

7.0 Evidence - Environmental Impact



Fig. 7.02 - Annotated extract from the Proposed Master Plan of application WA/2010/0166 (CD.9.6), for which full permission was granted and implemented

7.1 Environmental Impact

Relevant Policies: DM1 & FNP10

- 7.2.1 The Farnham Neighbourhood Plan (CD.7.3) demands that development outside of the Built Up Area Boundary "enhance the landscape value of the countryside and, where new planting is involved, use appropriate native species" (FNP10).
- 7.2.2 The Local Plan (CD.7.2) stipulates development "avoid exacerbating climate change and damage to the environment caused by the emission of greenhouse gases" and "follow the mitigation hierarchy ... to avoid negative impacts upon biodiversity [and] deliver the minimum biodiversity net gain of 10% as required by the Environment Act 2021" (DM1).
- 7.2.3 It was always a key aspiration of the design to maximise environmental benefit through high quality and sustainable planting. The existing central hedgerow in the centre of the site would be removed, however a range of native species would be introduced to enhance the existing landscape value and encourage the proliferation of a biodiverse ecology. The proposal would exceed the minimum 10% biodiversity net gain requirement, providing a 20.22% increase in habitat units and 34.82% increase in hedgerow units (21.63% and 25.20%, respectively, with the proposed landscape amendments). Refer to Tyler Grange's EIA (CD.1.17 & CD.3.7).
- 7.2.4 A similar extent and mix of tree and hedge planting to that of the extant permission WA/2010/0166, highlighted adjacent, was targeted.
- 7.2.5 A further benefit of the enhanced planting would be an increase in the proposal's carbon sequestration potential. WBC's Carbon Neutrality Action Plan 2020-2030 (CD.8.4) sets out the Council's commitment to become carbon neutral by 2030, suggesting that offsetting by sequestering carbon will be essential and that this can be achieved locally through re-wilding and afforestation. Proposals such as this are what will be required if the Council is to achieve its aims.
- 7.2.6 In terms of environmental impact, the proposals in application WA/2023/00087 are appropriate for the following reasons:
- The proposals will lead to a significant BNG (20.22% or 21.63%), far exceeding the minimum requirement (10%).
 - There is a significant benefit associated with the enhanced tree-planting of the proposed scheme in terms of carbon sequestration that should not be overlooked.