



c/o Grays Cottage,
Grays Close,
Haslemere,
GU272LJ.
30 July 2019.

Planning Department ,
Waverley Borough Council,
The Burys,
GODALMING. BY EMAIL

Dear Sirs,

Planning Applications 2019/1026 & 1135
The Heights, Haslemere.

2019/1026

Overall these proposals are similar to those refused permission under 2018/1771 and the comments The Haslemere Society made in our 28 November 2018 letter (attached) are valid for this revised application.

Information has since been revealed regarding the heritage asset value of the house, later school building, and its retention and preservation is an important consideration. This heritage information is encapsulated in a comprehensive letter from Mr Mrs P Hampson (local resident) with which The Society totally agrees. We see no point in repeating this here and thus we rely on this letter for our evidence on this aspect. Full details of refurbishment and retention should be submitted for approval per NPPF policy 197 and Local Plan Policies. The Society does not object to the demolition of the headmaster's house.



Our further comments are as follows :-

1) Land fronting on to Hill Road currently shown without any development –

There is no mention re the future purpose of this land but we strongly suspect the developer will subsequently make another planning application to develop this which The Society considers should be firmly refused. The 20 housing units proposed represent only a 20% reduction from the refused scheme which was considered to be a gross overdevelopment out of keeping with the character of the Half Moon heritage area and which we regard as insufficient. Any future additional development on this frontage land would be unacceptable.

The existing access midway along the frontage is noted as retained for maintenance but more likely intended for future construction access. Maintenance access could readily be provided from the new estate road. Whilst mentioning maintenance of this area there are no detailed landscaping proposals and it is likely that the land will be left in its rough untidy state just as has been the case with land adjacent 31 Hill Road. This land needs to be incorporated into the gardens of the proposed development in a revised layout to ensure it is properly maintained and doesn't become an eyesore and to ensure no future development here with an open/undeveloped frontage to Hill Road consistent with the street scene and character per the Haslemere Design Statement.

2) Proposed location and layout of the 20 dwellings.

A comprehensive topographical survey has not been provided and should be submitted before any planning decision is made to enable the proposals to be properly assessed – gradients for vehicular and pedestrian access to dwellings, retaining wall requirements, overlooking etc - on this sloping site.



The layout crams dwellings into only a proportion of the site to an unacceptable degree which is out of keeping with the area. Access for refuse and removal vehicles is tight and only feasible if the road is free of parked vehicles. No road or footpath widths are shown.

We welcome the setting back of the proposed dwellings from Hill Road consistent with the street scene and the Haslemere Design Statement but there is still scope to adjust the arrangement of dwellings closer to the road to provide a much better estate layout.

3) This site is a prominent part of the hillside to the south of the town centre which is a very important asset and back drop from the Conservation Area which is given particular attention in old Local Plan Policy BE4. The significance of the 'Haslemere Hillsides' is also recognised in LPP2 (yet to be approved). This is a very important consideration. The massing of six blocks of flats close together will present a most undesirable area of roof tiling and brickwork and an intrusion into this otherwise attractive and green hillside. The blocks of flats need to be spaced further apart with tree planting introduced between to soften the impact.

4) Trees - The submitted tree report refers incorrectly to only four properties being proposed and states that 'their impact will be negligible as there are no trees present where dwellings are proposed'. It disregards the tree extensive felling which the applicant has carried out irrespective of the environmental impact in order to further his intentions to carry out a dense overdevelopment of the site. There is also no recognition of the Haslemere Design Statement landscaping requirements. Clearly it is a biased report to the applicant's requirements.

In view of all the above points and especially the unacceptable intention to demolish the heritage Hutchinson designed building The Haslemere Society objects strongly to this further application and recommends its refusal.



2019/1135

Whilst preparing our comments on 2019/1026 we predicted that an application to develop the land to the frontage of the site, but we did not expect it so soon.

Why were these four dwellings not included in application 2019/1026? The Haslemere Society is of the view that separating these is a ploy to try to get an approval of the four houses independent of the more contentious 2019/1026, approval of which could take longer. It is also probably an attempt to achieve a high density development which The Society considers to be far too high and out of character with this attractive heritage Half Moon area and applications 2019/1026 & 1135 must be considered as one application.

It is accepted that these proposals set further back from Hill Road are better than the 2018 proposals but given the site topography and the proposed overall density we do not consider these are acceptable.

We make the following further comments :-

- 1) There is no accurate topographical survey information submitted to substantiate the accuracy of the depicted/suggested levels shown on the architect's drawings to enable a proper and comprehensive feasibility and acceptability assessment of what is being proposed. Both applications).
- 2) Parking one car in front of the other is not an acceptable modern parking solution. This proposal minimises the earthworks and retaining wall requirements for this sloping site and density considerations. Spacing the dwellings further apart would enable side by side parking so necessary for the average two car families and avoid cramming which is so untypical of the area.
- 3) The architectural license displayed on the drawings depicting a highly wooded site with mature trees is particularly misleading when there has been extensive tree felling in preparation for a dense development. Given this a comprehensive landscape and planting scheme is required for assessment before any planning decision is made.



4) Further information needs to be submitted to indicate external materials and details – doors, windows, bricks, tiling, etc. **before any approval** to ensure the achievement of the high design standards that Waverly Borough Council claim to be seeking in their Local Plans and which this location requires. Calling for such information post any approval will not guarantee achieving this.

5) The steepness of the site and close proximity of the proposed dwellings necessitates extensive runs of external steps making for hazardous access and egress routes especially in frosty/icy weather and totally impractical for disabled occupation and access and inappropriate for young families with prams and an aging population which we have in Haslemere. Providing safe disabled access is a statutory Building Regulation requirement. This is an unacceptable feature of the proposals.

6) The topography of the site requires a housing solution compatible with the site which requires imagination, flair and practical solutions. Instead pairs of regular semidetached dwellings are proposed which are more suitable to a level site and which are not suitable for this sloping site. An opportunity for imaginative design has been missed.

The Haslemere Society whilst supporting in principle the residential development of this site strongly considers that both applications should be considered together, but refused, on the basis of design, overdevelopment and the unacceptable proposal to demolish the heritage early 1900's Hutchinson designed house (later converted to school use).

Yours faithfully,

John Greer (Vice Chairman, The Haslemere Society)