



The Old Manse  
36 Petworth Road  
Haslemere  
GU27 2HX

The Planning Officer  
Waverley Borough Council  
Western Planning Committee  
BY EMAIL

28 May 2021

Dear Sir

Red Court (WA/2020/12313)

We are aware that the WBC Western Villages Planning Committee proposes to consider the above application at its forthcoming meeting on 15<sup>th</sup> June. This letter sets out the main reasons why we believe that such consideration is premature in advance of completion of the LPP2 process and on the basis that there have been some material changes to the application which require further public consultation and reflection given their nature and impact on the community.

We therefore request that the planning application is postponed for the following reasons:

1. LPP2:

As you know the LPP2 process is nearing completion and as part of its purpose it is to identify potential development sites it should now include the widely known site of The Royal School, Hindhead which was not formally known during the previous stages of LPP2.

Such is the scale of this newly available site it means that the controversial development on the green field site subject to the above application is rendered unnecessary.

We are conscious of the great tension between WBC's need to identify and exploit suitable sites for development whilst needing to meet the requirements of NPPF Paragraphs 117 & 172 which address the preservation of the environment, conservation of AONB sites and meeting the threshold of "exceptional circumstances" to proceed with any development in such areas.

We firmly believe that with the identification of a more suitable, brownfield site as mentioned above, WBC are simply unable to grant the application without contravening the NPPF and the values WBC espouse in regard to these issues.

2. Material Change – Highways & Pedestrian Access:

The latest proposed changes to vehicular and pedestrian access requires further public consultation given the infrastructure changes proposed. The introduction of new pavements on narrow roads such as Museum Hill, Old Haslemere Road, Hill

Road and Scotland Lane will threaten the safety of vehicles parked in the recently established Residents Parking Bays.

The fact that there is clearly not enough room to install pavements and accommodate the existing road space is illustrated by the introduction of 'virtual footways' which is presumably the new name of what already exists – a dangerous, pedestrian walkway on a narrow and busy road.

The Haslemere Society is deeply troubled by the apparent rush to consider the planning application WA/2020/1213 in advance of the nearly completed LPP2 given the availability now of a much more suitable site which allows WBC to achieve its housing targets without prejudicing its own policies on the environment or breaching NPPF environmental and conservation rules.

There is also the requirement for further public consultation on the revised Highways proposals which will have a materially damaging impact on residents living on and using the immediate local road network.

We fully support the South Haslemere Residents Association more detailed concerns and demand that consideration of the planning application be deferred until LPP2 has fully appraised the newly available Royal School site at Hindhead, the concerns of Natural England have been fully addressed and a timely public consultation on the proposed Highway changes for both vehicles and pedestrians has taken place.

Yours faithfully

Chris Boobyer  
(on behalf of The Haslemere Society Planning Group)