



28 Nov. 2018

Planning Dept.,
Waverley Borough Council,
Dear Sirs,

Planning Application 2018/1771

The Heights School Site, Haslemere.

The Society wrote to yourselves on 6 August 2018 (copy attached) expressing concerns about this proposal following a public consultation. Save for the addition of some tree and hedge planting there appears to be little change in the submitted scheme.

The Haslemere Society has no objection in principle to the development of the site for residential purposes but strongly objects to the proposed scheme for the following reasons and considers that permission should be refused.

The cramming of 25 units on to this site is out of character with the existing housing in this part of the town (original Half Moon Development) and is an extreme overdevelopment. Its bulk, scale and density does not comply with retained planning clause D1 and clause TD1 of the 2018 Local Plan and it does not adequately address requirements of the Haslemere Design Statement. Gardens are very small and out of character of the area. The comments in our email to you of 6 August still apply.

The application itself is lacking information. It does not provide a vision of the impact of this substantial development rising up the hillside from the bottom terrace facing Hill Road. There is no indication of the very substantial retaining wall constructions necessary to create such a development on the hillside. Plans of individual housing units are given but there is no detail of the juxtaposition of these one with another. The trees shown to be planted overhang the roadways and it is questionable whether the large hedges shown fronting on to Hill Road will ever materialise.



To suggest a financial contribution to the Leisure Centre is nothing but a bribe and not a necessary infrastructure contribution required for the actual development.

We have not been able to find reference to surface water drainage from the hillside during construction and afterwards which are serious matters needing satisfactory proposals BEFORE any approval. There is considerable concern about the rainwater run off from the hard surface roadways on to Hill Road and existing properties adjacent this site. The Surrey CC Flood Prevention Authority should have addressed this aspect instead of merely calling for satisfactory drainage schemes to be approved before construction starts. A SuDS assessment to demonstrate drainage feasibility is necessary for all large/significant development proposals **before** planning approval. This is such a proposal.

The Construction Method Statement is superficial and lacks detail. References to local streets being lightly trafficked, no parking bollards to be used to restrict car parking in Hill Road and Old Haslemere Road, construction vehicles being parked on the Recreation Ground and a 2-3 year construction programme all need to be examined carefully. There is no reference to how drainage from the truck wheel washing plant will be provided which is often a source of contamination and aggravation.

The Transport Statement similarly needs examining carefully. The statement that the development will result in a substantial reduction in vehicle movements and provide a significant benefit to the highway network are difficult to appreciate. It is stated that the proposals conform to the aims of the most recent NPPF (without stating how they conform) and should be granted planning consent **without delay!**

The Society considers that a substantial reduction in the number of units – 15 instead of 25 is necessary make the scheme compatible with the area and more and better information is required to be submitted in order to be acceptable.

Yours faithfully, John Greer (Vice Chairman, The Haslemere Society)