



28 Nov. 2018

Dear Sirs,

The developer for this site recently displayed drawings of his proposed residential development of the site to the public. The Haslemere Society, having viewed these drawings, wishes to bring to your attention their views on some aspects of the proposals as follows :-

1. The Society accepts in principle the proposal to build houses and flats on the site but fundamentally we consider that what is proposed is an overdevelopment which is out of keeping with the existing lower density housing in the area and is thus out of character with the neighbourhood.
2. The general architectural style adopted is complimentary to the neighbourhood.
3. The Building Line as indicated by the set back of the existing properties from the road side has not been recognised in the developer's design proposals. The closeness of the new build to the road (due to trying to squeeze too many units on to the site) would have an unacceptably adverse effect on the street scene.
4. There appears to be no recognition of the Guidance given in the Haslemere Design Statement, which is a material planning policy document. In particular we refer to the following points made in the Statement :-
  - *Care must be taken to ensure any new development sits well in the street scene and the form of any new development must be appropriate to the site in which it sits.*
  - *Residents should be encouraged to incorporate some landscaping into parking provision on front garden space to maintain a green aspect to the street scene.*
  - *Trees, Hedges and wide verges are an essential feature of the area and residents should work with planners in order to maintain their number and variety.*
  - *Paved areas should be appropriate to the site. In general plot boundaries should be defined with traditional walls, fences or hedges appropriate to the character of the area.*

The siting of the lowest buildings so close to Hill Road, because of the excessive density has resulted in the above requirements not being recognised and met. The Society considers that the scheme needs adjusting to set the proposed development further back from the road to prevent an adverse effect on the character of the area.

5. The driveways are only just long enough for a car, and of inadequate length for a car at the east end. Cars will have to remain in the road whilst the traditional hinged garage doors are opened and closed which is not satisfactory.



6. The pressure to build significant numbers of new dwellings in Haslemere is recognised but The Society considers that measures should be adopted to ensure that residential building does not adversely affect the attractive character of Haslemere. The design as displayed will have such an adverse affect. The target density of 30 units per hectare needs to be reduced accordingly to suit the shape, topography and location of a site.
7. Clauses 2.58 to 2.61 of the LPP2 draft document refer to the Haslemere Hillside which are so designated to protect the wooded hillside to the south of the High Street Conservation Area. The relevant area coloured green on the map in LPP2 includes the area of this site which is further described as important green landscape which surrounds the conservation area. The density of the proposed development will definitely have an adverse affect on this hillside as viewed from the Conservation Area and it is thus contrary to the protection intended. A much smaller development could be concealed by more open space and trees planted on the site.

The purpose of such public viewing of development proposals is to obtain public reaction and feedback and make adjustments to the proposals accordingly. The Haslemere Society would therefore appreciate your discussing the above points with the developer and seeking adjustments/alterations to the development proposals before a formal planning application is made. We understand that the developer has already held discussions with you.

Yours faithfully,  
Haslemere Society)

John Greer (Vice Chairman, The