settlements, including between Farnham and Aldershot and between Badshot Lea and Weybourne. Background to the policy states that the gap between the built up areas of Farnham (at Badshot Lea and Weybourne) and Aldershot is very narrow. This suggests that it is the gap on the other side of Badshot Lea that is most important in retaining a Strategic Gap between the settlements, rather than that between Farnham and Badshot Lea in which the appeal site is located.
6. The appeal site is flat, set on low ground below Badshot Lea on higher ground a short distance to the east. The site comprises the larger of two open fields to the north of Monkton Lane, with Green Lane running to one side and leading to the buildings at and around Green Lane Farm and Century Farm, and another field over that lane with the railway and Badshot Lea beyond. The railway line between the settlements of Badshot Lea and Farnham marks the boundary of those settlements, and provides a physical barrier between them. To the south is development within the settlement of Farnham, that closest to the site and over Monkton Lane predominantly being in commercial use. Immediately to the west are the sports pitches associated with the rugby club with the substantial group of sport and leisure buildings, including a children's nursery, beyond.
7. As a result of this, development surrounds this site and adjacent small fields, such that they are essentially cut off from the surrounding countryside, with an urban context. For this reason, the appeal site does not make a material contribution to the landscape character of the area, and makes only a minor contribution to the Strategic Gap.
8. The proposed development would retain a landscaped frontage that would reduce the landscape impact of the development, particularly in views from the road and railway bridge. As a result, residential development of the site would be seen within that setting and would reflect the urban context of the immediate environs of the site.
9. The dwellings would be of an attractive and traditional appearance, typical of a modern housing estate. Their scale would be consistent and reflect that of other dwellings in the vicinity. Whilst they have limited features relating to the local Surrey vernacular and there would be limited variety to the design of dwellings through the development, their character and appearance would reflect this edge of town location and adjacent development within Farnham.
10. Policy FNP11 of the FNP confirms that development proposals within the Strategic Gap will be assessed in terms of their impact on the visual setting and landscape features of the site. In terms of Policy C4 of the LP, the location of

the proposed development and its effect on the landscape would mean that it would not materially affect the Strategic Gap between settlements.

11. For the reasons set out above, I conclude that the proposed development would not materially affect the character and appearance of the area and it would not materially affect the Strategic Gap. As such, it would not conflict with Policies C2, C4, D1 and D4 of the LP, Policies RE1 and RE3 of the draft LP and Policies FNP10 and FNP11 of the FNP and the National Planning Policy Framework (the Framework). These policies recognise the intrinsic beauty of the countryside and seek development to be of a high quality design that does not harm the visual character and distinctiveness of the locality.

Odour

12. The appeal site is located in close proximity to the Farnham Sewage Treatment Works. A number of processes at those works can generate odours that may be transmitted over the local area and could adversely affect the living conditions of occupiers of dwellings in the area.
13. An Odour Assessment Report has been submitted, prepared by experienced consultants specialising in odour assessments. Including the tests completed after preparation of the report, a total of 24 sniff tests have been carried out. Odour was not detected at the appeal site during any of those tests. However, the Council and Thames Water have queried these tests and suggested that full sample surveys with dispersion modelling should have been carried out that would show, theoretically, where odour would travel. Such assessment is a scientific analysis that would show whether the site may be subject to odour. However, given the extensive sniff tests carried out, and taking into account the results of them, I do not accept that such modelling would have added materially to the assessment.
14. Changes have occurred at the works that have reduced the amount of odour generated and further changes are due to take place shortly. These works should ensure that the effect of odour on the appeal site would be further reduced. I understand that a dispersion assessment carried out by Thames Water pre-dates this and is, therefore, unlikely to be up to date. Following the works, Thames Water suggest that the odours would be of an intensity of 3 on the site as measured against the Institute of Air Quality Management's (IAQM) odour guidance, which they suggest would be unacceptable. However, that would not outweigh the evidence provided in the Odour Assessment Report that odour was not detected on the site during those sniff tests.
15. I note that there have been a number of complaints relating to the smell from the works, but it is not clear where these emanated from or whether the changes to the works will address those complaints. Reference is made to these within the Odour Assessment Report submitted in support of the appeal. That report also confirms that those undertaking the field surveys complied with IAQM odour guidance that they should not have a cold at the time of visits, they avoid scented toiletries, strong foods or drinks and were not hungry, thirsty or tired. The field surveys sought to ensure a representative sample of weather conditions.
16. For these reasons, I conclude that prospective occupiers of the proposed development would not be subject to excessive odours, such that their living conditions would be acceptable. As such, the proposed development would

comply with Policies D1 and D4 of the LP and the Framework that concern the environmental implications of development and seek high quality design that would provide adequate living conditions for occupiers of proposed development.

Other matters

17. The application was refused due to the effect of the development on biodiversity habitats and protected species. However, during the course of the appeal a Reptile Survey Report was submitted that addressed the Council's concerns and concluded there were no reptiles present on the site. As such, the proposed development would not result in harm to protected species.
18. Reference is made to surface water flooding on the site, but the site is not within an area identified as being at risk of flooding and appropriate drainage would be provided to meet the needs of the development. The access would be on a straight section of Monkton Lane, with adequate visibility to either side that would provide safe access to the proposed development. I understand that the adjacent sports pitches are flood lit and some light spillage is possible to the proposed houses, and that commercial uses on the opposite side of the road can be noisy. However, the boundary treatments and gaps to the nearest proposed dwellings would ensure this would not materially affect the living conditions of occupiers of the proposed development.
19. The site lies within the zone of influence of the TBHSPA that is designated under the Habitats Directive. Policy NRM6 of the South East Plan (SEP), Policies NE1 and NE3 of the draft LP and Policies FNP12 and FNP13 of the FNP require appropriate avoidance and/or mitigation measures be provided to mitigate the effects of recreational disturbance on those sites from residents of new residential development. The S106 legal agreement confirms that the contributions would be put toward the Council's costs in maintaining and managing areas of Suitable Accessible Natural Green Space (SANGS) pursuant to the strategy and toward Access Management and Monitoring of the TBHSPA.
20. Regulation 123(3) of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) restricts the use of pooled contributions toward items that may be funded via CIL. If five or more obligations for a project or type of infrastructure have been entered into since 6 April 2010 and it is a type of infrastructure that is capable of being funded by CIL, no more contributions may be collected toward that project. As the money would be put toward management and maintenance that does not constitute new infrastructure, it is clear that the contributions would not be caught by the pooling restrictions.
21. As such, they would be necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development, in accordance with Regulation 122 of the CIL Regulations. In addition, they would be in accordance with Policy NRM6 of the SEP, Policies NE1 and NE3 of the draft LP and Policies FNP12 and FNP13 of the NP that seek to mitigate the effects of recreational disturbance on the TBHSPA from residents of new residential development. For these reasons, I conclude that the financial contributions contained within the S106 legal agreement would mitigate the effects of the proposed dwellings on the TBHSPA.

22. The S106 legal agreement would ensure provision of 18 dwellings on the site to be affordable and provides a mechanism to determine the mix and provision of these dwellings. This exceeds the requirements of Policy H5 of the LP, Policy ANH1 of the draft LP and the Framework relating to provision of affordable housing. As a result, the S106 legal agreement meets the requirements of Regulation 122 of the CIL Regulations in relation to the provision of affordable housing.
23. Highway works relating to the proposed access, comprising footways to the southern boundary of the site, pedestrian and cycling facilities on Green Lane as well as open space including a local area of play and a locally equipped area of play would also be provided through the S106 legal agreement and would meet the requirements of Regulation 122 of the CIL Regulations.
24. The financial contributions toward highway improvements, cycle scheme, sports and leisure, waste and recycling, education and environment enhancement are not in dispute between the parties. These relate to provision of services and facilities that would meet the requirements of Regulation 122 of the CIL Regulations. They would not result in more than five contributions to those services and facilities in accordance with Regulation 123(3) of the CIL Regulations.
25. I conclude that the obligations contained within the S106 legal agreement would mitigate the effects of the proposed residential units on local services and facilities. As such, they would be in accordance with Regulations 122 and 123(3) of the CIL Regulations. On this basis, the S106 legal agreement is of significant weight in favour of the proposal.
26. The Council has confirmed that it has a 5 year housing land supply, although that is disputed by the appellant. I have not identified any conflicts with relevant policies within the Development Plan or Framework. As such, there would not be adverse impacts arising from development of the site that could significantly and demonstrably outweigh the benefits. I conclude that the proposal would comply with the Development Plan and the Framework as a whole. As such, my decision would not be affected whether or not there is a 5 year supply of deliverable housing land.

Conditions

27. To meet legislative requirements, a condition shall be imposed to address the period for commencement. I shall also impose conditions for the following reasons. I have imposed a condition specifying the relevant drawings as this provides certainty. Conditions are necessary to ensure pedestrian and cycle links, adequate parking and vehicle turning are provided prior to occupation of the dwellings to meet the needs of the occupiers and in order to protect highway safety. The proposed access is required to be built prior to development commencing to ensure it can adequately provide for construction traffic. A condition is necessary to provide cycle parking, electric vehicle charging points and travel plan welcome packs to meet the needs of the occupiers of the proposed dwellings in order to protect highway safety.
28. A condition is necessary to provide, prior to development commencing, and ensure compliance with a construction method statement so the development works take place without undue disturbance to occupiers of nearby properties and to maintain highway safety. I do not consider that a requirement for before

and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused would be precise, reasonable or enforceable.

29. Conditions requiring details and implementation of a surface water drainage system is necessary in order to reduce the impact of the development on flooding and manage run-off flow rates. Conditions relating to a drainage strategy and piling are required to ensure the works would not affect underground sewerage utility infrastructure as it is in close proximity to the development. Conditions relating to contamination are necessary in order to ensure contamination does not affect future residents of the development, occupiers of nearby properties, ecology or controlled waters.
30. Conditions relating to ecological mitigation are required to ensure the development does not result in harm to protected species. A condition is required to ensure any archaeology on the site is preserved and recorded. A condition is necessary for samples of materials to be submitted and approved prior to development commencing to ensure that they would maintain the character and appearance of the area.
31. Conditions relating to ground and floor levels on the site are required in order to ensure the development would maintain the character and appearance of the area and protect existing trees and hedgerows around the site. A condition requiring a protective fence around trees is also required to protect existing trees around the site. Approval, implementation and retention of landscaping works, including hard surfacing and means of enclosure, are necessary prior to development commencing in order to ensure the development would reflect the character and appearance of the area.
32. In some cases I have amended the wording of conditions suggested by the Council in the interests of clarity. I have amalgamated a number of conditions relating to construction management in the interests of clarity, including that relating to the bulk movement of materials to prevent the creation of dangerous conditions for road users and hours of construction and deliveries. A condition relating to odour modelling assessment is not necessary given my conclusions on the effect of odour on the living conditions of prospective occupiers. The Odour Assessment Report did not recommend mitigation measures against odour, so I have not included a requirement for further measures in the conditions.

Conclusion

33. For the above reasons and taking into account all other matters raised I conclude that the proposed construction of 43 dwellings and associated parking, with new access from Monkton Lane would comply with the development plan and the appeal should succeed.

AJ Steen

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 58806-100B Site Location Plan, 58806-101F Site Layout Plan, 102E external materials and boundary treatments, 103E surface materials plan, 104E Refuse management plan, 110E Street scenes AA & BB, 111E Street scenes CC & DD, 120A Plots 23 & 27, 124A Plots 1, 3, 38, 40, 43; 125B Plots 1, 3, 38, 40, 43; 126A plot 42, 144C plots 17, 19, 20, 24, 25, 26; 145B plots 4, 6, 18, 36; 146A plots 2, 37, 39, 41; 147B Plot 5; 149 Plot 7 and 8; 161 Plots 30/31; 162C Plot 34 & 35; 180B Plots 28, 29, 32, 33; 181B Plots 9, 11, 12, 13, 14, 15, 16; 182 Plot 21/22; 183 Plot 10; 250 Single Garage and 251A Double Garage.
- 3) Prior to the commencement of the development the applicant shall construct the proposed vehicular site access onto Monkton Lane in accordance with drawing no. 58806-101F, and subject to the Highway Authority's technical and safety requirements.
- 4) No dwelling shall be occupied unless and until the proposed pedestrian links between the site and Green Lane and Monkton Lane have been constructed in accordance with a scheme to be submitted to and approved in writing by the local planning authority.
- 5) No dwelling shall be occupied until construction has been completed of a 3.0m wide shared pedestrian footway/cycleway along the southern boundary of the site, with associated crossing points, between Green Lane and the Monkton Lane junction with Water Lane, in accordance with drawing no. 58806-101F, and subject to the Highway Authority's technical and safety requirements.
- 6) No dwelling shall be occupied until construction has been completed of a shared pedestrian/cycling facility on Green Lane, between its junctions with Badshot Lea Road and Crown Lane, in accordance with a scheme to be submitted to and approved in writing by the local planning authority.
- 7) No dwelling shall be occupied until the existing shared pedestrian footway/cycleway on Monkton Lane has been widened to a consistent 3.0m width, between the new crossing point on Monkton Lane and the Sainsbury access roundabout junction on Water Lane, in accordance with a scheme to be submitted to and approved in writing by the local planning authority.
- 8) No dwelling shall be occupied until space has been laid out within the site in accordance with drawing no. 58806-101F for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and that space shall thereafter be kept available at all times for those purposes.
- 9) No dwelling shall be 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) Independently accessible secure parking of bicycles integral to each dwelling within the development site.
 - (b) Electric vehicle charging points for every dwelling and communal charging points for blocks of flats.

- (c) Travel plan welcome packs to each dwelling, including information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, schools and community facilities.

The approved facilities shall be thereafter retained and maintained.

- 10) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors;
 - ii) loading and unloading of plant and materials;
 - iii) storage of plant and materials used in constructing the development;
 - iv) programme of works (including measures for traffic management);
 - v) Means of construction;
 - vi) the erection and maintenance of security hoarding;
 - vii) vehicle routing;
 - viii) measures to control the emission of dust and dirt during construction;
 - ix) measures to control noise;
 - x) measures to prevent the deposit of materials on the highway;
 - xi) on site turning for construction vehicles;
 - xii) details of any floodlighting to be used;
 - xiii) no burning of any waste or other materials on the site;
 - xiv) delivery, demolition and construction working hours.

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

- 11) Prior to the commencement of development, the following details, relating to the proposed sustainable urban drainage system (SuDs), shall be submitted to and approved in by the local planning authority in consultation with the Lead Local Flood Authority:
- Drainage Design - Finalised drawings for construction to include: a finalised drainage layout detailing the location of SUDs elements (including permeable paving where feasible), pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element and including details of any flow restrictions.
 - Source Protection Zones - confirmation from the Environment Agency that the level of surface water treatment provided prior to infiltration is adequate.
 - Infiltration Tests - In accordance with Section 3.2 of the Foul & Surface Water Drainage Strategy prepared by Turner Jomas & Associates, infiltration tests at the final location of the proposed infiltration tests to confirm infiltration rates. The final size of the soakaways shall be in accordance with their respective infiltration rates.
 - Exceedance Flow Routes - Details of how the SuDs will cater for system failure or exceedance events, both on and offsite. Proposed ground levels of the site shall be provided as evidence of the exceedance flow routes.
 - Construction Management and Maintenance - details of how the SuDs will be protected and maintained during the construction of the development.

- Lifetime Management and Maintenance plan - details of maintenance regimes and responsibilities of the drainage and SuDS elements during the operation and lifetime of the systems shall be submitted.

The development shall be undertaken in complete accordance with the approved details prior to the first occupation of the development.

- 12) Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer shall be submitted to and approved in writing by the local planning authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.
- 13) Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
- 14) No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority. Any piling shall be undertaken in accordance with the terms of the approved piling method statement.
- 15) Prior to commencement of development, other than that required to be carried out as part of an approved scheme of remediation, the following shall be submitted to and approved in writing by the local planning authority:
 - (a) An investigation and risk assessment, in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment shall be undertaken by a competent person as defined in Annex 2: Glossary of the National Planning Policy Framework.
 - (b) If identified to be required, a detailed remediation scheme shall be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property. The scheme shall include
 - (i) All works to be undertaken
 - (ii) Proposed remediation objectives and remediation criteria
 - (iii) Timetable of works
 - (iv) Site management proceduresThe scheme shall ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The remediation works shall be carried out in strict accordance with the approved scheme. The local planning authority shall be given two weeks written notification of commencement of the remediation scheme works.
 - (c) Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out.

- 16) Following commencement of the development hereby approved, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 15, the local planning authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted and approved in writing by the local planning authority prior to the recommencement of works:
 - a) An investigation and risk assessment, undertaken in the manner set out in Condition 15 (a) of this permission.
 - b) Where required, a remediation scheme in accordance with the requirements as set out in Condition 15 (b).
 - c) Following completion of approved remediation works, a verification report, in accordance with the requirements as set out in Condition 15 (c)
- 17) The development shall be undertaken in complete accordance with the impact avoidance, mitigation and enhancement measures detailed within the Ecological Mitigation and Enhancement Plan and the Reptile Survey Report.
- 18) Prior to the commencement of development, a revised bat mitigation strategy to include compensation for a loss of foraging and commuting opportunities shall be submitted to and approved in writing by the local planning authority. The development shall be undertaken in complete accordance with the approved strategy.
- 19) No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the local planning authority. No development shall take place other than in accordance with the Written Scheme of Investigation.
- 20) No development shall take place until samples of all external facing materials, including that to be used on boundary walls, buildings and hard surfacing, have been submitted to and approved in writing by the local planning authority. The relevant works shall be carried out in accordance with the approved sample details.
- 21) No development shall take place until cross sections/details indicating the proposed finished floor levels of the buildings hereby permitted and finished ground levels surrounding the buildings have been submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details.
- 22) No development shall take place until details of earthworks have been submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
- 23) No development shall take place until a protective fence consisting of chestnut paling (1.2m height) fastened to a post and rail fence, shall be erected to a minimum of 8m from the centre of the nearest protected tree, so as to exclude storage of materials, level increases, excavation or other building activities likely to be harmful to roots. Such fencing shall remain in place throughout the duration of the construction works. The local planning authority's Tree Officer shall be informed of the proposed date of

- commencement, at least one working week in advance, to allow inspection of protection measures.
- 24) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include indications of all existing trees and hedgerows on the land, identify those to be retained and set out measures for their protection throughout the course of development.
- 25) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Richborough Estates

APPEARANCES

FOR THE APPELLANT:

Thomas Rumble MRTPI Woolf Bond Planning LLP
Josef Cannon Counsel
Silke Gruner CSA Environmental
Dr Nicholas Davey Turner Jomas & Associates Ltd

FOR THE LOCAL PLANNING AUTHORITY:

Louise Yandell MRTPI Area Team Leader
Rachel Kellas MRTPI Principal Planning Officer
Gisella De Gennaro Senior Environmental Health Officer

INTERESTED PARTY

Mark Dickinson Thames Water

DOCUMENTS SUBMITTED AT THE HEARING:

- Document 1: Appeal decision reference APP/R3650/W/16/3155714
Document 2: Drawing nos. 250 and 251a
Document 3: Copies of amended draft LP policies
Document 4: Missing drawing 161
Document 5: Policy D1 of the LP and ICS1 of the draft LP
Document 6: Consultation responses missing from that submitted with the Questionnaire
Document 7: Five year housing land supply July 2017 update
Document 8: Statement on the Council's position on the five year housing land supply in response to appeal decision reference APP/R3650/W/16/3155714
Document 9: Executed legal agreement under Section 106 of the Town and Country Planning Act 1990
Document 10: Extract from the Examiner's Report into the Farnham Neighbourhood Plan
Document 11: Comments from Surrey County Council regarding highways
Document 12: Infrastructure response concerning contributions
Document 13: Letter from Elizabeth Sims, Interim Head of Planning Services concerning infrastructure contributions