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2 June 2017.

Planning Department,

Waverley Borough Council,

The Burys,

Godalming. BY EMAIL

Dear Sirs,

Planning Application 2017/0727

Longdene House, Haslemere.

The Haslemere Society have stated grounds for their objections to previous planning applications 2016/1225,1226 and 2144 for housing development on this site. This current application is yet another attempt to obtain a planning approval and The Haslemere Society again registers its strong objections and summarises its reasons for objecting to this current application as follows :-

1) The application has not demonstrated that there are no other sites within the Borough to accommodate the proposed houses.

2) The Haslemere Design Statement identifies this area as a Special Green Area and one of the factors regarding the town’s ambience, being an integral part of the character and intrinsic value of the town **and** **should be retained.** (HDS area 6 page 43)

3) The site is designated AONB and AGLV and is subject to NPPF clause 115 stating that **great weight should be given to conserving landscape and scenic beauty in AONBs which have the highest status of protection in relation to landscape and scenic beauty.**

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NPPF clause 116 states that **planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.**

The application does not demonstrate that the development is in the public interest and we **strongly disagree** with the applicant’s statement that ‘the development would preserve the character and appearance of the countryside beyond the green belt and the special character of the Surrey Hills AONB and AGLV’.

4) The Waverley Local Plan Policy C3 states that their **AONB areas are of national importance and the primary aim of this designation is to conserve and enhance their natural beauty. Development inconsistent with this aim will not be permitted unless national interest and lack of alternative sites has been demonstrated.**

5) The Surrey Hills Management Plan (LU1) states that **great weight will be attached to any adverse impact that a development proposal would have on the landscape and scenic beauty of the AONB.**

6) The demolition of a glasshouse has been put forward as a justification to build a new dwelling in its place. The Haslemere Society does not consider this to be an acceptable justification in this AONB and AGLV designated area.

The public interest has been addressed by the granting of outline permission for 135 houses on an adjacent site and this application goes beyond this and would result in further urbanisation. The Haslemere Society therefore registers its strong objection to the construction of the houses in Area A and a further house to replace a glasshouse.

Yours faithfully,

 John Greer (Vice Chairman, The Haslemere Society)

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