29 March 2018.

Planning Dept.,

Waverley Borough Council,

The Burys,

GODALMING. BY EMAIL

Dear Sirs,

Application 2018/0275 Reserved Matters, Sturt Farm, Haslemere.

The new format on your web site does not indicate the last date for submitting comments but we hope the following is within your time scale.

The Haslemere Society appreciates the Council’s objective to meet significant house construction targets (and that you have identified an adequate number of sites) and also the commitment to develop this site per the outline planning approval. This submission now details just how dense this site is to be developed and The Society is of the view that the resulting housing estate will be an over development, not provide adequate amenity or a development to be proud of because of the cramming and density of housing. The outline planning approval was for ‘’up to’’ 135 houses but no lower limit was specified. In addition to this general concern we make the following points which we hope Waverley Planners will consider seriously :-

1. There is a local vernacular in housing but the lack of detailed information makes it impossible to judge exactly how this estate will look when completed and more importantly how it will look after a decade or two. More detailed information is required on the following items per your requirement in Local Plan Policy D4 :-

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* Roof tiles
* Brick type/quality
* Wall cladding
* Eaves/gutter details and materials
* Gable barge board details and materials
* Window type/materials for longevity/serviceability
* External Door types
* Footpath finishes
* Road construction details (important especially if going to be adopted)
* Parking area details

Developers generally choose materials with the lowest cost and the earliest and highest future maintenance requirements.

1. Whilst an earlier public consultation was held re outline planning it is only at this stage that the public can judge the appearance of this development. Given that this is such a large development in the town WBC is urged to require a further public consultation with adequate indications as to the appearance of the development.
2. It is difficult to scale off the electronic drawings but it seems that the roads are of minimal width and we query whether it will be possible for a refuse truck to pass another similar sized vehicle without going on to the verge or footpath and causing damage and endangering pedestrians. This important infrastructure detail needs to be checked and brought into line with national standards (7m width) especially given the traffic that 130 houses will generate.
3. In a development of over 130 houses there will be many children of all ages but the very small open space at a remote end of the estate is a totally inadequate play area. Greater provision for childrens’ play area(s) is required. The estate is remote from other town play areas and young children require facilities close to where they live so that they can play where they can be seen. The area should be in a central location on the estate.

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The Waverley Play Strategy 2014 – 2024 refers, as does the Childrens Play Council and PPG17 Companion Guide referring to accessibility, multifunctional, drained etc. The F A recommended pitch dimensions for under 7 years soccer are 40x30m and for under 10 are 60x40m. Whilst it may not be possible to fulfil these exact requirements these are indicative of what a modern estate should provide.

1. There are only a few existing trees on this site and special measures should be required to protect these during construction. Also construction activities appear to be very close to tree root locations and these should be carefully checked to avoid root damage.

Existing hedgerows should similarly be protected as required in Local Plan Policy D7 and the Haslemere Design Statement Appendix 8. It is noted that a considerable length of existing hedge has been grubbed up adjacent the public footpath and we hope that this will be replaced with new planting.

1. We recall earlier undertakings to preserve a 5m strip along the site boundaries but the site plan submitted indicates building construction within this area contrary to this undertaking/requirement and adjustments to the site layout are required accordingly.

Yours faithfully,

John Greer (Vice Chairman, The Haslemere Society)

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