



45 Petworth Road
Haslemere
GU27 2HZ

The Planning Officer
Waverley Borough Council
BY EMAIL

8 January 2025

Dear Sir

Land at Grayshurst (PIP/2024/02401) - Objection

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

1. The site of proposed new development lies outside the settlement boundary and also within the Green Belt, as well as within a number of different buffer zones. The proposal is for new development – although there is an existing building on the site, the applicant's intention is to apply to reinstate this building elsewhere on the Grayshurst grounds at a later date. The overall intent of the application therefore is the erection of two wholly new buildings.
2. The site is clearly within the Green Belt. This is not 'grey belt' or in any way tenuous Green Belt land. Both the LPP1 and the LPP2 removed Green Belt designation from a number of parcels of land so there was clearly a recent review of Green Belt land across the Borough and no proposal was made to change the designation here.
3. The NPPF sets out (Para 143, sections (a), (b), (c), (d) and (e)) five purposes to Green Belt land. The first four of these are relevant here and all would be impinged upon by the proposed development. The fact that the site lies near the Green Belt boundary arguably makes the position worse as it would constitute 'sprawl'.
4. The application argues that the proposed new development falls under the exception in NPPF paragraph 154 e), which allows for 'limited infilling in villages'. Clearly the site is outside the settlement boundary, and the Neighbourhood Plan states, Policy H1.3, that 'development outside the settlement boundaries will be strictly controlled.' In fact the site sits between the settlements of Haslemere and Grayswood. There is low density housing throughout the area between the two settlements, all of which could reasonably claim to be part of one village or the other and thus potentially meet the terms of Paragraph 154 e) – but to permit infill of this kind throughout this area would wholly undermine the intent of the Green Belt designation as set out in the NPPF. There is nothing in the application that sets this proposal apart from many others that could be made in this area.

For these reasons we strongly urge WBC to reject this proposal.

Yours Sincerely

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