



Councillor members
Waverley Borough Council
Area Planning Committee (Southern)
BY EMAIL

23 April 2020

Dear Councillors

Planning Application WA/2020/0417 – Cherrimans

The Haslemere Society wishes to Object to the above application on the following grounds:

1. Traffic and Pedestrian movements

The site is highly unsuitable for multiple dwellings given its small size and extreme difficulties in providing safe ingress / egress for vehicle and pedestrian movements. The B2131 is a very busy road as noted in the comments and reservations expressed by Surrey County Highways in previous applications for this site. This is contrary to Local Plan 2002 policy D4. Furthermore, despite the provision of 10 car parking spaces on the plan, there is no provision for bicycle parking, which is also contrary to LP policy D4.

2. Suitability

The formal application provides no detail on the type of dwellings being proposed. The lack of detail and information in the application is not sufficient to provide any firm basis for a planning decision in our view. We are concerned that the type of construction does not meet the Haslemere Design Statement (2012) objectives for the area and will not be in keeping with the current character of the area. This is particularly important because of the character of the surrounding buildings and the damage to the street scene that will already occur because of damage to the boundary wall, a curtilage listed building and historic feature.

3. Biodiversity

The Planning Officer's refusal and dismissal of Appeal for the previous application, WA/2018/1432, expressed material concerns over the applicants statements about the biodiversity of the site, noting that there was little to substantiate their assertion that the site is isolated in ecological terms and limited information overall regarding biodiversity at the site. There is nothing in the current application that gives any confidence that these major concerns have been addressed or can be adequately managed if this application were to proceed. Thus, the proposal does not meet the terms of Policy NE1 of the LPP1 on biodiversity. It is simply not acceptable that an application for such a sensitive area should not address these concerns.

4. Outdoor space

The application gives no indication of site measurements nor details of outdoor space / gardens for the properties. However, based on the site plan, the proposal appears to

cram in too many (or too large) dwellings. Taken together with the provision of ten car parking spaces (the minimum number for four 3-bed dwellings), inadequate space is left for amenity and recreation. The inclusion of a covered passageway leading from front to back between parking spaces 2 and 3 is a further indication of the compactness of the site and its unsuitability for such a large number of dwellings. The proposal is therefore contrary to TD1 of the LPP1 and policies D1 and D4 of the Local Plan 2002.

Whilst the Haslemere Society understands the need for further development on this site it must be balanced, proportionate, in keeping with the character of the area, provide safe ingress and egress for vehicle and pedestrian movements and protect the biodiversity on this particular site.

This application fails on each one of these criteria hence our Objection.

Yours Sincerely

Sonja Dullaway
(on behalf of The Haslemere Society)