

14th April 2017

Planning Department,

Waverley Borough Council,

The Burys,

GODALMING. BY EMAIL

Dear Sirs,

Planning Application 2017/0376

48 Petworth Road, Haslemere.

In assessing this application The Haslemere Society is mindful of the extended planning history attached to this site going back to 2010 with numerous refusals and appeal dismissals which we have read. The current application confirms advice recently given for this proposed scheme by both WBC and SCC Highways by submitting copies of letters from these two authorities. The advice in these letters is confusingly at variance with earlier statements by WBC, SCC Highways and the Appeal Inspector which we refer to as follows:

1) Previously, considerable concern was expressed regarding inadequate sight lines for emerging drivers. Vision splays in each direction of 2.4m x 59m were called for but now SCC Highways appear to be happy with a vision splay of only 2.4m x 43m. Why has this changed ?

1



2) Previously, concern was expressed at the proposed re siting of the entrance driveway opposite the existing house at no. 48 adversely affecting the local character of the road. Now this application proposes not one but two accesses on to Petworth Road and WBC’s comment is that having two access points within 10m of each other would not be significantly out of character.

Why the change of opinion?

3) Previously, WBC expressed the view that the construction of a single large house on the site behind no. 48 would be harmful to the character and amenity of the area contrary to Local Plan Policies D1 and D4. Now this current application is proposing to squeeze three houses on the site and WBC seem relaxed about this Why ?

 ( We note that the Appeal Inspector did not concur with WBC’s earlier opinion.)

4) A swept path analysis for a refuse truck traversing down to the proposed three new houses is included in the Transport Report which, it would appear, was requested by SCC Highways. This shows a truck only entering the site from the east and exiting only towards the east. There is no indication of a truck entering from the west or leaving in that direction – because it is not feasible.

A storage area for refuse and recycling bins within the front garden area of the existing house close to the road is shown suggesting that collection would be at the roadside and which is confirmed in the Planning Statement. This is more likely to be what will happen in practice, especially with trucks only able to enter and exit in an easterly direction.

5) The application Design Statement repeats at some length all the Design Guidelines given in the Haslemere Design Statement EXCEPT it conveniently leaves out the Natural Environment Guidelines section which states inter alia – ‘’seek to maintain and enhance tree and hedgerow cover on boundary lines of development sites to screen new schemes and reflect the local character

2

 

within and around the town’’.

 Clearly this is relevant to the proposal to create two accesses.

We make our comments relevant to the above matters should the Council be minded to grant an approval of this application :-

6) The sight line to the west can be achieved by reducing the embankment to a height of 0.6m but remaining higher behind the splay. Therefore and conditional on it not being necessary for refuse trucks to enter the site and acceptable for residents to take their bins to near the Petworth Road consideration should be given to a single access in the centre of the frontage, instead of two in an effort to lessen the effect on the street scene.

7) Given the restricted sight lines and lack of pedestrian facilities to other existing houses, particularly to the east in Petworth Road, a relaxation of sight line requirements would seem logical.

8) The type/specification of clay tiles, bricks, windows and external doors need to be confirmed before any approval in the interest of achieving quality design.

9) A large soakaway is shown adjacent existing trees. Its location could damage tree roots and excessive water deposition can be detrimental to the trees. These aspects need careful consideration.

10) A temporary wide opening in the front embankment will be necessary for access during the construction phase. It is important that any approval is conditional on agreeing a detailed reinstatement scheme. This should also include a satisfactory collection area for bins prior to and on collection days. This should be well screened from the road as bins are often not collected promptly after emptying.

We hope these comments will be of assistance to the Council in arriving at their decision, particularly with respect to Local Plan policies D1 and D4.

Yours faithfully,

 John Greer ( Vice Chairman, The Haslemere Society)

3