



The Planning Officer  
Waverley Borough Council  
Western Planning Committee  
BY EMAIL

22 December 2023

Dear Sir

Keffolds Farm (WA/202/02625 – LBC application) - Objection

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

1. We are concerned about a subterranean modern swimming pool and other ancillary elements as a general concept given the rural location and the historic farmhouse former use of the listed building. The subterranean nature of the proposals appears more suited to an urban context. There also seems no justification for the proposed works in close proximity to the listed building, especially given the size of the application site. Extensive suburban complexes such as these are distinctly out of character for a rural farmhouse which retains its rural setting. The proposals would result in less than substantial harm to the significance of the listed building via setting. The proposed changes to the landscaping to make the land around the listed building more undulating and natural are welcomed. The subterranean works have elevations in some parts visible externally due to the sloping site. Also, the setting of a listed building includes considerations that are not just visual as confirmed in Steer (2017) and in Historic England's GPA3 Setting of Heritage Assets.
2. We would suggest the swimming pool be located above ground and ideally in a location set away from the house so that it does not have a suburbanising impact. Extensive excavation works to achieve the proposed underground swimming pool might also have detrimental impacts structurally on the listed building.

Yours Sincerely

S. Dullaway (by email)  
(on behalf of The Haslemere Society Planning Group)