



Appeal Decisions

Inquiry held on 27 to 30 April 2021

Site visit made on 30 April 2021

by O S Woodward BA(Hons.) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 25 June 2021

Appeal A: APP/R3650/W/21/3266933 **The Heights, 5 Hill Road, Haslemere GU27 2JP**

- 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 Twist Heights Ltd against the decision of Waverley Borough Council.
 - The application Ref WA/2020/0029, dated 29 November 2019, was refused by notice dated 27 August 2020.
 - The development proposed is the erection of 22 dwellings following demolition of former school buildings and dwelling, provision of new vehicular access and associated works.
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Appeal B: APP/R3650/W/19/3225899 **The Heights, 5 Hill Road, Haslemere GU27 2JP**

- 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 Twist Heights Ltd against the decision of Waverley Borough Council.
 - The application Ref WA/2018/1771, dated 31 August 2018, was refused by notice dated 4 February 2019.
 - The development proposed is the erection of 25 dwellings following demolition of former school buildings and dwelling, provision of new vehicular access and associated works.
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Appeal C: APP/R3650/W/19/3242532 **The Heights, 5 Hill Road, Haslemere GU27 2JP**

- 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 Twist Heights Ltd against the decision of Waverley Borough Council.
 - The application Ref WA/2019/1026, dated 22 May 2019, was refused by notice dated 17 October 2019.
 - The development proposed is the erection of 20 dwellings following demolition of former school buildings and dwelling, provision of new vehicular access and associated works.
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Appeal D: APP/R3650/W/19/3242615 **Land forming the frontage of the Haslemere Preparatory School, Hill Road, Haslemere GU27 2JP**

- 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 Twist Heights Ltd against the decision of Waverley Borough Council.
- The application Ref WA/2019/1135, dated 31 May 2019, was refused by notice dated

11 November 2019.

- The development proposed is the erection of 4 dwellings, provision of new vehicular access and associated works.
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Appeal E: APP/R3650/H/20/3247524
The Heights, 5 Hill Road, Haslemere GU27 2JP

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 against a refusal to grant advertisement consent.
 - The appeal is made by Twist Heights Ltd against the decision of Waverley Borough Council.
 - The application Ref WA/2019/1837, dated 31 May 2019, was refused by notice dated 28 October 2019.
 - The advertisement proposed is the display of non-illuminated signs on hoardings and gates.
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Decisions

1. Appeal A is allowed and planning permission is granted for the erection of 22 dwellings following demolition of former school buildings and dwelling, provision of new vehicular access and associated works at The Heights, 5 Hill Road, Haslemere GU27 2JP, in accordance with the terms of the application Ref WA/2020/0029, dated 29 November 2019, subject to the conditions set out at Annex C(a).
2. Appeal B is allowed and planning permission is granted for the erection of 25 dwellings following demolition of former school buildings and dwelling, provision of new vehicular access and associated works at The Heights, 5 Hill Road, Haslemere GU27 2JP, in accordance with the terms of the application Ref WA/2018/1771, dated 31 August 2018, subject to the conditions set out at Annex C(b).
3. Appeal C is allowed and planning permission is granted for the erection of 20 dwellings following demolition of former school buildings and dwelling, provision of new vehicular access and associated works at The Heights, 5 Hill Road, Haslemere GU27 2JP, in accordance with the terms of the application Ref WA/2019/1026, dated 22 May 2019, subject to the conditions set out at Annex C(c).
4. Appeal D is allowed and planning permission is granted for the erection of 4 dwellings, provision of new vehicular access and associated works at Land forming the frontage of the Haslemere Preparatory School, Hill Road, Haslemere GU27 2JP, in accordance with the terms of the application Ref WA/2019/1135, dated 31 May 2019, subject to the conditions set out at Annex C(d).
5. Appeal E is allowed and advertisement consent is granted for the display of non-illuminated signs on hoardings and gates at The Heights, 5 Hill Road, Haslemere GU27 2JP, in accordance with the terms of the application Ref WA/2019/1837, dated 31 May 2019. The consent is subject to the five standard conditions set out in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and also to the conditions set out at Annex C(e).

Applications for Costs

6. At the Inquiry, applications for costs were made by Twist Heights Ltd against Waverley Borough Council in relation to Appeals C and D. Those applications are the subject of a separate Decision.

Preliminary Matters

7. Ahead of the Inquiry, the Council agreed with the appellant that none of the four residential schemes could viably provide affordable housing or contributions towards local infrastructure. In light of that, the corresponding reasons for refusal in relation Appeals B and C were not pursued.
8. I have made minor changes to the descriptions of development in the headers and decisions above for clarity and consistency.
9. Appeal A is for a 22-dwelling scheme incorporating two rows of proposed dwellings on the main site, a semi-detached pair of dwellings to the Hill Road frontage and a block of four flats in the location of the existing former headmaster's house. Appeal B proposes the same layout on the main site and the block of flats but introduces two semi-detached pairs of dwellings and one detached dwelling to the Hill Road frontage. This would provide a total of 25 homes. Appeal C is for the same layout on the main site and the block of flats but with no dwellings proposed to the Hill Road frontage and with a different roof profile to the block of flats. This would provide a total of 20 homes. Appeal D is for two semi-detached pairs of dwellings on the Hill Road frontage only.
10. The development the subject of Appeal D could, in theory, be implemented alongside the Appeal C scheme, because the appeal sites do not overlap. Both schemes have been designed to allow for this and a Unilateral Undertaking binding both proposals together has been submitted to cover this eventuality. Equally, both schemes, and indeed any of the developments proposed, could alternatively be implemented on their own. I take account of this as appropriate throughout my decision letter.

Main Issues

11. The main issues are:

- the effect of the proposed developments on the character and appearance of the area, with particular regard to layout, the streetscene of Hill Road, architectural design, quantum, and the wooded character of the site and Haslemere Hillside (Appeals A to D);
- the heritage significance of the school buildings to be demolished and the weight to be applied (Appeals A to C); and,
- the effect of the proposed advertisements on public amenity (Appeal E).

Reasons

Character and appearance (Appeals A to D)

Layout, the streetscene of Hill Road, architectural design, and quantum

12. The appeal site for Appeals A and B is a former school and its grounds. Appeals C and D have split out the site, with Appeal C covering the main part of the site

- including all of the existing buildings and Appeal D the area of the grounds by Hill Road.
13. The main school building is a large, prominent building which has been extensively extended. There are also several outbuildings and the former headmaster's house. Car parking, access roads and hard standing former playgrounds make-up the majority of the landscaping. There are some low level and incidental trees and bushes throughout the site. A mature and tall hedgerow marks the boundary to the rear of the site, with a recreation ground behind. To the eastern boundary is a line of mature trees with a footpath behind and beyond that detached residential properties set in generous plots. To the western boundary are some further mature trees with houses beyond. The site rises steeply from Hill Road, with the existing buildings and playgrounds set on distinct terraces which run horizontally, east-west, across the site. The built form is all towards the middle and rear of the site, set away from Hill Road. There are two existing vehicular access points from Hill Road.
 14. Apart from the appeal site, Hill Road is lined on both sides by detached houses. Those on the opposite side of Hill Road are set close to the road, and sit slightly below the road, due to the slope. The houses on the south side of Hill Road, the same side as the appeal site, are generally set back from the road, built higher up the slope. Having said this, within this general pattern, the set back and precise orientation of the existing properties is varied. There is also a notable exception to the general pattern with the property on the corner with Old Haslemere Road, which lies nearer to Hill Road. The predominant boundary treatments on both sides of the road are hedgerows, with particularly tall and imposing hedgerows along a fair proportion of Hill Road either side of the appeal site. On both sides of the road the hedgerows are punctuated by several access points for driveways and garages.
 15. Each of the Appeals A to C schemes propose two rows of properties along the middle of the site and to the rear of the site. This approach is more regimented than the more informal layouts of the surrounding houses. However, both proposed rows would be in logical locations, related well to the topography of the site which has two distinct levels along both of the proposed rows, and reflecting the location of the existing school buildings which also sit on two parallel horizontal lines. In addition, the row along the middle of the site would be along a similar line to the existing properties to the east. The proposed layout would also create a cul-de-sac set behind Hill Road, a feature found in several locations in the surrounding area, including Hill Road itself. Therefore, the layout of this part of the appeal site would be in-keeping with the character and appearance of the area.
 16. The schemes the subject of Appeals A to D each take a different approach to the frontage with Hill Road. The Appeal C scheme would have no properties along this part of the site and would instead retain the existing grass bank and hedgerow. The two existing vehicular access points would be retained albeit that the westerly entrance would be altered to run more directly up the hill away from Hill Road. The Appeal A scheme would introduce one pair of semi-detached dwellings to the road frontage and would extend the rear gardens to two other plots to the east of these. It would also introduce new hedgerows a driveway and pedestrian access. The Appeal B scheme would introduce a further three houses along this boundary, all of which would have driveway

access directly to Hill Road. The scheme the subject of Appeal D is only for two semi-detached pairs of properties along Hill Road, with new hedgerows, driveways and the same proposed alteration to the main access point to the west as with Appeals A to C.

17. Appeals A, B and D would all introduce dwellings closer to the boundary than is common along this part of Hill Road. However, they would be at a similar set back to the existing property on the corner of Old Haslemere Road to the west. I acknowledge that this is a property set on a corner plot, but it nevertheless contributes to the character of this part of Hill Road. Importantly, the key defining character of the south side of this part of Hill Road is the prominence of the hedgerows, which partially screen the properties behind, even allowing for the hill, albeit with several gaps for driveways and entrance paths. All three relevant appeals propose a similar appearance, with extensive hedgerows and planting to Hill Road punctuated with driveways and access points. The proposed housing behind would be closer to the road than the majority of the existing properties but the key characteristic of extensive hedgerow screening and glimpsed views of properties behind would be retained.
18. The large rear gardens to Plots 6 and 7 in the Appeal A scheme would result in rear gardens leading up to Hill Road, which would be an unconventional layout. However, the existing properties to the east also have extensive gardens to the road. That these are front, as opposed to rear, gardens does not present a fundamentally different character, given their size, and this element of the proposed layout is therefore successful. The visibility splays for the main entrance for Appeals A to C (which could be controlled by condition were the appeals to succeed), would not affect the proposed hedgerows, as demonstrated on the submitted drawings.
19. If the Appeal C scheme were built-out in isolation, then there would be no properties to the Hill Road frontage and the landscaping would remain largely as existing. I acknowledge that this would represent a departure from the existing linear pattern of development along the wider road, but it would reflect the existing situation on that part of the appeal site. I find no material harm in this regard.
20. In the schemes the subject of Appeals A to C, a block of flats is proposed in a similar location to the existing headmaster's house. It would be larger than the existing building, but not excessively so, and it would be set away from the existing neighbouring houses to either side, namely High Green and No 7 Hill Road. There is also extensive screening to the neighbouring houses through the existing trees and hedgerows to the boundaries. Due to being located higher than the proposed block of flats, it would be possible to see the building from part of the garden of High Green. However, even with the more prominent roof form for this block proposed in the Appeals A and B schemes, the proposed building would only be marginally more bulky than the existing house, and the distance and intervening boundary screening would mitigate the visual effect it would have on High Green.
21. I acknowledge that the screening from the intervening hedgerows and trees to both High Green and No 7 cannot be relied upon in perpetuity. However, given their maturity and the screening benefits they provide to the occupants of those two properties it is unlikely that there would be any significant actions by the occupants of High Green or No7 to reduce these boundary treatments on

- their own land. An element of screening is also proposed through hedgerow and tree planting within the appeal site, which could be controlled by condition if the appeals were to succeed.
22. Two different roof forms are proposed for this block of flats. A lower and more simply designed slate roof, or a clay-tiled roof with greater articulation and variety of hips and slopes. The clay-tiled approach is more consistent with the roof forms proposed for the other buildings on the site and the articulation of the roof form more in-keeping with the surrounding built-form. However, the slate roof would also be an acceptable approach, because the block of flats would be set away from the other buildings in a different character area of the site, and because its simple form and design would be unobtrusive and well-balanced. Either approach is of acceptable appearance and there would be no harm in this regard.
23. Crown pitched roofs are proposed to the rearmost row of properties for Appeals A to C. The roofscape in the area generally comprises fully pitched roofs. However, there are a variety of precise roof forms, pitch angles, and gable designs in the surrounding area, including some instances of small elements of flat roofs. In addition, the flat element of the crown pitched roofs would largely not be visible due to the design of the pitched elements of the roofs obscuring the crown behind, and because of the location at the highest point of the site. There would be some oblique views afforded, but the effect of this on the character of the buildings and the wider area would be limited. In this context, I consider that the proposed crown pitched roofs would not be seen as out of keeping with the established character and appearance of the area.
24. Whilst the proposed density of development would be greater than the prevailing character of the surrounding area, it would be acceptable in the context of the significant existing built form across the site. This also applies to the block of flats which would largely replace and only be slightly bulkier than the existing headmaster's house. In addition, as set out above, I have found that the proposed layout and the effect on the Hill Road streetscene, for Appeals A to D, would be acceptable and in-keeping with the character of the area. This applies equally if Appeals C and D were both constructed, because they have been designed specifically to allow for this and the overall density and effect on the streetscene would actually be less than for Appeal B on its own. In this context, the quantum of proposed development for Appeals A to D individually, or Appeals C and D combined, would be acceptable.
25. Consequently, the proposals for Appeals A to D individually, or C and D together, would preserve the character and appearance of the area. They therefore comply with the relevant parts of Policies D1 and D4 of the Waverley Borough Local Plan 2002 (the LP), Policy TD1 of the Waverley Borough Local Plan Part 1: Strategic Policies and Sites 2018 (the Part 1 LP), and chapter 12 of the National Planning Policy Framework (the Framework), all of which require high quality design. They also comply with the Haslemere Design Statement which requires design to be sympathetic to local character.

The wooded character of the site and Haslemere Hillside

26. The appeal site contains relatively limited planting and does not significantly contribute to the wooded character of Haslemere Hillside. There are extensive hedgerows and some mature trees to the boundaries of the site but these are

- all to be retained. This is now common ground between the Council and the appellant. Appeals A to C all propose extensive new tree planting that would increase tree coverage and increase the wooded character of the site. This would both be as appreciated from within the site, or from nearby views, and also at distance, where the horizontal and vertical lines of proposed trees would extensively screen the proposed new houses.
27. The proposed species have been selected to minimise the likelihood of pressure from future occupiers to lop or fell the trees on their land, particularly with the use of Silver Birch which have a relatively light canopy. There might still be some pressure in the future for felling and lopping of some of the trees, particularly given the proximity of them to the proposed houses, but even if this were to occur there would still be fairly extensive planting from the communal trees, which would be of high amenity value in themselves and would be maintained through a management plan as secured by the relevant Unilateral Undertakings. This would compare favourably to the minimal existing planting on the site.
28. There was discussion at the Inquiry regarding whether the Council could impose Tree Preservation Order(s) on the proposed trees and the desirability of this measure. That would be a matter for the Council to consider outwith these appeals. However, as set out above, I do not believe that this is necessary to secure and maintain an improvement on the wooded character of the site, given the management plan secured through the Unilateral Undertakings and by condition.
29. Consequently, the schemes the subject of Appeals A to C would not diminish the wooded appearance of the hillside or result in a loss of tree cover, either now or in the future. They therefore comply with the relevant parts of Policy BE4 of the LP which, amongst other criteria, requires that development would not diminish the wooded appearance of the hillside. The proposals comply with Policy D4 of the LP which requires landscape design suitable to the site and with adequate safeguards for long-term management. They comply with Policy TD1 of the Part 1 LP which, amongst other criteria, requires high quality landscaping. They also comply with emerging Policy DS05 of the Local Plan Part 2: Site Allocations and Development Management Policies Pre-Submission Document, November 2020 which, amongst other criteria, requires the retention or provision of trees to maintain the wooded character of the Haslemere Hillsides.

Heritage (Appeals A to C)

30. Appeals A to C would involve the demolition of the existing school building. The building is in the Arts and Crafts style, designed by Herbert Hutchinson who was a local architect. The building itself is not of particularly high quality. It is relatively attractive and well-proportioned but is largely unremarkable. Extensions and alterations have also significantly undermined its original architectural integrity and setting, in particular the large extension to the east which has encroached onto the former garden area. The interior was extensively altered from its original state when the use changed from a house to a school and there has been subsequent partial dereliction since the school closed. My attention was drawn to internal features such as original fireplaces and the timber staircase but no evidence has been provided of any particularly noteworthy value to these elements. The building is a local landmark of sorts,

but that is primarily due to its size and prominence on the hillside rather than innate architectural quality.

31. Evidence has been provided that Mr Hutchinson was a relatively important local architect. However, no convincing evidence is before me to demonstrate that he was a particularly skilled architect or that the school building is a particularly fine example of his work.
32. Objectors have emphasised the quality of Mr Hutchinson's drawings as being outstanding, with a competence that would be hard to meet today. Whether or not this is the case, the proposals would only demolish the building, not the drawings, which would be retained. I have considered the request that a condition be imposed to require a further paper record be made of the building, for prosperity. However, this is not necessary because the building is not of sufficient heritage value to require such a record to be made.
33. An application was made to Historic England (HE) for listing of the building. HE formally responded on 9 June 2021, following closing of the Inquiry. I provided both parties with the opportunity to comment on the HE decision. HE finds that the house is of architectural merit and that the architect is a figure of local repute. However, HE has not concluded that the building or the architect are of such merit as to warrant either listing or to be put forward for a full assessment. There is nothing in the response from HE that leads me to believe that the building is of sufficient heritage value to as to be considered a non-designated heritage asset.
34. It is uncontested that, by demolishing the entire building, any effect on the building's heritage significance would be substantial, or total. However, for the reasons set out above, the building does not have anything other than limited heritage significance and I do not consider it to be a non-designated heritage asset. Moreover, although not necessarily determinative of such, there was no indication that it features on the Council's Historic Environment Record. Paragraphs 192 and 197 of the Framework, Policy H1 of the LP and Policy HA1 of the Part 1 LP are therefore not relevant to Appeals A to C in this regard.

Advertisements and public amenity (Appeal E)

35. It was common ground between the parties that the proposed advertisements would be acceptable in the event that Appeals A to D were to succeed, subject to a condition for a time limit of three years or occupation of the development, whichever comes sooner, before they be removed. This is because the effects of the proposed hoardings and advertisements on the visual amenity of the area would be lessened by the linking of the advertisement works to the construction works within the appeal site. I acknowledge that it is not possible to control the timing of construction and to formally link that to the erection of the advertisements but in reality the purpose of the advertisements is linked to construction so it is unlikely that they would be erected independently. In addition, the time limit of three years provides additional reassurance of the limited length of time the advertisements could be displayed for. A further condition is necessary to ensure the proposed advertisements would not be illuminated to minimise their visual effect on the character and appearance of the surrounding area.

36. Therefore, subject to control by the proposed conditions, the proposed advertisements would not have an unacceptable effect on public amenity and would comply with Policy D10 of the LP, which requires that advertisements be appropriate to their setting. There would be no conflict either with paragraph 132 of the Framework, which states the quality and character of places can suffer when advertisements are poorly sited and designed, which would not be the case for this appeal.

Other Matters

37. Several letters of objection have been provided, including from the Haslemere Society, Haslemere Town Council, Save Britain's Heritage, the Victorian Society, the Society for The Arts and Crafts Movement in Surrey, and a petition against the proposed Construction Environment Management Plan. Several local residents also spoke against the scheme at the Inquiry, including a representative of the Haslemere Society. The objections raised various concerns in addition to those addressed above. I have taken all of these factors into consideration as I set out below.

38. The distance and angle between the proposed dwellings and existing neighbouring properties, coupled with the significant screening from planting to the east and west boundaries, prevents any unacceptable overlooking or loss of light to neighbouring occupiers, or vice versa to future occupiers of the proposed homes. In addition, conditions could prevent additional windows from being installed in the future at first floor level or above on the elevations facing the nearest neighbouring houses, i.e. plots 6 and 11, and at roof level of any proposed property. Overlooking across Hill Road would be acceptable due to the distance, the intervening screening provided by the proposed and existing hedgerows, and noting that Hill Road itself is a public road. The more substantial roof form proposed to the block of flats in Appeals A and B would only be of marginally greater bulk than that proposed for Appeal C. In either form, the proposed building would not unduly harm the living conditions of neighbouring occupiers, due to the distance, angle, and intervening screening from the existing boundary planting.

39. The proposed gardens to the proposed block of flats would be adequately sized and are not contested by the Council. In addition, all of the appeals which propose the block of flats also include the creation of a new footpath link directly to the recreation ground and tennis courts behind the appeal site, so providing ease of access to extensive recreation and other sports facilities.

40. The proposals would reduce the amount of surface water flooding onto Hill Road compared with the existing situation, through the proposed surface water drainage measures. The Lead Local Flood Authority support the proposed surface water drainage solutions, subject to control of the detail of the measures by condition and planning obligations.

41. All of Appeals A to D provide sufficient car parking to meet planning policy standards and I have not been provided with any convincing evidence that they would lead to overspill parking on the surrounding roads.

42. For Appeals A to D, the first 23 metres of the proposed access road could be controlled by condition to be of a gradient no greater than 1:20 and also to use an anti-skid surface. The proposed access road would also not be entirely

perpendicular to Hill Road and incorporates bends, driveways and fairly substantial planting, all of which would naturally control the speed of traffic on the access road approaching the junction with Hill Road. I particularly note in this regard, that the Highways Authority has considered the proposals and is content with them in terms of highway safety. The conclusion is that there would be no unacceptable risk of loss of control or to highway safety as a result of the gradient, geometry or design of the road. This applies both to the operation of the proposed junction and also to the likelihood of vehicles crashing into the property on the opposite side of Hill Road. No convincing evidence has been submitted that would lead me to come to a different conclusion on these factors from that of the Highways Authority.

43. The proposed advertisements along Old Haslemere Road would not protrude any further into the road than existing hedgerows and verges to either side and would not unacceptably affect highway safety.
44. There would inevitably be some disruption during construction. However, no convincing evidence has been provided that the effects on parking for residents or for facilities such as the Bowl's Club would be disrupted to such a degree as to be unduly harmful to either the living conditions of neighbours or the operation of the club. Importantly, all of these effects could be minimised by a Construction Traffic Management Plan, which could be secured by condition. Subject to this, I am satisfied that any of the proposals could be constructed without causing unacceptable levels of harm.

Conditions

45. In addition to the standard time limit condition, a condition specifying the relevant drawings provides certainty. An agreed condition list was submitted and discussed at the Inquiry. I have considered this and have amended some conditions, and amalgamated others, in the light of government guidance on the use of conditions in planning permissions.
46. The access road and Construction Traffic Management Plan (CTMP) conditions are necessary to ensure highway safety and to protect the living conditions of nearby occupiers. I have not included the vehicle routing and highways repairs elements of the suggested CTMP condition because these relate to land outside of the appellants control and are unreasonable. However, I have added additional wording to advise drivers of preferred routes through signage in mitigation.
47. The Tree Protection Plan condition is necessary to ensure that the proposals would protect existing trees to be retained, which are required to preserve the character and appearance of the area and the wooded appearance of Haslemere Hillside.
48. The Construction Environment Management Plan condition is necessary to control and mitigate the effect of the proposals, and their construction, on ecology. This also captures the relevant elements of the proposed Landscape and Ecological Management Plan condition.
49. The drainage conditions, and the condition restricting permitted development rights to require porous materials, are necessary to ensure that surface water

- run-off is controlled and managed appropriately to minimise the risk of flooding.
50. The materials, landscaping, and making good of existing accesses conditions are necessary to preserve the character and appearance of the area and the wooded appearance of Haslemere Hillsides. The maintenance of the landscaping is necessary because it would ensure that suitable replacement planting is made and because it relates to the entire site. The Unilateral Undertakings have similar provisions but these only relate to the communal areas.
 51. The visibility splays, access road gradient and materials, and parking and turning areas conditions are necessary to ensure highway safety.
 52. The cycle parking, Sustainable Travel Information Pack, and electric vehicle charging point conditions are necessary to encourage modes of transport other than the private car, in accordance with the requirements of Policy ST1 of the LP.
 53. The water use condition is necessary to secure sustainable use of water and to mitigate the effect on water infrastructure in the area, in accordance with the requirements of Policy CC2 of the Part 1 LP.
 54. The broadband internet condition is necessary to ensure that suitable broadband is provided to each of the dwellings, in accordance with the requirements of Policy CC2 of the Part 1 LP.
 55. The conditions restricting permitted development rights are necessary to protect the privacy of neighbouring occupiers, and in the interest of visual amenity.
 56. The tree protection, drainage, ecology, and construction related conditions are necessarily worded as pre-commencement conditions, because a later trigger for their submission and/or implementation would not allow for the appropriate controls to be agreed prior to the relevant works being undertaken.

Planning Obligations

57. A total of four Unilateral Undertakings (UU) have been completed, dated 12 April 2021 for Appeal B by itself, one dated 12 April 2021 for Appeals C and D together, another dated 12 May 2021 for Appeal D alone, and one dated 12 May 2021 for Appeal C alone.
58. The Appeal B and C UUs secure a management plan with regard to communal landscaping, estate roads and footpaths. They also secure the ongoing management and maintenance of this land and landscaping, together with the provision and subsequent maintenance and repair of Sustainable Urban Drainage Systems. The Appeal D UU secures the same elements as they apply to that appeal site. The joint Appeal C and D UU secures the same matters as the individual UUs for each appeal but treats the two proposals as one development.
59. The obligations are necessary to ensure the long-term maintenance of the communal areas of the site, in the interests of the character and appearance of the area and the wooded character of the Haslemere Hillsides, and to maintain

a functional and appropriate sustainable drainage system. The joint UU legally binds the two relevant planning permissions to create one development, to ensure that the same controls are maintained in the event that Appeals C and D are pursued in tandem.

Conclusion

60. For the reasons set out above, the proposals for Appeals A to D individually, or C and D together, would preserve the character and appearance of the area. The schemes the subject of Appeals A to C would not diminish the wooded appearance of the hillside nor would they result in a loss of tree cover, either now or in the future. The school building does not have anything other than limited heritage significance and I do not consider it to be a non-designated heritage asset. The proposed advertisements would not have an unacceptable effect on public amenity. The proposals therefore accord with the development plan, taken as a whole, and the Framework.
61. It was uncontested that the Council cannot demonstrate a 5-year housing land supply. However, in this instance I have found no conflict with the development plan as a whole, or with the Framework. There is therefore no need for me to come to a conclusion on the housing land supply position.
62. For the reasons above, I conclude that Appeal A be allowed.
63. For the reasons above, I conclude that Appeal B be allowed.
64. For the reasons above, I conclude that Appeal C be allowed.
65. For the reasons above, I conclude that Appeal D be allowed.
66. For the reasons above, I conclude that Appeal E be allowed.

O S Woodward

INSPECTOR

ANNEX A: APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY

John Fitzsimons, of Counsel. He called:

Rachel Lawrence MRTPI	Principal Planning Officer, Waverley Borough Council
Chris Turner MRTPI	Principal Planning Officer, Waverley Borough Council
Russell Morris MRTPI MIHBC	Historic Buildings Officer, Waverley Borough Council
Stephen Tester	Arboricultural Consultant, Jeremy Benn Associates Limited
Barry Devlin	Solicitor, Waverley Borough Council

FOR THE APPELLANT

Guy Williams of Counsel. He called:

Alistair Grant MRTPI	Grant Consultancy
Guy La Costa	Director, Twist Heights Ltd
Dr Jonathan Edis MCIfA MIHBC	Founding Director of Heritage Collective UK Limited
Stephen Wadsworth CMLI	Director and Principal of Briarwood Landscape

INTERESTED PERSONS

Chris Harrison	Chairman, The Haslemere Society
Peter Hampson	Local resident
Louise Cronk	Local resident
Sarah Sullivan	Local resident
Marek Roguski	Former local resident

ANNEX B: DOCUMENTS SUBMITTED DURING AND AFTER THE INQUIRY

- DOC 1 Officer's Report for Ref PA/2017/0719
- DOC 2 Email from Louise Cronk, dated 28 April 2021 at 20:23
- DOC 3 Email from Louise Cronk, dated 28 April 2021 at 12:25
- DOC 4 Road Safety Audit Report, dated September 2019
- DOC 5 Photograph of Haslemere Hillside
- DOC 6 The Arts and Crafts Movement in Surrey extracts regarding Herbert Hutchinson
- DOC 7 Cover letter for section drawing ref 25/SECT7a, dated 23 April 2021
- DOC 8 Section through Plots 22-25 Ref 25/SECT7a
- DOC 9 Independent Examiner's Clarification Note regarding the Haslemere Neighbourhood Development Plan, dated 21 April 2021
- DOC 10 Unilateral Undertaking (Appeal D), dated 12 May 2021
- DOC 11 Unilateral Undertaking (Appeal C), dated 12 May 2021
- DOC 12 Speaking note by Peter Hampson
- DOC 13 Site visit walkabout plan
- DOC 14 Bat Surveys for Professional Ecologists Good Practice Guidelines 3rd Edition, by the Bat Conservation Trust
- DOC 15 Boundary Survey Report, by Sterling Surveys, and associated Title Plans
- DOC 16 Historic England Letter and Initial Assessment Report, dated 9 June 2021
- DOC 17 Waverley Borough Council Letter, dated 22 June 2021

**ANNEX C(a): SCHEDULE OF PLANNING CONDITIONS
APPEAL A - APP/R3650/W/21/3266933**

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Drawings 220743 (x9), AEO1, 01K, 02G, 02H,004D, 07C, 08D, 09D, 09D (Coloured), 09E, 03041A (Colour), 03041A, 03042B, 03043B, 03044B, 671A, 672B, 672C, 673B, 673D, 674C, 675C, 891A, 892B, 893B, 894B, 895B, 10111C, 10112A, 10112B, 10113C, 10114B, 10115B, 12151C, 12152B, 12153C, 12154B, 12155B, 12156B,16171B, 16172C, 16173B, 16174C, 18211A, 18212A, 18213C, 18214B, 18215C, 18216C, 22251A, 22252A, 22253A, 22254, 22255A, GH03, SK501B, 5295/008, PP100B, 925-07-508,9476-KC-XX-YTREE REV A, 925- 07-508, 9476-KC-XX-YTREE REV 0, 25R01, 25R02, 25R03, 25R04, 25R05, 25R06.
3. No development shall commence, including demolition and/or groundworks, until a new access road has been constructed with a maximum gradient of 1:20 for the first 23m from Hill Road, to a standard suitable for construction vehicles, and with 2.4m x 20m visibility splays in accordance with Drawing Ref 5021/004 Rev C, and thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m.
4. No development shall commence, including demolition and/or groundworks, until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Plan. The Plan is to include, but not be limited to, the following details:
 - (a) parking for vehicles of site personnel, operatives and visitors within the site;
 - (b) provision for loading and unloading of plant and materials within the site;
 - (c) storage of plant and materials within the site;
 - (d) programme of works (including measures for traffic management);
 - (e) provision of boundary hoarding behind any visibility splays;
 - (f) HGV deliveries and hours of operation;
 - (g) the erection and maintenance of signage at all vehicular exits from the construction site advising drivers of preferred approach and exit routes to the site;
 - (h) measures to prevent the deposit of materials on the highway;
 - (i) no HGV movements to or from the site shall take place between the hours of 8am and 9am or after 3pm; and
 - (j) on-site turning for construction vehicles.

5. No development shall commence, including demolition and/or groundworks, until Tree Protection Plans (TPPs) for all phases of development and the related Arboricultural Method Statement (AMS) are submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved TPPs and AMS. The details to be submitted shall include, but not be limited to:
 - a) details of the specification, location and phasing of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas (RPAs) of trees shown to scale on the TPPs, including the installation of service routings;
 - b) an agreed scheme of supervision for the arboricultural protection measures; and
 - c) cross sections and details indicating the proposed finished ground levels, surface materials including sub-base, and depth of construction and method/materials used for edging, within the RPAs of retained trees.

6. No development shall commence, including demolition and/or groundworks, until a Construction Environment Management Plan has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Plan. The Plan is to include, but not be limited to:
 - a) a plan for the avoidance of the killing or injuring of any individual reptiles that may be identified during development;
 - b) confirmation that, should any common reptiles be discovered during construction which are likely to be affected by the development, works will cease immediately, subject to agreement to proceed being obtained from a suitably qualified and experienced ecologist;
 - c) description and evaluation of landscape features to be managed and created, including measures to compensate for loss of proposed tree and hedge removal;
 - d) confirmation that any external lighting shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK – Bats and The Built Environment Series";
 - e) confirmation that works shall proceed in line with the precautionary approach set out within the Recommendations section (table 4.2) of the submitted "Bat Mitigation Strategy" of the "Preliminary Ecological Appraisal (v.2)" report;
 - f) prior to any works affecting the former headmaster's house building, the continued absence of bats from this property shall be confirmed in writing by a suitably qualified ecologist;
 - g) confirmation that, should any bats be discovered during construction which are likely to be affected by the development, works will cease

- immediately, subject to agreement to proceed being obtained from a suitably qualified and experienced ecologist;
- h) numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings;
 - i) preparation of a work schedule for securing biodiversity enhancements in perpetuity;
 - j) details of the body or organisation responsible for implementation of the CEMP; and
 - k) ongoing monitoring and remedial measures.
7. No development shall commence, including demolition and/or groundworks, until details of the design of a surface water drainage scheme based on sustainable drainage principles, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. The details to be submitted shall include, but are not to be limited to:
- a) ground investigations including confirmation of groundwater levels;
 - b) evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and During);
 - c) 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;
 - d) 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;
 - e) details of any services to be provided or repaired including drains and soakaways, on or to the site;
 - f) a fully labelled cross section drawing of the hard surfacing hereby approved and confirmation that the materials to be used in the construction of the hard surfacing shall be made of a porous/permeable material;
 - g) 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;
 - h) a timetable and construction method statement for its implementation (including phased implementation where applicable); and
 - i) a management and maintenance plan for the lifetime of the development, which shall include arrangements for adoption by any public body or statutory undertaker or management company and any

other arrangements to secure the operation of the scheme throughout its lifetime.

8. No above ground development shall take place until samples of all external facing materials have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved sample details.
9. No above ground development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include, but not be limited to:
 - a) a statement setting out the design objectives and how these will be delivered;
 - b) earthworks showing existing and proposed finished levels or contours;
 - c) means of enclosure and retaining structures;
 - d) boundary treatments;
 - e) planting plans, including trees;
 - f) hard surfacing materials;
 - g) an implementation programme, including phasing of work where relevant; and
 - h) a scheme of management and/or maintenance for a period of at least 10 years from the implementation of the approved scheme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

10. Prior to the first occupation of the development, the vehicular access to Hill Road shall have been constructed and provided with 2.4m x 20m visibility splays in accordance with Drawing Ref 5021/004 Rev C, and thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m.
11. Prior to the first occupation of the development, the new access road shall have been constructed with a maximum gradient of 1:20 for the first 23m from Hill Road and provided with an anti-skid surface. The remaining length of new access road shall be constructed with a maximum gradient of 1:9.8, in accordance with Drawing Ref 5295/008.
12. Prior to the first occupation of the development, the existing accesses from the site to Hill Road made redundant as a result of the development shall have been permanently closed and any kerbs, verge, footway, fully reinstated.
13. No dwelling shall be occupied until space has been laid out within the site in accordance with Drawing Ref 1531 004D for the car parking associated with that dwelling, and/or, where internal garaging is shown on the approved plans (Plots 12 to 21), that has also been provided and made available for use. The spaces and garages shall thereafter be kept available at all times for the parking of vehicles. No dwelling shall be occupied until space has

been laid out in the site for vehicles to turn so that they may enter and leave the site in forward gear, with the exception of the driveway to Plot 3.

14. Prior to the first occupation of the development, facilities for the secure parking of bicycles within the development site shall have been provided in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The cycle parking spaces provided pursuant to this condition shall be retained thereafter for the intended purpose.
15. Prior to the first occupation of the development, a Sustainable Travel Information Pack shall be submitted for the written approval of 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:
 - a) details of local public transport services and location of the rail station and local bus stops;
 - b) details of local lift sharing schemes; and
 - c) 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.
16. No dwelling shall be occupied unless and until an electric vehicle (EV) fast charge point for that dwelling has been installed and is operational in accordance with details that shall previously have been submitted to and approved in writing by the local planning authority. Once provided, the EV charging points shall be retained thereafter.
17. Prior to the first occupation of the development, a signed verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the local planning authority to confirm that the surface water drainage system has been constructed in accordance with the approved details. The report shall include details and locations of critical drainage infrastructure, including the national grid reference and an operation and maintenance manual for the unadopted parts of the scheme as constructed.
18. Prior to the first occupation of the development, details shall be submitted to and be approved in writing by the local planning authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.
19. Prior to the first occupation of the development, the highest available speed broadband infrastructure shall be installed to each dwelling and made available for use.
20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in the west elevation of Plot 11 or east elevation of Plot 6 at first floor level or above without the written permission of the local planning authority.

- 21. Notwithstanding the provisions of Class B of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additions to the roof or any other alterations to the roof of any of the residential accommodation hereby permitted shall be erected without the written permission of the local planning authority.
- 22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) any hard surface situated on land between a wall forming the principal elevation of the dwellinghouse and the internal access road or Hill Road, shall be made of porous materials.

====End of Schedule=====

**ANNEX C(b): SCHEDULE OF PLANNING CONDITIONS
APPEAL B - APP/R3650/W/19/3225899**

1. The development hereby permitted shall begin no later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Drawings 220743 (x9), AE01,02B, 04F, 05A, 06C, 07C, 08D, 09A, 121C, 122A, 123A, 214A, 125A, 341A, 342A, 343, 344A, 345, 51A, 052B, 053A, 054A, 671A, 672B, 673B, 674A, 675A, 891A, 892A, 893A, 894A, 895A, 10111A, 10112A, 10112B, 10114A, 10115A, 12151C, 12152B, 12153B, 12154A, 12155A, 12156A, 16171B, 16172B, 16173A, 16174A, 18211A, 18212A, 18213B, 18214B, 18215B, 18216B, 22251A, 22252B, 22253A, 22254, 22255A, 5295/008, PP100B, 925-07-01, 925-07-02, 9476-KC-XX-YTREE REV A, 925-07-508, 9476-KC-XX-YTREE REV 0, 25R01, 25R02, 25R03, 25R04, 25R05, 25R06.
3. No development shall commence, including demolition and/or groundworks, until a new access road has been constructed with a maximum gradient of 1:20 for the first 23m from Hill Road, to a standard suitable for construction vehicles, and with 2.4m x 20m visibility splays in accordance with Drawing Ref 5021/004 Rev C, and thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m.
4. No development shall commence, including demolition and/or groundworks, until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Plan. The Plan is to include, but not be limited to, the following details:
 - a) parking for vehicles of site personnel, operatives and visitors within the site;
 - b) provision for loading and unloading of plant and materials within the site;
 - c) storage of plant and materials within the site;
 - d) programme of works (including measures for traffic management);
 - e) provision of boundary hoarding behind any visibility splays;
 - f) HGV deliveries and hours of operation;
 - g) the erection and maintenance of signage at all vehicular exits from the construction site advising drivers of preferred approach and exit routes to the site;
 - h) measures to prevent the deposit of materials on the highway;
 - i) no HGV movements to or from the site shall take place between the hours of 8am and 9am or after 3pm; and
 - j) on-site turning for construction vehicles.
5. No development shall commence, including demolition and/or groundworks, until Tree Protection Plans (TPPs) for all phases of development and the

related Arboricultural Method Statement (AMS) are submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved TPPs and AMS. The details to be submitted shall include, but not be limited to:

- a) details of the specification, location and phasing of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas (RPAs) of trees shown to scale on the TPPs, including the installation of service routings;
 - b) an agreed scheme of supervision for the arboricultural protection measures; and
 - c) cross sections and details indicating the proposed finished ground levels, surface materials including sub-base, and depth of construction and method/materials used for edging, within the RPAs of retained trees.
6. No development shall commence, including demolition and/or groundworks, until a Construction Environment Management Plan has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Plan. The Plan is to include, but not be limited to:
- a) a plan for the avoidance of the killing or injuring of any individual reptiles that may be identified during development;
 - b) confirmation that, should any common reptiles be discovered during construction which are likely to be affected by the development, works will cease immediately, subject to agreement to proceed being obtained from a suitably qualified and experienced ecologist;
 - c) description and evaluation of landscape features to be managed and created, including measures to compensate for loss of proposed tree and hedge removal;
 - d) confirmation that any external lighting shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK – Bats and The Built Environment Series";
 - e) confirmation that works shall proceed in line with the precautionary approach set out within the Recommendations section (table 4.2) of the submitted "Bat Mitigation Strategy" of the "Preliminary Ecological Appraisal (v.2)" report;
 - f) prior to any works affecting the former headmaster's house building, the continued absence of bats from this property shall be confirmed in writing by a suitably qualified ecologist;
 - g) confirmation that, should any bats be discovered during construction which are likely to be affected by the development, works will cease immediately, subject to agreement to proceed being obtained from a suitably qualified and experienced ecologist;

- h) numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings;
 - i) preparation of a work schedule for securing biodiversity enhancements in perpetuity;
 - j) details of the body or organisation responsible for implementation of the CEMP; and
 - k) ongoing monitoring and remedial measures.
7. No development shall commence, including demolition and/or groundworks, until details of the design of a surface water drainage scheme based on sustainable drainage principles, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. The details to be submitted shall include, but are not to be limited to:
- a) ground investigations including confirmation of groundwater levels;
 - b) evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during);
 - c) 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;
 - d) 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;
 - e) details of any services to be provided or repaired including drains and soakaways, on or to the site;
 - f) a fully labelled cross section drawing of the hard surfacing hereby approved and confirmation that the materials to be used in the construction of the hard surfacing shall be made of a porous/permeable material;
 - g) 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;
 - h) a timetable and construction method statement for its implementation (including phased implementation where applicable); and
 - i) a management and maintenance plan for the lifetime of the development, which shall include arrangements for adoption by any public body or statutory undertaker or management company and any other arrangements to secure the operation of the scheme throughout its lifetime.

8. No above ground development shall take place until samples of all external facing materials have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved sample details.
9. No above ground development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include, but not be limited to:
 - a) a statement setting out the design objectives and how these will be delivered;
 - b) earthworks showing existing and proposed finished levels or contours;
 - c) means of enclosure and retaining structures;
 - d) boundary treatments;
 - e) planting plans, including trees;
 - f) hard surfacing materials;
 - g) an implementation programme, including phasing of work where relevant; and
 - h) a scheme of management and/or maintenance for a period of at least 10 years from the implementation of the approved scheme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

10. Prior to the first occupation of the development, the vehicular access to Hill Road shall have been constructed and provided with 2.4m x 20m visibility splays in accordance with Drawing Ref 5021/004 Rev C, and thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m.
11. Prior to the first occupation of the development, the new access road shall have been constructed with a maximum gradient of 1:20 for the first 23m from Hill Road and provided with an anti-skid surface. The remaining length of new access road shall be constructed with a maximum gradient of 1:9.8, in accordance with Drawing Ref 5295/008.
12. Prior to the first occupation of the development, the existing accesses from the site to Hill Road made redundant as a result of the development shall have been permanently closed and any kerbs, verge, footway, fully reinstated.
13. No dwelling shall be occupied until space has been laid out within the site in accordance with Drawing Ref 1531 004D for the car parking associated with that dwelling, and/or, where internal garaging is shown on the approved plans (Plots 1 to 5 and 12 to 21), that has also been provided and made available for use. The spaces and garages shall thereafter be kept available at all times for the parking of vehicles. No dwelling shall be occupied until space has been laid out in the site for vehicles to turn so that they may enter and leave the site in forward gear, with the exception of the driveways to Plots 1 to 5.

14. Prior to the first occupation of the development, facilities for the secure parking of bicycles within the development site shall have been provided in accordance with a scheme to be submitted to and approved in writing by the local planning authority. The cycle parking spaces provided pursuant to this condition shall be retained thereafter for the intended purpose.
15. Prior to the first occupation of the development, a Sustainable Travel Information Pack shall be submitted for the written approval of 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:
 - a) details of local public transport services and location of the rail station and local bus stops;
 - b) details of local lift sharing schemes; and
 - c) 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.
16. No dwelling shall be occupied unless and until an electric vehicle (EV) fast charge point for that dwelling has been installed and is operational in accordance with details that shall previously have been submitted to and approved in writing by the local planning authority. Once provided, the EV charging points shall be retained thereafter.
17. Prior to the first occupation of the development, a signed verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the local planning authority to confirm that the surface water drainage system has been constructed in accordance with the approved details. The report shall include details and locations of critical drainage infrastructure, including the national grid reference and an operation and maintenance manual for the unadopted parts of the scheme as constructed.
18. Prior to the first occupation of the development, details shall be submitted to and be approved in writing by the local planning authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.
19. Prior to the first occupation of the development, the highest available speed broadband infrastructure shall be installed to each dwelling and made available for use.
20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in the west elevation of Plot 11 or east elevation of Plot 6 at first floor level or above without the written permission of the local planning authority.
21. Notwithstanding the provisions of Class B of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any

order revoking and re-enacting that Order with or without modification), no additions to the roof or any other alterations to the roof of any of the residential accommodation hereby permitted shall be erected without the written permission of the local planning authority.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) any hard surface situated on land between a wall forming the principal elevation of the dwellinghouse and the internal access road or Hill Road, shall be made of porous materials.

=====End of Schedule=====

ANNEX C(c): SCHEDULE OF PLANNING CONDITIONS
APPEAL C - APP/R3650/W/19/3242532

1. The development hereby permitted shall begin no later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Existing Drawings 220743 (x9) 01D, 01H, 01J, 02F, 004A, 004B, 004D, 07D, 08D, 671A, 672C, 673B, 674B, 675B, 891A, 892B, 893B, 894B, 895B, 10111A, 10111C, 10112B, 10113C, 10114B, 10115B, 12151C, 12152B, 12153C, 12154B, 12155B, 12156B, 16171C, 16172C, 16173B, 16174C, 18211A, 18212A, 18213C, 18214B, 18215C, 18216C, 22251A, 22252A, 22253A, 22254B, 22255A, 5295/008, 925-07-20, 925-07-21.
3. No development shall commence, including demolition and/or groundworks, until a new access road has been constructed with a maximum gradient of 1:20 for the first 23m from Hill Road, to a standard suitable for construction vehicles, and with 2.4m x 20m visibility splays in accordance with Drawing Ref 5021/004 Rev C, and thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m.
4. No development shall commence, including demolition and/or groundworks, until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Plan. The Plan is to include, but not be limited to, the following details:
 - a) parking for vehicles of site personnel, operatives and visitors within the site;
 - b) provision for loading and unloading of plant and materials within the site;
 - c) storage of plant and materials within the site;
 - d) programme of works (including measures for traffic management);
 - e) provision of boundary hoarding behind any visibility splays;
 - f) HGV deliveries and hours of operation;
 - g) the erection and maintenance of signage at all vehicular exits from the construction site advising drivers of preferred approach and exit routes to the site;
 - h) measures to prevent the deposit of materials on the highway;
 - i) no HGV movements to or from the site shall take place between the hours of 8am and 9am or after 3pm; and
 - j) on-site turning for construction vehicles.
5. No development shall commence, including demolition and/or groundworks, until Tree Protection Plans (TPPs) for all phases of development and the related Arboricultural Method Statement (AMS) are submitted to and approved in writing by the local planning authority. Development shall be

carried out in accordance with the approved TPPs and AMS. The details to be submitted shall include, but not be limited to:

- a) details of the specification, location and phasing of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas (RPAs) of trees shown to scale on the TPPs, including the installation of service routings;
 - b) an agreed scheme of supervision for the arboricultural protection measures; and
 - c) cross sections and details indicating the proposed finished ground levels, surface materials including sub-base, and depth of construction and method/materials used for edging, within the RPAs of retained trees.
6. No development shall commence, including demolition and/or groundworks, until a Construction Environment Management Plan has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Plan. The Plan is to include, but not be limited to:
- a) a plan for the avoidance of the killing or injuring of any individual reptiles that may be identified during development;
 - b) confirmation that, should any common reptiles be discovered during construction which are likely to be affected by the development, works will cease immediately, subject to agreement to proceed being obtained from a suitably qualified and experienced ecologist;
 - c) description and evaluation of landscape features to be managed and created, including measures to compensate for loss of proposed tree and hedge removal;
 - d) confirmation that any external lighting shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK – Bats and The Built Environment Series";
 - e) confirmation that works shall proceed in line with the precautionary approach set out within the Recommendations section (table 4.2) of the submitted "Bat Mitigation Strategy" of the "Preliminary Ecological Appraisal (v.2)" report;
 - f) prior to any works affecting the former headmaster's house building, the continued absence of bats from this property shall be confirmed in writing by a suitably qualified ecologist;
 - g) confirmation that, should any bats be discovered during construction which are likely to be affected by the development, works will cease immediately, subject to agreement to proceed being obtained from a suitably qualified and experienced ecologist;
 - h) numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings;

- i) preparation of a work schedule for securing biodiversity enhancements in perpetuity;
 - j) details of the body or organisation responsible for implementation of the CEMP; and
 - k) ongoing monitoring and remedial measures.
7. No development shall commence, including demolition and/or groundworks, until details of the design of a surface water drainage scheme based on sustainable drainage principles, have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details. The details to be submitted shall include, but are not to be limited to:
- a) ground investigations including confirmation of groundwater levels;
 - b) evidence that the proposed solution will effectively manage the 1 in 30 and 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development (Pre, Post and during);
 - c) 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;
 - d) 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;
 - e) details of any services to be provided or repaired including drains and soakaways, on or to the site;
 - f) a fully labelled cross section drawing of the hard surfacing hereby approved and confirmation that the materials to be used in the construction of the hard surfacing shall be made of a porous/permeable material;
 - g) 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;
 - h) a timetable and construction method statement for its implementation (including phased implementation where applicable); and
 - i) a management and maintenance plan for the lifetime of the development, which shall include arrangements for adoption by any public body or statutory undertaker or management company and any other arrangements to secure the operation of the scheme throughout its lifetime.
8. No above ground development shall take place until samples of all external facing materials have been submitted to and approved in writing by the local

planning authority. Development shall be carried out in accordance with the approved sample details.

9. No above ground development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include, but not be limited to:
 - a) a statement setting out the design objectives and how these will be delivered;
 - b) earthworks showing existing and proposed finished levels or contours;
 - c) means of enclosure and retaining structures;
 - d) boundary treatments;
 - e) planting plans, including trees;
 - f) hard surfacing materials;
 - g) an implementation programme, including phasing of work where relevant; and
 - h) a scheme of management and/or maintenance for a period of at least 10 years from the implementation of the approved scheme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

10. Prior to the first occupation of the development, the vehicular access to Hill Road shall have been constructed and provided with 2.4m x 20m visibility splays in accordance with Drawing Ref 5021/004 Rev C, and thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m.
11. Prior to the first occupation of the development, the new access road shall have been constructed with a maximum gradient of 1:20 for the first 23m from Hill Road and provided with an anti-skid surface. The remaining length of new access road shall be constructed with a maximum gradient of 1:9.8, in accordance with Drawing Ref 5295/008.
12. Prior to the first occupation of the development, the existing accesses from the site to Hill Road made redundant as a result of the development shall have been permanently closed and any kerbs, verge, footway, fully reinstated.
13. No dwelling shall be occupied until space has been laid out within the site in accordance with Drawing Ref 1531 004D for the car parking associated with that dwelling, and/or, where internal garaging is shown on the approved plans (Plots 12 to 21), that has also been provided and made available for use. The spaces and garages shall thereafter be kept available at all times for the parking of vehicles. No dwelling shall be occupied until space has been laid out in the site for vehicles to turn so that they may enter and leave the site in forward gear.
14. Prior to the first occupation of the development, facilities for the secure parking of bicycles within the development site shall have been provided in accordance with a scheme to be submitted to and approved in writing by the

local planning authority. The cycle parking spaces provided pursuant to this condition shall be retained thereafter for the intended purpose.

15. Prior to the first occupation of the development, a Sustainable Travel Information Pack shall be submitted for the written approval of 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:
 - a) details of local public transport services and location of the rail station and local bus stops;
 - b) details of local lift sharing schemes; and
 - c) 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.
16. No dwelling shall be occupied unless and until an electric vehicle (EV) fast charge point for that dwelling has been installed and is operational in accordance with details that shall previously have been submitted to and approved in writing by the local planning authority. Once provided, the EV charging points shall be retained thereafter.
17. Prior to the first occupation of the development, a signed verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the local planning authority to confirm that the surface water drainage system has been constructed in accordance with the approved details. The report shall include details and locations of critical drainage infrastructure, including the national grid reference and an operation and maintenance manual for the unadopted parts of the scheme as constructed.
18. Prior to the first occupation of the development, details shall be submitted to and be approved in writing by the local planning authority to confirm that the dwellings have been completed to meet the requirement of 110 litres of water per person per day.
19. Prior to the first occupation of the development, the highest available speed broadband infrastructure shall be installed to each dwelling and made available for use.
20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows or other openings other than those expressly authorised by this permission shall be constructed in the west elevation of Plot 11 or east elevation of Plot 6 at first floor level or above without the written permission of the local planning authority.
21. Notwithstanding the provisions of Class B of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additions to the roof or any other alterations to the roof of any of the

residential accommodation hereby permitted shall be erected without the written permission of the local planning authority.

22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) any hard surface situated on land between a wall forming the principal elevation of the dwellinghouse and the internal access road or Hill Road, shall be made of porous materials.

=====End of Schedule=====

**ANNEX C(d): SCHEDULE OF PLANNING CONDITIONS
APPEAL D - APP/R3650/W/19/3242615**

1. The development hereby permitted shall begin no later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 01G, 004A, 004A (Colour), 056, 010203041, 09D, 121E, 01021A, 01022A, 01023A, 01024, 03041A, 03042A, 03043A, 03044A, 341B, 5295/008, PP102, 925-07- 30, 925-07-31.
3. No development shall commence, including groundworks, until a new access road has been constructed with a maximum gradient of 1:20 for the first 23m from Hill Road, to a standard suitable for construction vehicles, and with 2.4m x 20m visibility splays in accordance with Drawing Ref 5021/004 Rev C, and thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m.
4. No development shall commence, including demolition and/or groundworks, until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Plan. The Plan is to include, but not be limited to, the following details:
 - a) parking for vehicles of site personnel, operatives and visitors within the site;
 - b) provision for loading and unloading of plant and materials within the site;
 - c) storage of plant and materials within the site;
 - d) programme of works (including measures for traffic management);
 - e) provision of boundary hoarding behind any visibility splays;
 - f) HGV deliveries and hours of operation;
 - g) the erection and maintenance of signage at all vehicular exits from the construction site advising drivers of preferred approach and exit routes to the site;
 - h) measures to prevent the deposit of materials on the highway;
 - i) no HGV movements to or from the site shall take place between the hours of 8am and 9am or after 3pm; and
 - j) on-site turning for construction vehicles.

5. No development shall commence, including demolition and/or groundworks, until Tree Protection Plans (TPPs) for all phases of development and the related Arboricultural Method Statement (AMS) are submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved TPPs and AMS. The details to be submitted shall include, but not be limited to:
 - a) details of the specification, location and phasing of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas (RPAs) of trees shown to scale on the TPPs, including the installation of service routings;
 - b) an agreed scheme of supervision for the arboricultural protection measures; and
 - c) cross sections and details indicating the proposed finished ground levels, surface materials including sub-base, and depth of construction and method/materials used for edging, within the RPAs of retained trees.

6. No development shall commence, including demolition and/or groundworks, until a Construction Environment Management Plan has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved Plan. The Plan is to include, but not be limited to:
 - a) a plan for the avoidance of the killing or injuring of any individual reptiles that may be identified during development;
 - b) confirmation that, should any common reptiles be discovered during construction which are likely to be affected by the development, works will cease immediately, subject to agreement to proceed being obtained from a suitably qualified and experienced ecologist;
 - c) description and evaluation of landscape features to be managed and created, including measures to compensate for loss of proposed tree and hedge removal;
 - d) confirmation that any external lighting shall comply with the recommendations of the Bat Conservation Trusts' document entitled "Bats and Lighting in the UK – Bats and The Built Environment Series";
 - e) confirmation that works shall proceed in line with the precautionary approach set out within the Recommendations section (table 4.2) of the submitted "Bat Mitigation Strategy" of the "Preliminary Ecological Appraisal (v.2)" report;
 - f) prior to any works affecting the former headmaster's house building, it shall be confirmed in writing from a suitably qualified ecologist the continued absence of bats from this property;
 - g) confirmation that, should any bats be discovered during construction which are likely to be affected by the development, works will cease

- immediately, subject to agreement to proceed being obtained from a suitably qualified and experienced ecologist;
- h) numbers and locations of bat and bird boxes, including provision integral to the design of the new buildings;
 - i) preparation of a work schedule for securing biodiversity enhancements in perpetuity;
 - j) details of the body or organisation responsible for implementation of the CEMP; and
 - k) ongoing monitoring and remedial measures.
7. No above ground development shall take place until samples of all external facing materials have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved sample details.
8. No above ground development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include, but not be limited to:
- a) a statement setting out the design objectives and how these will be delivered;
 - b) earthworks showing existing and proposed finished levels or contours;
 - c) means of enclosure and retaining structures;
 - d) boundary treatments;
 - e) planting plans, including trees;
 - f) hard surfacing materials;
 - g) an implementation programme, including phasing of work where relevant; and
 - h) a scheme of management and/or maintenance for a period of at least 10 years from the implementation of the approved scheme.

The landscaping works shall be carried out in accordance with the approved details before any part of the development is first occupied in accordance with the agreed implementation programme. The completed scheme shall be managed and/or maintained in accordance with an approved scheme of management and/or maintenance.

9. Prior to the first occupation of the development, the vehicular access to Hill Road shall have been constructed and provided with 2.4m x 20m visibility splays in accordance with Drawing Ref 5021/004 Rev C, and thereafter the visibility splays shall be kept permanently clear of any obstruction over 0.6m.
10. Prior to the first occupation of the development, the new access road shall have been constructed with a maximum gradient of 1:20 for the first 23m from Hill Road and provided with an anti-skid surface. The remaining length of new access road shall be constructed with a maximum gradient of 1:9.8, in accordance with Drawing Ref 5295/008.
11. Prior to the first occupation of the development, the existing accesses from the site to Hill Road made redundant as a result of the development shall

**ANNEX C(e): SCHEDULE OF PLANNING CONDITIONS
APPEAL E REF APP/R3650/H/20/3247524**

- 1) The advertisements permitted by this consent shall be removed from the site no later than three years from the date of this decision or by the time the first of any of planning permissions Refs WA/2018/1771, WA/2019/1026, WA/2019/1135 or WA/2020/0029 are occupied, whichever is the sooner.
- 2) The advertisements hereby permitted shall be carried out in accordance with the following approved plans: Gate 1 at Scale 1:20, Gate 2 at Scale 1:20, Gate 3 at Scale 1:20 Location Plan at Scale 1:1000.
- 3) Any advertisement displayed shall be non-illuminated.

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=====End of Schedule=====