



Appeal Decision

Hearing held on 29 July 2025

Site visits made on 28 and 29 July 2025

by Andrew Smith BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 29 August 2025

Appeal Ref: APP/R3650/W/25/3359169

Land south of 70 Wrecclesham Hill, Wrecclesham, Farnham, Surrey

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) (the Act) against a refusal to grant planning permission.
- The appeal is made by Sigma Homes Limited against the decision of Waverley Borough Council.
- The application Ref is WA/2023/02741.
- The development proposed is erection of 26 dwellings (including 8 affordable) with formation of new vehicular access from Wrecclesham Hill, area of open space, landscaping and associated infrastructure.

Decision

1. The appeal is allowed and planning permission is granted for the erection of 26 dwellings (including 8 affordable) with formation of new vehicular access from Wrecclesham Hill, area of open space, landscaping and associated infrastructure at Land south of 70 Wrecclesham Hill, Wrecclesham, Farnham, Surrey in accordance with the terms of the application, Ref WA/2023/02741, subject to the conditions set out in the attached schedule.

Preliminary Matters

2. It is the case that additional documentation¹ and revised plans² have been submitted at appeal stage. These documents and plans – when taken together – seek to ensure the delineation of the site's red line boundary is consistently illustrated and aim to address a number of the Council's reasons for refusing planning permission. For example, clarity with respect to anticipated further ecology/protected species surveys has been provided, pedestrian connection points at the site's eastern boundary are now included, and a Local Area of Play (LAP) has been added to a confined area of on-site open space formerly intended to be grassed. Further, amendments to the detailed design of Block 14-18 have been made whereby small rises to eaves and ridge heights in conjunction with new south-facing dormers offer the opportunity for the roof spaces of three units to accommodate bedrooms and thus two-bedroomed units to comprise part of the mix of on-site affordable homes.
3. I am conscious that the appeal process should not be used to evolve a scheme. However, the additional documentation and revised plans incorporate what can be fairly interpreted to be minor alterations that – when considering the scheme as a

¹ including: Arboricultural Impact Assessment and Method Statement, referenced SIG23982aia_ams, dated 2 July 2024; Ecology Position Statement, dated 4 April 2025

² including: SL.01 Rev E; HB.A.p Rev C; HB.A.e Rev C; SS.01 Rev C; AHL.01 Rev D; PAL.01 Rev D; RCL.01 Rev D; BDML.01 Rev D; SIG23982 10 Rev C; SIG23982 11 Sheet 1 Rev C; SIG23982 11 Sheet 2 Rev C; SIG23982 11 Sheet 3 Rev C; SIG23982 12 Sheet 1 Rev A; SIG23982 12 Sheet 2 Rev A; SIG23982 12 Sheet 3 Rev A

whole – do not result in a proposed development that is materially different to that considered by the Council at planning application stage. I am thus satisfied that no party with a potential interest in the outcome of the appeal is prejudiced by the additional documentation and revised plans being accepted for consideration.

4. A planning obligation pursuant to Section 106 of the Act (the legal agreement) is before me. This is dated 20 August 2025 and is signed by the appellant, relevant landowners, and the Council. The legal agreement contains various provisions related to: affordable housing; a management plan for the site; the provision and subsequent management of a Local Area of Play (LAP), open space, sustainable urban drainage, and estate roads and footpaths; self-build and custom housebuilding; and contributions towards Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Mitigation (SAMM). I shall return to the legal agreement later in this Decision.

Main Issues

5. As a consequence of the additional documentation and revised plans that have been accepted as well as the legal agreement's preparation, the Council has confirmed it does not wish to defend its second, third, fourth, fifth, sixth, seventh and eighth reasons for refusing planning permission. I shall draft the appeal's main issues on this basis, whilst recognising – with respect to Special Protection Areas (SPAs) – the relevant statutory duties that apply under the Habitat Regulations.
6. The main issues are:
 - The effect upon the character and appearance of the area having regard to relevant provisions of the development plan, including consideration of the effect upon on-site trees; and
 - The effect upon relevant SPAs.

Reasons

Character and appearance

7. The site is comprised of an undeveloped parcel of land that sits adjacent to Wrecclesham Hill (the highway), a busy classified route. As situated outside of (albeit adjacent to) the relevant Built Up Area Boundary, the site comprises Countryside beyond the Green Belt as defined under the terms of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites (February 2018) (the LP). In addition, the site makes up part of an Area of Great Landscape Value (AGLV) as also designated via the LP and thus comprises part of a valued landscape under the terms of the National Planning Policy Framework (December 2024) (the Framework).
8. The northern part of the site is formed of the southernmost portion of an ancient woodland and other well-established planting is in place to other parts of the site, including along its front and side boundaries. Meanwhile, much of the site's local surroundings, including a grassed field to the immediate west, is made up of undeveloped agricultural land. Despite these inherently rural and green influences, there is a residential presence to the rear (north) of the site and commercial development exists beyond intervening planting to both the east of the site and to the opposite southern side of the highway. It is noteworthy that land to

the east is allocated for housing development (with approximate capacity for 20 dwellings) under Policy FNP14 of the Farnham Neighbourhood Plan (April 2020) (the FNP).

9. At a county level, the site falls within the West Farnham Open Greensand Hills Landscape Character Area, the key characteristics of which include an undulating topography and a mix of arable/pastoral fields and woodland blocks. At a local level, under the Farnham Landscape Character Assessment (August 2018) (the FLCA), the site falls within the Holt Hillside Character Area (the HHCA), the key characteristics of which include a greensand ridge and associated valley sides, woodland blocks, small fields in pasture, and a relationship with the edge of Farnham. The appeal site and its immediate surroundings, exhibit a landscape character that is broadly reflective of the typical characteristics of the character areas within which the site falls.
10. The HHCA is adjudged, through the FLCA, to have 'Medium' landscape sensitivity and a 'Medium' landscape value. These gradings are influenced by factors that include some disturbance as a consequence of local quarry works, the presence of the adjacent settlement (albeit often exhibit of soft, low-density, and well-defined edges), and the sense of enclosure that tends to be provided by established planting which offers a strong landscape structure and some potential for mitigation in the event development be brought forward.
11. To my mind, consistent with the findings of the FLCA with respect to the HHCA taken as a whole, the site and its immediate surroundings, even though situated within the AGLV and accommodating areas of ancient woodland, can be fairly considered to have moderate sensitivity and a medium landscape value. Moreover, notwithstanding the undoubted strong contribution the well-planted site in question makes to the rural setting of Wrecclesham, it does not display out-of-the-ordinary scenic qualities and can be experienced in the context of built influences – most particularly to the east. Further, the site's well-enclosed nature and a prevalence of woodland areas and boundary trees/hedgerows in the general locality are factors that considerably limit the range and extent of its visual envelope.
12. The proposal is centred upon the delivery of 26 dwellings of typically two-storey height to be served by a new vehicular access. It is noteworthy that a buffer to the ancient woodland would be retained whilst a number of tree specimens of often moderate to high value (as surveyed) would be safeguarded, including wherever possible along the site's highway frontage. It is also relevant that a well-established hedgerow – albeit falling outside of the appellant's control – runs alongside the site's western boundary and would not be impacted by the proposal.
13. Even so, as was readily apparent upon inspection, a widespread removal of on-site planting inclusive of a range of well-established specimens of size and value – that in some instances are the subject of a Tree Preservation Order³ not yet confirmed – would be necessitated. These removals would include, but not be limited to, selected Yew trees sited proximate to the highway, multiple tree groups positioned adjacent to the site's eastern boundary, and a number of mature specimens located along the western boundary. These western trees include one large Ash that has been surveyed to be of high quality – glimpses of which are

³ Tree Preservation Order (No.07/25)

available from the highway. In this context, the site's sylvan character would be noticeably eroded.

14. The proposed development's most pertinent visual effects would be from close-range vantage points including positions taken in either direction (east and west) along the highway. These include from a nearby point to the east where the highway connects to a public right of way that runs a north-south axis. It is inevitable that the new-build development proposed, especially when considered in conjunction with the tree losses intended, would fail to fully safeguard the verdant and rural character of available views. This finding, given the positioning of intended retained tree cover, would be most applicable to available views from the east.
15. However, in-part owing to the constrained visual envelope applicable to the site, the positions of neighbouring developments, the softening influence of established planting to be retained under supervision and in accordance with a robust and comprehensive Arboricultural Method Statement⁴, and the anticipated mitigative implications of new soft landscaping that is proposed, the scheme would be experienced as a somewhat discreet and reasonably well-contained excursion into the countryside. This would be particularly so once new on-site planting establishes and matures and the inevitable future domesticating/urbanising influence of allocated residential development to the east ultimately materialises.
16. For the above reasons, unacceptably significant adverse landscape or visual impacts would be avoided. However, it is inevitable that the proposal, which involves the loss of greenfield land, a considerable number of tree removals, and major development in an edge-of-settlement location adjacent to a well-used entry/egress point to/from Wrecclesham, would cause meaningful harm, at a not inconsequential level, to the character and appearance of the site and its immediate surroundings. For the avoidance of doubt, I have had regard to the site's AGLV location when deliberating the scheme's harm in this sense.
17. The proposal conflicts with Policies RE1, RE3 and TD1 of the LP, Policy DM15 of the Waverley Borough Local Plan Part 2: Site Allocations and Development Management Policies (March 2023) (the LP2) and Policies FNP1 and FNP10 of the NP in so far as these policies set out that the intrinsic character and beauty of the countryside will be recognised and safeguarded and that new development shall protect and sensitively incorporate natural features such as trees and hedges within the site.
18. For the avoidance of doubt, whilst not decisive to the outcome of this appeal, I do not identify material conflict with Policy SP2 (Spatial Strategy) of the LP in part due to the land in question not being of the highest amenity and landscape value (as required by the policy) even though located within the AGLV. This is without prejudice to any alternative approach taken by different Inspectors on schemes elsewhere.

SPAs

19. The site lies within the defined zones of influence of the Thames Basin Heaths Special Protection Area (TBHSPA) and the Wealden Heaths Phase I Special Protection Area (WHSPA), such that I must have regard to The Conservation of

⁴ ref: SIG23982aia_ams

Habitats and Species Regulations 2017 (as amended). These regulations require that, where the project is likely to have a significant effect on (a) European site(s) (either alone or in combination with other plans or projects), the competent authority must make an appropriate assessment of the implications of the project in view of relevant conservation objectives. For the purposes of this appeal, I am the competent authority.

20. The TBHSPA is comprised of a network of heathland sites which are designated for their ability to provide a habitat for the internationally important bird species of woodlark, nightjar and Dartford warbler. The TBHSPA was designated in 2005 due to research at the time indicating that recreational pressure was having a detrimental impact upon these bird species, which are ground-nesting. Based on the site's proximity to the TBHSPA, the impact of the proposed development would lead to a likely significant adverse effect on the TBHSPA through an increased local population and associated recreational activity.
21. The Thames Basin Heaths Special Protection Area Avoidance Strategy Review 2016 (updated 1 April 2025) (the TBHSPAAS) sets out a two-pronged approach to avoiding likely significant effect on the TBHSPA, which consists of the provision of SANG, to attract people away from the TBHSPA, and SAMM measures to reduce the effect of people who visit the TBHSPA. The legal agreement secures contributions that are in line with the revised per-person contribution tariffs set out in the TBHSPAAS and the payment of these contributions to the Council prior to the commencement of development should planning permission be granted.
22. The legal agreement also places covenants upon the Council to spend or apply said contributions in accordance with the TBHSPAAS. In view of spare SANG capacity and a range of different improvement/management initiatives that have been developed and formalised, I am content that adequate assurances are in place to ensure that necessary mitigation and avoidance measures would be implemented expediently should planning permission be granted.
23. The WHSPA is also comprised of lowland heathland habitats that support endangered ground-nesting bird species – namely woodlark, nightjar and Dartford warbler. The proposal, owing to its proximity to the WHSPA, would – through increased recreational pressure – have a likely significant effect on the WHSPA. A publicly accessible document⁵ prepared by the Council which helps to inform decision-making confirms that, where proposals fall within the defined zones of influence of both the TBHSPA and the WHSPA, mitigation should be provided in line with the TBH approach. Moreover, there is no need to double the mitigation requirement. Natural England has at appeal stage, in its role as statutory nature conservation body, confirmed its acceptance to this approach.
24. For the above reasons, the proposal would mitigate its impacts upon both the TBHSPA and the WHSPA. Thus, I am satisfied that the development would not adversely affect the integrity of these SPAs. The proposal therefore accords with Policies NE1 and NE3 of the LP and relevant provisions of the Framework, in so far as these policies require no significant adverse effects on the ecological integrity of SPAs and the provision of adequate mitigation measures.

⁵ ref: Waverley Planning FAQ, November 2020

Other Matters

25. The Framework sets out that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless wholly exceptional reasons apply and a strategy for suitable compensation exists. The scheme is respectful of the site's ancient woodland, which is located across its northern portion, in the sense that the proposed layout incorporates a 15 metre buffer accommodating a mix of established trees intended to be retained. Even so, it raises concern that a not inconsequential area of proposed grassland, as depicted upon the submitted landscape proposals, is intended to be seeded in conjunction with the retention of the aforementioned trees to the fringe of the ancient woodland.
26. Moreover, as was readily apparent upon inspection, the seeding of grass at the extent proposed would necessitate the loss of considerable understory – an integral woodland component that supports regeneration. Whilst I acknowledge that accessible on-site spaces have a role to play in ensuring the achievement of high-quality development and healthy communities, it is important for the purposes of conserving the natural environment to ensure that no loss or deterioration of ancient woodland and/or ancient or veteran trees occurs as a result of development.
27. With the above in mind, a planning condition would be reasonable and necessary to impose in the event the appeal be successful that requires the extent of the proposed grassland area in question to be revisited. Moreover, on the basis that the proposed grassland in this particular part of the site is either removed or noticeably reduced, I am suitably satisfied that no loss or deterioration of ancient woodland would occur as a consequence of the scheme. This is particularly so when noting that relevant ongoing management provisions are secured via the legal agreement, as discussed further below.
28. Concerns have been raised that there could be inconsistencies with respect to trees designated for retention when different submitted plans are compared and that several mature trees may not have been plotted via the tree survey work undertaken. However, as confirmed at the Hearing, the main parties are content that the tree-related plans/information for determination is accurate and consistent. Moreover, following my own on-site inspection, I am satisfied that the Tree Protection Plan⁶ provides a suitably accurate and representative account of the individual trees and tree groups intended to be either removed or retained/protected.
29. In addition, concerns have been raised by an interested party that cumulative growth in Wrecclesham shall place strains upon local infrastructure. However, as confirmed in the Council's Officer Report, the development shall be subject to a Community Infrastructure Levy used to fund infrastructure in the Borough needed to support new development (including with respect to education and health facilities).
30. Further, concerns have been raised that direct overlooking from proposed Plot 13 would be to the detriment of the privacy enjoyed by neighbouring residential occupiers to the north. Plot 13 would be served by two rear-facing first-floor bedroom windows, and some intervening planting is intended to be removed.

⁶ ref: SIG23982-03

However, having factored in the proposed setback positioning of Plot 13 relative to the site's northern boundary, the suitably generous separation distance to neighbouring built form that would be achieved, and the opportunity that would avail to secure boundary treatment details via condition in the event the appeal be successful, I am satisfied that no undue loss of privacy would result from the scheme. Further, on the basis of new perimeter landscaping that is proposed and the opportunity to secure boundary treatment details via condition, there is no reason to consider that any undue loss of residential privacy would result as a consequence of obtainable views from publicly accessible areas on site.

31. For the avoidance of doubt, I am content that the proposal does not conflict with Policy FNP14 (Housing Site Allocations) of the FNP. Moreover, the site is not allocated for development (such that it is not a policy of direct relevance to the proposal before me) and the scheme would not prejudice the future policy-compliant delivery of the allocated site to the east. As a further point of clarity, I am satisfied that no material conflict would ensue with Policy FNP11 (Preventing Coalescence) of the FNP on the basis that the scheme would not clearly lead to increased coalescence between Rowledge and Wrecclesham.

Planning Balance

The presumption in favour of sustainable development

32. It is common ground between the main parties that the Council cannot currently demonstrate a five-year supply of deliverable housing sites. Accordingly, the policies most important for determining the scheme are deemed out-of-date and – as the policies of the Framework that protect areas or assets of particular importance do not provide a strong reason for refusing planning permission – the presumption in favour of sustainable development is engaged. It is also common ground that the FNP is now of an age (in excess of five years since being made) that does not engage paragraph 14 of the Framework.
33. For decision making the presumption in favour of sustainable development means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework's policies taken as a whole. This is, as set out in the Framework, whilst having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Adverse impacts

34. In terms of the scheme's adverse impacts, I have identified conflicts with Policies RE1 and RE3 of the LP, DM15 of the LP2, and Policies FNP1 and FNP10 of the FNP. These are policies that exhibit broad consistency with the Framework in so far as it seeks to: protect and enhance valued landscapes, recognise the intrinsic character and beauty of the countryside, and ensure existing trees are retained wherever possible.
35. I note that Policy FNP10 supports development outside of the Built Up Area Boundary in only specified circumstances where various criteria are met in full. However, in circumstances where the policies most important for determination are deemed out-of-date as a consequence of the housing supply situation in the Borough, the site's position outside of the Built Up Area Boundary (a boundary that

has acted to restrict housing delivery) is not decisive to my considerations. Even so, for reasons that are set out above and having considered the effect upon existing on-site trees, I attach considerable weight to the harm that would be caused by the scheme to the character and appearance of the area.

36. It has been suggested by an interested party that, in the event the appeal be successful and planning permission be granted, a precedent could be set for allowing other housing developments beyond the Built Up Area Boundary. However, it is my responsibility to consider the proposal that is before me upon its own individual merits in light of the specific site and case circumstances to hand at this point in time. It thus follows that there is no clear reason to consider that any possible future development proposal elsewhere would necessarily be looked upon favourably by the relevant decision-maker as a consequence of this Decision.

Scheme benefits

37. The proposal involves the creation of 26 additional housing units in a location relatively well-served by facilities and services within a local authority area where the housing land supply level currently sits at 1.28 years. This represents a chronic shortfall when compared to the minimum five-year supply threshold endorsed by the Framework. Further, an identifiable supply shortfall across the Borough has, I understand, been very longstanding. In such circumstances, the additional dwellings would make a meaningful and important contribution to the supply-deficit and attract very significant weight as a public benefit.
38. Further, the policy-compliant delivery of 30% affordable homes and one self-build unit as part of the housing to be developed would promote the delivery of distinct social benefits that carry significant weight. In addition, there would be job creation during the construction phase and increased household spending generated once occupied which are benefits that attract limited weight. Moreover, the scheme's benefits would be very significant when assessed in cumulative terms and attract substantial weight.

Final Balance

39. Having considered the adverse impacts and benefits of the scheme before me, I conclude that the adverse impacts identified, comprising considerable harm to the character and appearance of the area and associated conflict with the development plan, would not significantly and demonstrably outweigh the proposal's substantial benefits when assessed against the Framework's policies taken as a whole whilst having particular regard to key policies as presented above. Thus, the presumption in favour of sustainable development, as set out in the Framework, applies.
40. Therefore, notwithstanding identifiable conflict with relevant development plan policies, there are material considerations, including the Framework, that indicate that the proposal should be determined otherwise than in accordance with the development plan in this instance.

Legal Agreement

41. The legal agreement secures the aforementioned on-site provision of eight affordable housing units (a mix of five Social Rented units and three Shared

Ownership units, and a mix of 1-bed, 2-bed and 3-bed units) in line with the requirements of Policy AHN1 of the LP, which requires a minimum of 30% provision and the mix of dwelling types/sizes and tenure split to reflect identified housing needs. The legal agreement also secures the on-site provision of a single self-build/custom-build plot to be located and marketed in accordance with a scheme to be agreed. There is thus satisfactory compliance with Policy DM36 of the LP2 in so far as it sets out an expectation for at least 5% of dwelling plots to be made available for sale to self or custom builders.

42. A management plan to ensure the effective ongoing management (by a management company) of on-site areas/features that comprise ancient woodland, areas of open space, the LAP, the sustainable urban drainage system, and estate roads and footpaths is secured, alongside covenants to ensure the appropriate/timely initial installation of such features where relevant. SANG and SPA contributions are also secured, under the terms discussed in my reasoning with respect to this appeal's second main issue.
43. I am satisfied that the various contributions and provisions secured through the legal agreement would be necessary to make the development acceptable in planning terms, would be directly related to the development, and be fairly and reasonably related in scale and kind.

Conditions

44. A list of draft planning conditions was worked upon by the parties in advance of the Hearing. Following further discussion at the event, I have considered the conditions against advice in the Framework and Planning Practice Guidance. As a result, I have made minor amendments to the list for consistency and clarity purposes and added conditions related to planting and boundary treatments. Pre-commencement conditions have only been applied where agreed to by the appellant and where necessary to guide initial works on site. In the interests of certainty, a condition setting out the approved plans is required.
45. In the interests of protecting the character and appearance of the area, conditions requiring full details of external facing materials, finished levels, and boundary treatments are reasonable and necessary to impose. For the same reason, it is necessary to condition that development is undertaken in accordance with the submitted Arboricultural Impact Assessment and Method Statement and the approved Tree Protection Plan, and that an Arboricultural Supervision Statement be agreed. For the avoidance of doubt, the levels and boundary treatment conditions is additionally in the interests of safeguarding the amenities of neighbouring residents.
46. In the interests of highway safety, conditions are reasonable and necessary that secure the provision and retention of access/garaging/parking/turning areas, the submission of a Construction Management Plan (CMP), off-site footway improvements (to involve the provision of a not insignificant stretch of new footway along the northern side of Wrecclesham), and the provision of site access as approved in conjunction with appropriate visibility splays. The CMP condition is also in the interests of safeguarding neighbouring living conditions as well as protecting valuable habitat and protected species, whilst the footway improvements condition is additionally in the interests of promoting sustainable travel choices.

47. Also, in the interests of encouraging sustainable travel modes, conditions are reasonable that ensure the provision of Sustainable Travel Information Packs for new residents and appropriate facilities for the storage/charging of cycles/e-bikes. Further, to ensure an energy-efficient form of construction, a condition is reasonable that secures compliance with a submitted Energy Statement.
48. In the interests of protecting, retaining and/or enhancing biodiversity, conditions are reasonable and necessary to secure that development is implemented in accordance with the recommendations of a submitted Preliminary Ecological Assessment, that an update site walkover and associated report materialise in the event development does not commence before the next active wildlife survey season, and that further assessments/surveys take place prior to development commencing with specific respect to dormice and bats.
49. To guard against flood risk and in the interests of promoting the appropriate management of surface water, a condition is reasonable and necessary that secures the details, implementation and subsequent retention of a surface water drainage scheme. The main parties agreed at the Hearing that it would be reasonable for the maximum discharge rate stated in the condition to be amended to align with the existing greenfield run-off rate as estimated and set out within the submitted Flood Risk Assessment and Drainage Strategy (February 2023).
50. In the interests of minimising risks to human health, conditions are necessary to ensure that potential contamination (including any unexpected contamination encountered during the construction phase) is properly investigated and remediated as required. A further condition requiring the implementation of a programme of archaeological work is reasonable to ensure the archaeological interest of the site is suitably investigated and recorded.
51. As discussed above, in the interests of guarding against any possible loss or deterioration of ancient woodland and of promoting healthy communities via the provision of acceptable open space, a condition to obtain clarification of intentions for planting/seeding upon land in a specific location to the fringe of the ancient woodland and to the northwest of the LAP is reasonable and necessary.

Conclusion

52. For the reasons given above, the appeal is allowed such that planning permission is granted subject to conditions.

Andrew Smith

INSPECTOR

Schedule of Conditions

- 1) The development to which this permission relates shall be begun not later than the expiration of three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: LP.01 Rev A; HB.A.p Rev C; HB.A.e Rev C; HT.2B-1.p Rev A; HT.2B-1.el Rev A; HT.2B-2.p Rev A; HT.2B-2.el Rev A; HT.3B-1.p Rev A; HT.3B-1.el Rev A; HT.3B-2.p Rev A; HT.3B-2.el Rev A; HT.3B-3.p Rev A; HT.3B-3.el Rev A; HT.3B-4.p Rev A; HT.3B-4.el Rev A; HT.3B-5.p Rev A; HT.3B-5.el Rev A; HT.3B-6.p Rev A; HT.3B-6.el Rev A; HT.4B-1.p Rev A; HT.4B-1.el Rev A; HT.4B-2.p Rev A; HT.4B-2.el Rev A; HT.4B-3.p Rev A; HT.4B-3.el Rev A; HT.4B-4.p Rev A; HT.4B-4.el Rev A; HT.4B-5.p Rev A; HT.4B-5.el Rev A; SL.01 Rev E; SS.01 Rev C; GAR.01 Rev A; GAR.02 Rev A; CP01.pe Rev A; AHL.01 Rev D; PAL.01 Rev D; RCL.01 Rev D; BDML.01 Rev D; SIG23982 10 Rev C; SIG23982 11 Sheet 1 Rev C; SIG23982 11 Sheet 2 Rev C; SIG23982 11 Sheet 3 Rev C; SIG23982 12 Sheet 1 Rev A; SIG23982 12 Sheet 2 Rev A; SIG23982 12 Sheet 3 Rev A; SIG23982-03; 020.0807-0006 Rev P01; 020.0807-0003 Rev P02.
- 3) The development hereby permitted shall be carried out in accordance with the approved Arboricultural Impact Assessment and Method Statement Ref: SIG23982aia_ams (ACD Environmental, 2 July 2024) and the approved Tree Protection Plan Ref SIG23982-03, unless otherwise agreed in writing by the Local Planning Authority. The contents of an Arboricultural Supervision Statement (ASS), to incorporate provisions for fortnightly supervision and photographic evidence, together with the details of the arboriculturist to produce the document, shall be confirmed and agreed in writing at a pre-commencement meeting (i.e. to be held prior to any site clearance works being undertaken) to be attended by relevant and suitably qualified representatives of the Council and the developer. The final ASS shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any dwelling hereby permitted.
- 4) No development shall take place until full details of the finished levels, above ordnance datum, of the ground floors of each of the dwellings hereby permitted in relation to existing ground levels within the site by means of spot heights and cross-sections have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5) No development shall take place, including any demolition or site clearance works, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the demolition/construction period. The Plan shall provide for the following measures and only the approved details shall be implemented/adhered to:
 - 24-hour emergency contact number;
 - Hours of operation;
 - Parking of vehicles of site operatives and visitors (including measures to be taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - Routes for construction traffic;

- Locations for loading/unloading and storage of plant, waste and construction materials;
 - Method of waste disposal;
 - Method of dust suppression;
 - Method of preventing mud being carried onto the highway;
 - Measures to protect vulnerable road users (cyclists and pedestrians);
 - Any necessary temporary traffic management measures;
 - Arrangements for turning vehicles;
 - Arrangements to receive abnormal loads or unusually large vehicles;
 - Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses;
 - Any necessary ancient woodland protection measures.
- 6) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation to be submitted to and approved in writing by the Local Planning Authority.
- 7) No other development shall take place until the vehicular and pedestrian access to Wrecclesham Hill as depicted upon approved plan Ref 020.0807-0003 Rev P02 has been constructed and provided with:
- A means within the site of preventing private water from entering the highway;
 - Visibility splays with a 'x' distance of 2.4 metres and a 'y' distance of 117 metres to the southwest of the access and 96 metres to the northeast. Thereafter, the visibility splays shall be kept permanently clear of any obstruction over 0.6 metres in height.
- 8) The development hereby permitted shall not be commenced (other than any works to trees) until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The required drainage details shall include:
- Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) and 1 in 100 (+45% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. The final solution shall follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 7.87 litres per second;
 - 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);
 - A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site shall be protected from increased flood risk;
 - Details of drainage management responsibilities and maintenance regimes for the drainage system;
 - Details of how the drainage system shall be protected during construction and how runoff (including any pollutants) from the development site shall be managed before the drainage system is operational.

The surface water drainage scheme shall be provided in accordance with the approved details prior to the first occupation of any dwelling and shall thereafter be retained and maintained in accordance with the approved details for the lifetime of the development.

- 9) No development shall take place, including any demolition or site clearance works, until a presence / absence dormice survey has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with any precautionary scheme of works, compensation and/or mitigation measures identified in the survey.
- 10) No development shall take place, including any demolition or site clearance works, until a Bat Preliminary Ground Level Tree Roost Assessment and, if required, a presence/likely absence survey have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with any precautionary scheme of works, compensation and/or mitigation measures identified in the Assessment and/or survey.
- 11) Notwithstanding that a 'proposed grassland area' is depicted upon the approved landscaping plans (Ref SIG23982 11 Sheet 2 Rev C and SIG23982 11 Sheet 3 Rev C) in conjunction with existing trees to be retained to the northwest of the LAP, full details of existing and proposed planting/seeding in this particular area of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development including any site clearance works. The development shall be implemented and thereafter retained in accordance with the approved details.
- 12) Prior to the commencement of development, other than that required to be carried out as part of demolition or an approved scheme of remediation, the following shall be submitted to and approved in writing by the Local Planning Authority:
 - 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.
 - 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 procedures.

The scheme shall ensure that the site shall 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.

- 13) Upon completion of the approved remediation works, a verification report demonstrating the effectiveness of the approved remediation works carried out

- shall be completed in accordance with Condition 12 and shall be submitted to the Local Planning Authority for approval prior to the first occupation of any dwelling.
- 14) Following commencement of the development hereby permitted, if unexpected contamination is found on site at any time, other than that identified in accordance with Condition 12, the Local Planning Authority shall be immediately notified in writing and all works shall be halted on the site. The following shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of works:
- An investigation and risk assessment, undertaken in the manner set out under Condition 12 of this permission;
 - Where required, a remediation scheme in accordance with the requirements as set out under Condition 12;
 - Following completion of approved remediation works, a verification report, in accordance with the requirements as set out under Condition 13.
- 15) Details of all external facing materials shall be submitted to and approved in writing by the Local Planning Authority prior to any development above slab level. The development shall be carried out in accordance with the approved details.
- 16) The development hereby permitted shall not be first occupied unless and until new footway connections along Wrecclesham Hill, and associated uncontrolled dropped kerb crossing with tactile paving, have been constructed in accordance with approved plan Ref 020.0807-0006 Rev P01.
- 17) Prior to the first occupation of any dwelling hereby permitted, written confirmation of compliance with the submitted Energy Statement, produced by C80 Solutions and dated July 2023, shall be submitted to and approved in writing by the Local Planning Authority.
- 18) Prior to the first occupation of the development hereby permitted, a Sustainable Travel Information Pack, to be produced in accordance with the sustainable development aims and objectives of the National Planning Policy Framework and Surrey County Council's Travel Plans Good Practice Guide for Developers, shall be submitted to and approved in writing by the Local Planning Authority. The approved Sustainable Travel Information Pack shall be issued to the first-time occupier of each dwelling prior to first occupation. The pack shall include:
- Details of local public transport services and the locations of rail stations and local bus stops;
 - Details of local car club and lift sharing schemes;
 - Maps showing local walking and cycling routes and isochrone maps showing accessibility to public transport, schools and local community facilities;
 - Information to promote the take-up of sustainable travel.
- 19) No dwelling hereby permitted shall be first occupied unless and until facilities for the secure, lit and covered parking of bicycles to include a charging point with timer for e-bikes have been provided within the dwelling in accordance with a scheme to have first been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be retained and maintained to the satisfaction of the Local Planning Authority.
- 20) Prior to the first occupation of any dwelling hereby permitted, full details of boundary treatments to be erected shall be submitted to and approved in writing

by the Local Planning Authority. The development shall be implemented in accordance with the approved details and thereafter the boundary treatments shall be retained as installed at all times.

- 21) The development shall be carried out in accordance with the recommendations of the Preliminary Ecological Assessment produced by Wychwood Environmental Ltd and dated June 2022 together with subsequent survey updates. Confirmation of the measures undertaken shall be submitted to and approved by the Local Planning Authority prior to the first occupation of any dwelling on site.
- 22) If the development hereby permitted does not commence before the next active wildlife survey season (May to September 2026), an update site walkover and report shall be carried out and submitted to and approved in writing by the Local Planning Authority prior to any development commencing. The development shall then be carried out in accordance with any precautionary scheme of works, compensation and/or mitigation measures identified in the report.
- 23) The access, garaging, parking and turning areas as shown on approved plan Ref SL.01 Rev E shall be constructed prior to first occupation of each dwelling to which they relate and thereafter shall be maintained and kept available for such purposes in perpetuity.

Richborough

APPEARANCES

FOR THE APPELLANT:

Charles Banner KC	Counsel
Kevin Scott	Managing Director, Solve Planning Limited
Rebecca Oattes	Associate Planner, Solve Planning Limited
Andrew Cook	Executive Director – Environment, Pegasus Group
Andrew Bigg	Head of Arboriculture, ACD Environmental

FOR THE LOCAL PLANNING AUTHORITY:

David Jobbins	Planning Consultant – Director, Luken Beck
Jack Adams	Principal Arboricultural Officer

DOCUMENTS RECEIVED DURING THE HEARING

- Copy of example Unilateral Undertaking related to a site at Dunsfold, Godalming, dated 24 July, submitted via email by the Council
- Copy of Waverley Borough Council Authority Monitoring Report 2023-2024, published May 2025, submitted via email by the Council

DOCUMENTS RECEIVED AFTER THE HEARING

- Updated draft legal agreement following discussion at the Hearing, submitted via email by the appellant on 5 August 2025
- Written response to Inspector's comments upon draft legal agreement accompanied by further revised draft, submitted via email by the appellant on 11 August 2025
- Written response to Inspector's request for any observations upon draft planning conditions, submitted via email by the appellant on 18 August 2025
- Written response to Inspector's request for any observations upon draft planning conditions and the appellant's 11 August 2025 response, submitted via email by the Council on 18 August 2025
- Written response to Inspector's request for observations from the relevant statutory nature conservation body, submitted via email by Natural England on 20 August 2025
- Written response to Inspector's request for observations in lieu of Natural England comments, submitted via email by the appellant on 21 August 2025
- Completed legal agreement, dated 20 August 2025, posted by the Council and submitted via email by the appellant on 21 August 2025
- Written response to Inspector's request for observations in lieu of Natural England comments, submitted via email by the Council on 27 August 2025