



# HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG  
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## Planning & Highways Committee

Minutes of the meeting held at 7pm on 27 September 2022  
Town Hall, High Street, Haslemere GU27 2HG

<b>Chairman</b>	Cllr Terry Weldon*
<b>Vice Chairman</b>	Cllr John Robini*
<b>Councillors</b>	Arrick*, Cole*, Davidson, Dear*, Ellis*, Hewett*, Keen*, Lloyd, Round* and Whitby*

*\*Present*

**Meeting clerked by:** Pippa Auger, Deputy Town Clerk and supported by Lisa O’Sullivan, Town Clerk

**In attendance:** 22 members of the public

### 94/22 Apologies for absence

The committee accepted the absences of Cllrs Davidson & Lloyd (holiday).

### 95/22 Declarations of Pecuniary and Non-Pecuniary Interests

Cllrs Dear, Keen & Robini declared non-pecuniary interests as members of the WBC Western Area Planning Committee. They all reserve the right to change the tone or content of their opinion when presented with further advice from WBC officers or other professionals.

Cllr Whitby declared a non-pecuniary interest as a relative works in the Enforcement Section of the WBC Planning Department.

Pippa Auger declared an interest in WA/2022/02211 as the application relates to a site directly opposite her house.

### 96/22 Minutes of the last meeting

The minutes of the meeting held 18 August 2022 were agreed and signed as a true record.

### 97/22 Representations by the public

None.

### 98/22 Planning decisions since August 2022 meeting and submitted to WBC – list 22 August 2022

Noted below

Ref	Site Address	Proposal	Comments
WA/2022/02112	TECHNOLOGY HOUSE CHURCH ROAD HASLEMERE GU27 1NU	Alterations to existing building to create 3 additional residential units, retaining existing retail unit, together with associated car parking.	No objection

WA/2022/02056	HUCCLECOTE LITTLE HAMMER LANE BRAMSHOTT CHASE HINDHEAD GU26 6BT	Erection of extensions and alterations together with replacement roof to detached garage.	No objection
WA/2022/02064	BRASA BURGER LTD 86 WEY HILL HASLEMERE GU27 1HS	Change of use from retail (Use Class A1) to cafe/restaurant (Use Class E) and the installation of kitchen extractor system with ducting.	No objection
NMA/2022/02054	18 SUNVALE AVENUE HASLEMERE GU27 1PH	Amendment to WA/2021/03024 to change the proposed flat roof from sedum to membrane and the black zinc fascia's to black UPVC; as well as removing one of the skylights	No objection
WA/2022/02061	LAND AT EDGECOMBE 10 HILL ROAD HASLEMERE	Erection of a dwelling together with the formation of a new vehicular access off Hill Road and associated works (revision of WA/2020/2062 under appeal reference APP/R3650/W/22/3301852).	No objection
WA/2022/02095	15 CHURCH ROAD HASLEMERE GU27 1BJ	Erection of a single storey extension together with alterations to part of attached garage along with creation of 2 dormer windows and 2 rooflights in roof space to provide additional habitable accommodation.	No objection
PRA/2022/02057	GARAGES ADJACENT TO CORNERWAYS WOOD ROAD HINDHEAD	General Permitted Development Order 2015, Schedule 2 Part 3 Class MA - Prior Notification application for change of use from commercial, business and service (Use Class E) to 1 dwellinghouse (Use Class C3).	No objection
WA/2022/02094	ROSEWOOD HIGHFIELD CRESCENT HINDHEAD GU26 6TG	Erection of a detached garage.	No objection

## 99/22 Planning applications

### WA/2022/01887 Land centred coordinates 489803 131978 Midhurst Road

Ref	Site Address	Proposal	Comment
WA/2022/01887	LAND CENTRED COORDINATES 489803 131978 MIDHURST ROAD HASLEMERE	Hybrid application consisting of an Outline application (all matters reserved except access) for residential dwellings accessed from the proposed access road (linking to Midhurst Road), associated landscaping, restricted access for emergency access, community growing space and associated infrastructure including green infrastructure. Full application for the erection of 2 dwellings and associated works; a junction alteration from Midhurst Road, associated access road to serve the development (including the diversion of a	Objection

		public footpath), car park, associated landscaping and drainage; the erection of a scout facility/nursery (use class F) and education facility (use class F); a Suitable Alternative Natural Greenspace (SANG). This application is accompanied by an Environmental Statement.	
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7.05pm Cllr Ellis arrived during Howard Brown’s presentation objecting to application WA/2022/01887 and he was asked to stop by the Chairman. Cllr Ellis was asked to declare any interest she may have in any of the applications. She stated she believed she had none but nevertheless wanted to read a short statement. She indicated she would then withdraw from the Chamber for WA/2022/01887 because she had a few hours before seen a solicitor’s letter threatening legal action if she participated in the discussion.

Cllr Dear disputed that this was the appropriate place for a statement to be read out if it was going to relate to the application. Cllr Weldon allowed Cllr Ellis to proceed. Cllr Ellis continued her speech but when she referred to the voting record of members of a political party, several Councillors objected. Cllr Dear stated personal comments were not allowed. The Chairman asked her to moderate her speech at which point she started talking about large developments in the Town’s Areas of Outstanding Natural Beauty. The Chairman used his discretion and asked her to stop speaking.

Mr Brown was asked to resume before Councillor Ellis had left the Chamber. At the conclusion of his presentation Cllr Ellis was asked to leave the chamber for the duration of the discussion about the application and did so.

The notes from the presentation given by Mr Brown, Mr Beavis, Mrs Roper and Mrs Simonsson are appended to the end of these minutes.

Mr Collins spoke on behalf of the applicant and his notes are also appended.

After lengthy discussion the committee voted to **object** to the application because no exceptional circumstances had been shown to exist to allow building in this Area of Outstanding Natural Beauty, as per the Haslemere Neighbourhood Plan and Local Plan Part 1.

8.08pm The Chairman agreed to take WA/2022/02211 next and Pippa Auger left the room, Lisa O’Sullivan clerking. Cllr Ellis returned to the Chamber.

WA/2022/02211	LAND AT HOLDFAST COTTAGE HOLDFAST LANE HASLEMERE GU27 2EY	Construction of an equestrian arena and associated works; erection of 3 stables, tack room and hay barn.	No objection
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**WA/2022/02211 Land at Holdfast Cottage** – the committee discussed the application which is situated in the Green Belt. It is felt it is an appropriate use of the land within this constraint as long as it remains so. The committee voted to offer **no objection** to the application.

Pippa Auger returned to the Chamber.

WA/2022/02214	LAND COORDINATES 489444 132452 HEDGEHOG LANE HASLEMERE	Outline application with all matters reserved except access for the erection of 16 dwellings (11 affordable dwellings and 5 self- build dwellings).	Objection – see below
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**WA/2022/02214 Land at Hedgehog Lane** – Ian Rhodes speaks for the applicant confirming this is duplicate of a previous application which WBC has not yet determined. It is for a mix of affordable and self-build homes. The self-build homes will be subject to individual planning applications.

With respect to the affordable housing, they are in negotiation with WBC. A proposal has been put to WBC which will offer these either as standard affordable housing as per WBCs definition, or the applicant is prepared to donate the land for these units free to a Registered Social Landlord. Site is in mix of AONB/AGLV designated land and is just outside the settlement boundary but does adjoin it. It would be well shielded and there would be no additional roadworks.

The committee asked clarifying questions and after much discussion voted to **object** to the application because no exceptional circumstances have been shown to exist to permit building in this Area of Outstanding Natural Beauty, as per the Haslemere Neighbourhood Plan and Local Plan Part 1.

WA/2022/02248	LONGDENE HOUSE HEDGEHOG LANE, HASLEMERE	Approval of all reserved matters following outline approval of WA/2021/0201 for the erection of a dwelling.	No objection
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**WA/2022/02248 Longdene House** – Ian Rhodes speaks for the applicant. Outline approval has been given for the erection of the dwelling (WA/2021/0201) which cannot exceed the footprint or height of the existing building. The proposal is for a square, modular dwelling with an interior courtyard.

Members of the committee stated they wanted to be wowed by a modern design, and some felt this proposal fell short whilst others liked it. The committee voted to offer **no objection** to the application.

WA/2022/02284	LAND AT HOLDFAST HOUSE HOLDFAST LANE HASLEMERE GU27 2EU	Change of use and alterations to former agricultural/equestrian barn to provide a dwelling.	No objection subject to it remaining ancillary to the main dwelling
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**WA/2022/02284 - LAND AT HOLDFAST HOUSE HOLDFAST LANE**

The committee discussed this application at length. The application states it is for a self-contained independent dwelling for the use of the applicants’ parents/in law. The committee felt it was situated quite far away from the house if parents were elderly and felt there was no way of monitoring who used it. The committee voted to offer **no objection subject to the condition that it remains ancillary to the main dwelling**.

WA/2022/02372	LAND AT FAR BEN SCOTLAND LANE HASLEMERE GU27 3AB	Erection of a detached dwelling including parking area and associated works; erection of boundary walls.	Objection – see comment below
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**WA/2022/02372 Land at Far Ben, Scotland Lane**

The committee felt that this application amounted to overdevelopment and voted to **object** on that basis.

WA/2022/02136	4 WEYSRINGS HASLEMERE GU27 1DE	Erection of two storey extension and alterations to elevations with associated landscaping.	No objection
WA/2022/02143	10 HALF MOON HILL HASLEMERE GU27 2JW	Erection of extensions and alterations following demolition of existing conservatory.	No objection
WA/2022/02152	43 WHITFIELD ROAD HASLEMERE GU27 1DX	Erection of a single storey extension.	No objection
WA/2022/02133	CRANBROOK BEACON HILL ROAD HINDHEAD GU26 6QD	Erection of a single storey front extension.	No objection
TM/2022/02159	SKIBBEREEN LINKSIDE NORTH	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 15/03	No objection subject to tree

	HINDHEAD GU26 6NZ		officer consent
WA/2022/02190	PIGHTLE FARNHAM LANE HASLEMERE GU27 1HD	Certificate of Lawfulness under Section 192 for erection of a detached outbuilding for use as a gym (revision of WA/2022/01616).	No objection
WA/2022/02198	ROBINS ROOST 29 THE AVENUE HASLEMERE GU27 1JT	Erection of a two storey extension and dormer window.	No objection
WA/2022/02189	48 CHERRY TREE AVENUE HASLEMERE GU27 1JP	Erection of a single storey extension and decking area.	No objection
WA/2022/02199	YEW TREE COTTAGE 56 LOWER STREET HASLEMERE GU27 2NX	Erection of 2 sheds.	No objection
WA/2022/02228	LAND CENTRED COORDINATES 489000 132865 LION LANE HASLEMERE	Erection of toilet block and storeroom.	No objection
TM/2022/02246	20A CRITCHMERE HILL HASLEMERE GU27 1LS	APPLICATION FOR WORKS TO A TREE SUBJECT OF TREE PRESERVATION ORDER 09/15	No objection subject to tree officer consent
WA/2022/02219	BAILDON UPLANDS CLOSE HASLEMERE GU27 2BT	Erection of extensions and alterations.	No objection
WA/2022/02204	GRAYSWOOD BEECHES HIGHERCOMBE ROAD HASLEMERE GU27 2LH	Construction of swimming pool, jacuzzi and barbecue area, together with erection of outbuilding and freestanding pergola and associated hard landscaping.	No objection
NMA/2022/02202	REDCROFT CLAMMER HILL ROAD GRAYSWOOD HASLEMERE GU27 2DX	Amendment to WA/2022/01447 to provide reduction in window size on new rear dormer.	No objection
TM/2022/02200	WEST OAKS WOOD ROAD HINDHEAD GU26 6PZ	APPLICATION FOR REMOVAL OF TREE SUBJECT OF TREE PRESERVATION ORDER 25/00	No objection subject to tree officer consent
WA/2022/02319	MAROUSSI WEYDOWN ROAD HASLEMERE GU27 1DR	Erection of outbuilding for use as a garage and store with ancillary accommodation above and external staircase (following withdrawn application WA/2022/00768).	No objection
WA/2022/02274	5 HEATH CLOSE HINDHEAD GU26 6RX	Erection of a single storey extension.	No objection
TM/2022/02263	VALLEY EDGE LINKSIDE EAST HINDHEAD GU26 6NY	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 15/03	No objection subject to tree officer consent
TM/2022/02367	BURSTON WOOD ROAD HINDHEAD GU26 6PZ	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 25/00	No objection subject to tree officer consent

8.53pm Cllr Round offers his apologies and leaves the meeting.

**100/22 Decisions and Appeals**

The list was noted.

**101/22 Highways Update**

Cllr Robini reported that Wey Hill has now been resurfaced.

Cllr Robini also advised that he is in communication with the hospital about a footpath running parallel to Church Road to improve pedestrian safety. There may be a request to the CIL committee about match funding this project.

Cllr Whitby reported the pigeon guano outside the Comrades Club & the Swan, and that it was dangerous and unsightly. Deputy Town Clerk will report this to WBC Environmental Health team.

**102/22 Licencing application – Dilli Indian Restaurant**

This was noted and there were no comments.

**103/22 Next meeting**

13 October 2022.

Meeting closed at 8.59pm

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

**Chairman of Planning**



## HSRA: OBJECTION Statement to Haslemere Town Council (WA/2022/01887)

27 September 2022

Summary of key objection points: HSRA will present a full list of objections to Waverley BC

### Water Supply



Thames Water has issued a statement to Waverley on the water situation (19 August 2022- available on Waverley portal) and stated the town on the Blackdown / Sturt pumping station circuit is now in serious danger of shortages, low pressure supply and even **shut down**. (NPPF 22, 41, 73)

This includes Haslemere Hospital. Thames Water state the system is at capacity.



### Water run off: [NPPF 164]

The developer states a low risk of flooding. However, Atkins Environmental Report commissioned by WBC in 2018 states that the Red Court area is classified as Amber & Red for flooding, so building on this raised ridge (200m) will cause excessive run-off under normal rain fall conditions. The fact that the lower areas flood on a regular basis in all seasons contradicts any of these theoretical and contradictory statements as seen in Scotlands Lane at 4pm 6 Sept 2022.

Climate change weather conditions exacerbate this.

### Means of Access & protecting vistas (WA/2022/01887)

The OS based plans submitted are not conclusive and ignore any topography, 3<sup>rd</sup> party boundaries or driver visibility at 40mph. There has already been one fatality on this stretch recently. The access for a 30tonne refuse truck and similar has been simplified including the 1:10 access slope.



The road and increased traffic are highlighted as concern by East Hants DC (EHDC) on increase of traffic from this development on the B2131 into Liphook. NPPF 110 states that "Development should [...] be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

Destroying the sunken sands southern entrance canopy (image) through the needless felling of most of the mature trees and hedgerows just for access is against the **NPPF 174** and exceeds the Natural Environment Design Guideline on vistas.

Submitted by HSRA Committee : [haslemeresouthra@gmail.com](mailto:haslemeresouthra@gmail.com)

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## Haslemere Neighbourhood Plan



The Neighbourhood Plan was voted for by most Councillors and supported by the Community vote. In January the same conditions as WA/2022/1887 outline application applied to the Longdene site and the council quite rightly objected to the plans based on the infringement on the Neighbourhood Plan rejecting on key points:-

- **H1** (H1.3) (Settlement Boundary);
- **H9** (Trees, woodland and hedgerows);
- **H10**; (Dark skies);
- **H11**(Green Spaces) &
- **H12** (Protecting biodiversity).

The key fault in this specific MAJOR application is **H1: 3.4 & 3.6 3.13** which collectively state that the intent is to prioritise building on brownfield sites before Greenfield sites which is supported by **NPPF 176** which states Great weight should be given to conserving Areas of Outstanding Natural Beauty which have the highest status of protection.



### **Benefits do not outweigh the loss of AONB** (NPPF 119 – 180; LPP1(RE3))

The loss of AONB outweighs the any perceived benefits of the development as it will inflict significant AONB landscape harm. In landscape terms, the site is highly unsuitable for residential development, harming the historic landscape pattern of the local area. The development would also harm the wooded horizon and setting to Red Court as experienced from the South Downs National Park, Hindhead (Gibbet Hill)

and Hedgehog Lane. To achieve any development the resultant tree removal will damage the fragile ecosystem.

### **Landscaping: Loss of Privacy & amenity value (NPPF 175)**



**The AONB land visible from Gibbet Hill, Hindhead [ 51.1155, -0.71576] on 4 Sept 2022.**

The stated 10m high development will feature on a rising contour reaching 198m above Scotlands Close properties (#9 to #22) - some 17m below at 181m (as defined by Ordinance Survey). This will cause major privacy issues. The green band is clearly visible from Hindhead, Meadowlands and Hedgehog Lane and any

development will scar the established tree line. The SDNP is 1,627 square kilometres adjacent to this area so a small parkland is not an exceptional addition.





## Rights of Way Act:



The development on the Midhurst Road requires the removal and possible relocation of the historic and well-trodden footpath FP597 as listed in the Ramblers Association. No statutory notification has yet been requested or applied although WBC informed. The path is also an established Wildlife Corridor (Haslemere Vision).

The Site is located within a "Sensitive Area" as set out in Regulation 2(1) of the EIA Regulations by virtue of its location within the

Surrey Hills Area of Outstanding Natural Beauty (AONB). It would have both a direct and a cumulative detrimental effect on the natural environment, causing an urbanisation 'coalescence' effect of south Haslemere.

## Wildlife and biodiversity (NPPF 176 & 180 & 182 plus H12.1 & H12.2)



Both parts of the proposed plan displace wildlife contravening [NPPF paragraph 176](#) as great weight should be given to conserving biodiversity of our countryside. It also contravenes [NPPF paragraph 174\(a\)](#) as it does not safeguard the existing wildlife corridors and stepping stones established and recorded along the Midhurst Road. Linked to this is the Climate Change emergency declared by each of Haslemere Town Council and WBC in 2019. HTC declared in tandem, a Biodiversity emergency.

Support for this application would undermine and contradict the councils' policies in this respect. The development cuts through multiple Wildlife Corridors inspected for evidence and confirmation of natural tracks (observed 22 September 2022 by the Deer).

The Haslemere Neighbourhood Plan [Policy H12.3](#) stated that development proposals should result in a net gain for biodiversity and it should be requested that an independent consultant applies the BNG calculation to support the policy.

The policy requires a developer to protect and enhance features of biodiversity interest of value on and adjacent to the development site, incorporating and integrating them into development proposals, maintaining appropriate buffer zones between new development and the green network. This is not the case here.



## Design Claims (Redwood S&E submission)



The developers Sustainability & Energy statement (David Strong Consulting) clearly confirms "All dwellings will be Certified to the PassivHaus standard." Although the Passivhaus is a voluntary standard for energy efficiency, the submitted 'Environmental Statement Chapter 3 App3.3 - Preliminary Passivhaus Risk Review' states the "The Passivhaus principle has been considered and addressed to some extent..." **but none actually have a Green (RAG) status showing conformity.** The houses will be

ordinary and may contribute to the climate emergency.

## Views of the Community (NPPF 73 & 85)



In the applicant's consultation on the full 130 homes (**Actual housing number is removed 16 September 2022**) showed suggestions of nursery school and scout facilities. There appears to be no evidence submitted that either group would utilise these facilities long term or could afford upkeep and the required liability insurance, estimated at £10M pa.

At time of printing the local residents have placed 102 Objections against the development which should be considered by the Council as a community opinion.

## Footnote

The Appeals for Longdene at Supreme Court in February 2022 determined that developments that do not conserve and enhance the landscape and scenic beauty in an AONB setting can be refused planning permission on those grounds, even where the local authority cannot demonstrate a five-year supply of deliverable housing sites.

**The application should be rejected based on all the policy violations provided here.**



*Haslemere South Residents Association (HSRA) comprises approximately 300 members whose families and households number over 500 residents of Haslemere. HSRA is established by its constitutional documents "for the public benefit in the area (Area of Benefit) comprising the residential, recreational and rural places extending to the southern and eastern side of Haslemere.*

Submitted by HSRA Committee : [haslemeresouthra@gmail.com](mailto:haslemeresouthra@gmail.com)

Disclaimer: HSRA has made every attempt to ensure accuracy of the information provided and HSRA does not accept any liability for the content. HSRA shall not be liable for any damages caused by the application of this information.

## **Thank you Chair & Good evening to all**

As the local Residents Association, I represent nearly 400 individuals who live and work in the local area who wish to OBJECT to both the outline plan & the full application. All your voters will be looking at this outcome as either the legacy you leave behind or your hopes for re-election next May. The local residents (not all members) have sent in **99 objections so far.**

I'm beating the drum, supporting our Neighbourhood Plan which was voted for by almost all Round the table. In January the council quite rightly objected to the Longdene site on the AONB. Where this rejection may not set a precedent, this application was a facsimile of the current development, with no exceptional circumstances. The Supreme Court final Appeal determined that these AONB developments do not enhance the landscape and scenic beauty and can be refused permission even against the 5yr supply. This plan, as did Longdene's plan, infringe our Neighbourhood Plan **H1, H9, H10 & H11 & H12**. The application should be rejected on these grounds alone.

It has never been disputed that the area south of Scotlands Close is outside the Settlement Boundary and it is all AONB as stated in Our Neighbourhood Plan **H1.1**, outlining the scenic beauty of Haslemere lying in the Surrey Hills.

This objection is not about charity or the community enticements in the form of a scout hut or a forest school, this is about **NPPF 119, 176 & 177** plus policy statements throughout the Neighbourhood Plan [3.4-3.13] - The priority is building on brownfield sites before Greenfield sites; further supported by Great Weight should be given to conserving Areas of Outstanding Natural Beauty and then only under exceptional circumstances. None of these conditions are met as it is a greenfield AONB and will cause irreversible harm to the rolling Surrey Hills clearly visible from Gibbet Hill. Therefore this can only be reject.

Critically, there are no benefits to this development which outweigh the protection of the AONB with the scale, Layout and landscaping of the development causing irreversible harm to the Landscape. The whole development works against the 2021 **NPPF Clause 174** which states the application should enhance and protect landscapes and biodiversity; so felling trees and concreting grassland does nothing but eliminate the fragile ecosystem that keeps the area's biodiversity.

The A286 is the southern gateway into Haslemere and to destroy the beautiful sunken sands tree lined canopy must be opposed and I hope the counsellors will appreciate this when they drive into Haslemere from the South they actually preserved this beautiful corridor. The development also bypasses policy **H9.2** and **NPPF 180 & 182** by the wanton destruction of many many trees & hedgerows along the Midhurst Road - just to allow access to the AONB. The council has a duty to protect local biodiversity but the development causes degradation & narrowing of defined and recorded wildlife corridors on the west side. This can only be Object.

**So in summary,** The proposed development falls foul of the policies listed and so the council should reject this hybrid application. Several days ago the application was updated and the housing number (130) was deleted. This leaves an undefined number of houses on untouched AONB biodiverse land which can never be recovered as confirmed by the statutory **Natural England & Surrey Hills AONB** statements. The full application [**1887**] is a covert access onto the sacred AONB. The features portrayed in the overall plan carry more burdens than benefits and the protection of the land outweighs any perceived benefits.

This plan sidesteps **13 distinct policies** so the council should reject this application.

**Thank You - Questions?**

Ladies and Gentlemen, I am a South Haslemere resident and I'm also a member of the Haslemere Hospital League of Friends Committee although I am not here to represent that Committee.

I want to talk about Water. The times when Haslemere doesn't have enough and the other times when have too much.

We all know that the water supply to Haslemere is fragile and we know that climate change means our summers will be hotter and drier so Haslemere's water problems will potentially get worse.

Thames Water told us in a Zoom meeting that we are situated at the end of water cul-de-sac from Shalford Water Treatment Plant. Before it reaches Haslemere, Godalming, Milford and surrounding villages have had their share – sometimes there is not much left for us. And they too all have substantial housing growth. And the hotter and drier it gets, the more folk will want water and the less there will be available in Haslemere.

There have been times when we have had no water and there has been a steady stream of diesel polluting bowzers heading up to Blackdown to replenish the reservoir, including just a few weeks ago.

One previous summer not very long ago, Cllr Dear was monitoring the situation and posting regularly on Haslemere Community Facebook to keep residents updated so we know he understands the situation well and can attest to what I am saying.

That same summer a bowser had to be parked outside of Haslemere Hospital as it had no water. Just imagine, a hospital without water.

Haslemere Hospital is set to be redeveloped and expanded, brilliant for Haslemere and our surrounding villages but no one will fund it if there is no guaranteed water supply. Potentially a lost opportunity for all Haslemere residents.

Our own Neighbourhood Plan, adopted by this very Council less than year ago, identified that there have been severe water

shortages from time to time. We know that the Blackdown/Sturt Pumping Station is struggling to cope.

Our summers are set to be hotter and drier and there are already a significant number of new developments in town all of which need water.

But now we have Thames Water actually saying, in writing, that they only have capacity for a further 49 houses – yet here we have Redwood, and out of town, out of county organisation asking you firstly for 130 and now goodness knows how many – maybe 230 houses. Yes, of course there can be water network upgrades but upgrading pipes doesn't produce more water and neither does it make the reservoir any bigger.

Just last Friday Thomas Water wrote to residents saying that the reservoirs are 25% below the necessary levels – and that is after just one warm summer and climate change means there are more to come. Imagine how much lower they would be if there were a further 200 plus houses to provide for.

Of course, what goes up by evaporation must come back down. Climate change recognises that hot summers will be followed

by periods of torrential rain. White water rafting could take place on Scotland Lane during heavy rain, and perhaps an adjacent black run on Scotlands Close. That water accumulates at the junction with the A286 and renders it impassible. Yet Redwood say their development is sustainable – no pedestrian could pass our flooded areas during bad weather. Wellies do not come up high enough.

Red Court is currently grassland which acts like a sponge – imagine how bad flooding will be once it is all tarmacked and concreted and water can then only flow downhill into the lane. The Atkins Environment Report states that the area is already Amber/Red for flooding and that will be worse if the current area of rain absorption is destroyed.

One Councillor here stated in public that objectors are rich nimby buggers – not true – we are people who recognise the fragility of our water supply and ecosystems.

The National Planning Policy Framework states that “new developments should be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change”.



Please take heed of the National Planning Policy Framework and your own Climate Change and Sustainability Policy. Please don't vote in favour of compromising the Haslemere water supply and further – you are elected to represent your constituents and your constituents like and pay for water in their taps.

**This is focused on the A286 road access and footpath**

The proposed road access as detailed in the submitted plan is based on the Ordnance Survey map and therefore does not include undulations, trees & hedgerows or third-party roadside ownership. The junction is a simple T junction put in place to allow vehicles to turn onto the AONB land. There appears no provision for walkers to cross the road at this point despite the Developers proposal that the majority of residents should walk. With an aging population the majority of people will take to cars. With a proposed Scout and School outdoor centre any impatient impetuous child is at serious risk at this junction. Additionally, the access will be required by regular 32Tonne trucks such as Refuse trucks which will need to engage a 1:10 unlit hill. **Surrey Highways have not approved this & I suggest this at a too low level of detail to allow any councillor to make a judgement on safety.**

The access ignores the Rights of Way Act. The development on the Midhurst Road requires the removal and possible relocation of the historic and well-trodden footpath FP597 as listed in the Ramblers Association. Many Haslemere residents use this for rambling as well as functional trips to Camesdale. No statutory notification has yet been applied.

The plans do not state anything on the lighting or illuminated road signs required. Any such lighting will interrupt the Dark skies and activity in the wildlife corridors which currently run through this junction. The application and the means of access have no benefits which outweigh the protection of the AONB and will cause an additional danger spot to a well-established tree lined corridor into Haslemere. The Haslemere Neighbourhood Plan and the National Framework both require the preservation of trees which would be condemned for the sake of this junction.

**I ask the council to consider the rejection of this Application**

Thank you for inviting me to speak this evening. I am Charles Collins, Head of South East Planning at Savills. I have been involved in the promotion of Scotland Park Phase Two for four years.

I am joined by the lead architect Andrew Moneyheffer from Adam, and public relations lead Isobel Ballsdon from MPC. We all actively work on challenging development proposals, to ensure that we can be proud that the best outcomes are achieved in the public interest. We are also joined by Paul Buckler (Scout Group).

As Councilors are aware, we met to present the scheme back in May. This followed some community consultation and public surveys, which have continued thereafter. The promotion of Phase Two has also continued at the (still ongoing) Local Plan Part 2 Examination. The Inspector's initial verdict is due anytime, which will be material to the position of the Town Council in our opinion.

We have also met some Town Councilors on a site visit in August.

The landowners, Tony and Kate Nobbs have invested considerably to maintain the land and improve its landscape. They have instructed an exceptional team to lead on the promotion and planning application of Phase Two, including award winning architects. The project has been led by the landowner, and thus is not the typical housebuilder scheme, rather is grounded in providing community benefits, environmental enhancement and timeless place making.

We submitted a short paper for Town Councilors to consider this evening, which was accompanied by the results from the public surveys and answers to the questions posed on the site visit. I will not repeat this note in detail, rather draw out some key messages for you to consider.

1. The proposal is overwhelmingly for Green Infrastructure. 77% of the site area. The proposition is for enhanced landscape and management, to open up large areas of presently private land to the public, and provide environmental/ biodiversity net gains.
2. Thus, the smaller proportion of the site is proposed for development, within a well contained part of the site, screened by existing established vegetation. As you would expect for a proposal of this scale, the design has been informed by a comprehensive Landscape and Visual Impact Assessment.

3. The community benefit is vast. In respect of the facilities for 1st Haslemere Scout Group, the value of subsidy coming from the development, taking into account all costs including the gift of the land, total around £1m. As mentioned, the scout group is open to make their facilities at Scotland Park available to other organisations in the town. In addition, the value of the package agreed for Grayswood Forest School, a local registered charity, will be £380k, including the gift of land. Both provisions are needed, and an absence of alternative sites exist. The Scouts have been looking for years.
4. The present proposition is for 35% affordable housing, or 44 dwellings, with the potential for the overprovision (6 no. dwellings) to be provided/ managed differently, for example the Town Council themselves might be interested.
5. The Green Infrastructure includes a SANG, required to provide mitigation for the proposal, and which can also provide wider mitigation for other developments in Haslemere, all signed off by Natural England, and unsurprisingly so, given the biodiversity gains, and kms of public walks. This means that the development on the site cannot be viewed from larger parts of the AONB, and cannot affect the setting of the South Downs National Park. Indeed, it provides a new public gateway to the park. There is also the opportunity for the Green Infrastructure to be given to the Town Council, with funds set aside for its long term management. A new park for Haslemere.
6. Additionally, there is land available for the provision of much needed allotments for the town, and our landowner client remains open to further dialogue.

In many of the schemes I am involved with, difficult and challenging decisions are the norm. Particularly in the constrained south east. National policy permits development in the AONB, where there is a public interest case. In addition, weight is provided to proposals which strive to meet AONB Management Board objectives, and which demonstrably conserve and enhance the AONB. I remind the Committee that 77% of the site is proposed as enhanced Green Infrastructure, full square behind this objective. Of course, all the technical work, including a EIA and detailed justification of the public interest case has been provided to the Borough. Given the faltering five year housing land supply, and likely need to amend Local Plan Part 2, the case is compelling.

The planning balance will of course be decided by Waverley Borough rather than the Town Council. Noting the wider five year housing land supply, and genuinely deliverable development sites in Haslemere/ Hindhead. The town needs homes now, and many more need to be delivered ahead of 2032. Any modest expansion of the town will be controversial, the question really is, what site has the least impact, the lowest dependency on car travel and can produce the best results for the community and the environment? We say Scotland Park.

**What the Town Council could do this evening is to provide opinions of the proposal itself. Its architecture, layout, landscape and land uses proposed. It could also provide an opinion on whether the Green Infrastructure could be managed by the Town Council, and whether further discussion is to be had on land for allotments. All community wins. The development of AONB land is a complex matter, and thus whether, as we argue, a public interest case exists, will be determined by the Borough Council.**

This, in the context that a new Head of Development is still to be appointed at Waverley Borough, following Zac Ellwood's imminent departure, and as the initial determination of the Local Plan Part 2 Inspector is awaited any day now. In addition, we expect a range of national planning policy announcements very shortly, following Friday's Mini Budget, including a Planning & Infrastructure Bill, and further measures to get Britain Building. Thus, the planning context which the Borough must make its decision remains evolving, and a decision on this application soon would be premature.

**I therefore urge the Town Council to fully consider, then make detailed comment on the due merits of the proposal itself, in the knowledge that others will provide detailed opinions of the weighting of the final planning balance.** There may, for example, be further opportunities to comment, as we anticipate that the process of the determination of the application, and any potential Local Plan Part 2 allocation, will take many more months. You have the landowners undertaking that we will continue to engage.

Thank you.

[Ref. Public consultation responses]



# SCOTLAND PARK HASLEMERE

*'...putting the needs of Haslemere first.'*

## PRESENTATION TO TOWN COUNCIL

- Community • Sustainability • Inclusivity
- Exceptional Design • Education
- Access to and Connections with Nature

NA/6046 - September 2022

**ADAM** ARCHITECTURE



### A BEAUTIFUL, CONTEXTUAL AND EXEMPLAR DEVELOPMENT

The development will be the UK's first PassivHaus certified development in traditional architecture

Highest architectural standards by the UK's leading traditional style architectural practice, reflecting local vernacular style and secured by design code.



### MEETING HASLEMERE'S HOUSING NEED

Provide nearly a fifth of Haslemere's housing need within the five year framework on an accessible location directly adjoining the Settlement boundary and walkable to mainline station, shops and services

Over 86% are 1,2,3 bedroom homes for first-time home buyers and downsizers



### 35% (CIRCA 44) NEW AFFORDABLE NEW HOMES ,

Fully compliant with Waverley's 30% standards plus an additional 5% to be 'Developer Discount' dwellings available to local families over which HTC could have nomination rights. All affordable housing to be secured in perpetuity.



### ENERGY AND SUSTAINABLE HOMES

The development will be PassivHaus certified, with exceptionally low energy usage dwellings, far exceeding Waverley Climate Emergency standards



### SANGS PROVISION AND A NEW COUNTRY PARK

2.3km woodland walks & Public Right of ways  
Sufficient SANGS on Site to compensate for the lack facilities on other developments, especially Town Centre brownfield location, enabling their release.



### GATEWAY TO THE SOUTH DOWNS NATIONAL PARK OPENING UP LAND PREVIOUSLY IN PRIVATE OWNERSHIP TO THE PUBLIC,

The site offers the opportunity to provide easy access to the South Downs National Park and National Trust Blackdown. A small visitors car park is proposed at the Midhurst Road entrance for use by locals and visitors to the area, however the site is walkable for much of the town and will be accessible by the creation of a number of new footpath entrances along the site's boundaries.



**OVER 70% OF SITE TO BE OPEN SPACE**

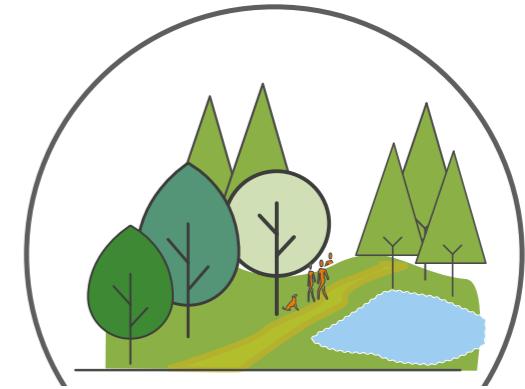
Landscape-led, multifunctional and layered scheme, offering; informal amenities, food production, habitat creation, and stormwater attenuation via a network of swales and ponds.

New Country Park & Nature Reserve

2.3km woodland walks & Footpaths



**MANAGEMENT PLANS FOR OPEN SPACE, ECOLOGY AND CONSTRUCTION & CIRCA £5,000,000 FOR COMMUNITY INFRASTRUCTURE LEVY**



**IN EXCESS OF 20% BIO-DIVERSITY NET GAIN**

Aspiration to be the first development in Surrey and one of only a handful in the UK to achieve a Building with Nature 'Candidate' accreditation



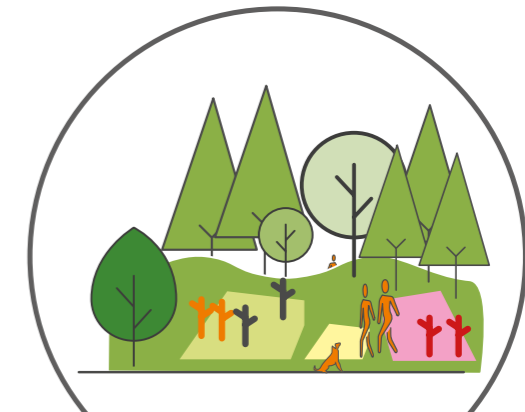
**PROVIDE LAND & FUNDING FOR GRAYSWOOD NURSERY & FOREST SCHOOL**

GN&FS currently rent woodland for their outdoor activities, but are limited by the facilities currently available to them. Scotland Park Phase Two will provide freehold land plus a commitment to build an outdoor classroom and toilet block for the school, providing them with security of tenure and enabling them to vastly increase the services they provide.



**PROVIDE LAND & FUNDING FOR NEW HEADQUARTERS FOR THE 1<sup>ST</sup> HASLEMERE SCOUT GROUP**

Scotland Park Phase Two will provide a stunning parcel of land for the 1st HSG along with a substantial sum to subsidise the construction of a new Scout Hall for the group. This gift will finally provide 1st HSG with ownership of their premises and enable the Weyhill Road site, owned by Waverley, to be released for development.



**OFFER OF FIELD TO HTC FOR COMMUNITY ALLOTMENTS, COMMUNITY ORCHARD AND COMMUNITY LAND TRUST HOMES.**

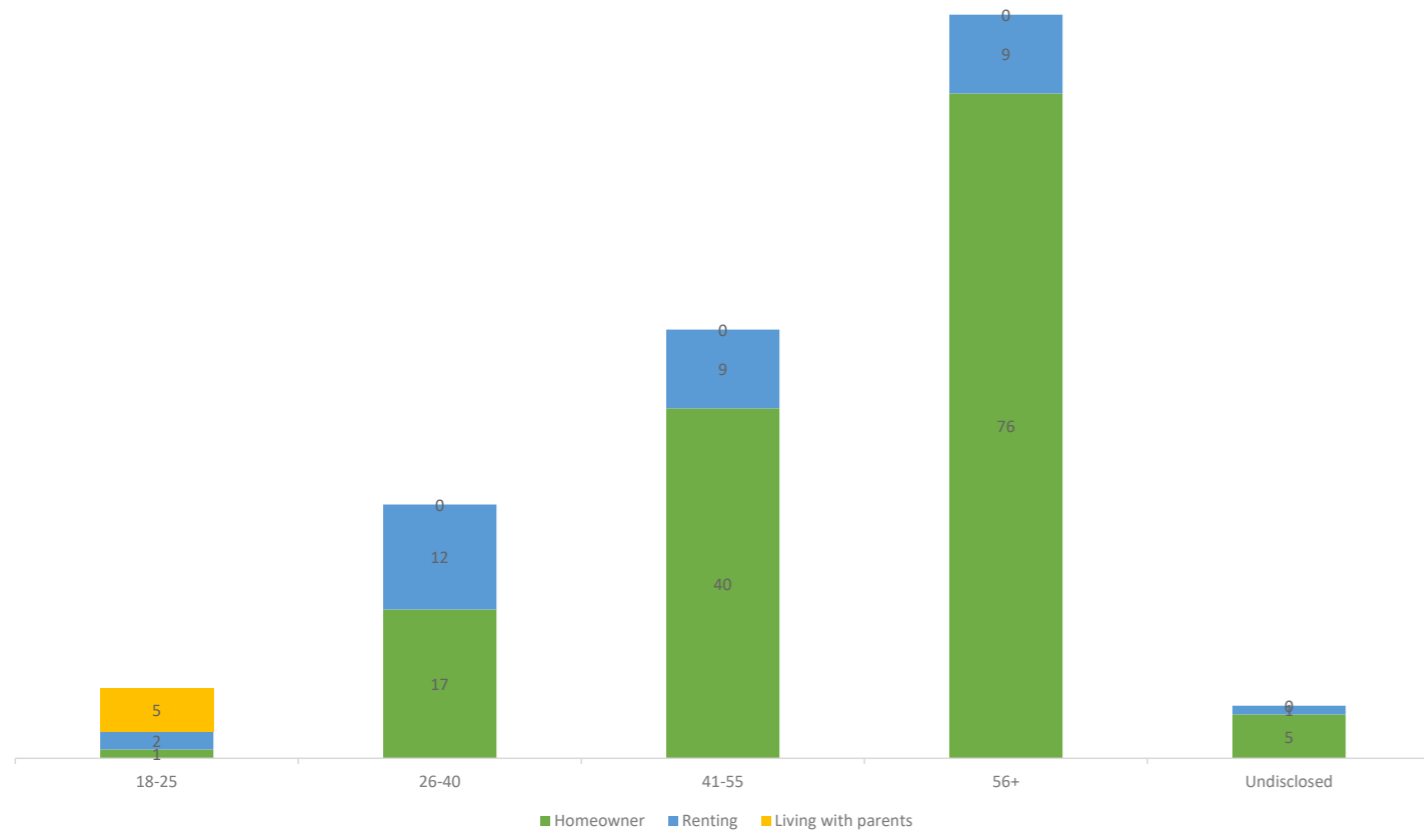
Following our presentation meeting with HTC on 18th May this year, requests were made for allotments (Cllr Odell) and for a more innovative approach to affordable housing (Cllr Matthes) Redwood is prepared to consider gifting a field in our ownership, though not forming part of the Phase Two application to potentially meet these needs. The transfer of this land would be secured by s106 legal agreement and triggered on consent of our Phase Two planning application. The field in question is located directly opposite the Recreation Ground and is very accessible particularly for south Haslemere residents. Adam Architecture has prepared some indicative layout plans, but it would be for HTC to pursue planning permission for suitable community uses once the land has been transferred. Redwood's highways consultant has carried out a viability assessment on creating a new vehicular access off Scotland Lane and confirms there is scope to do so.



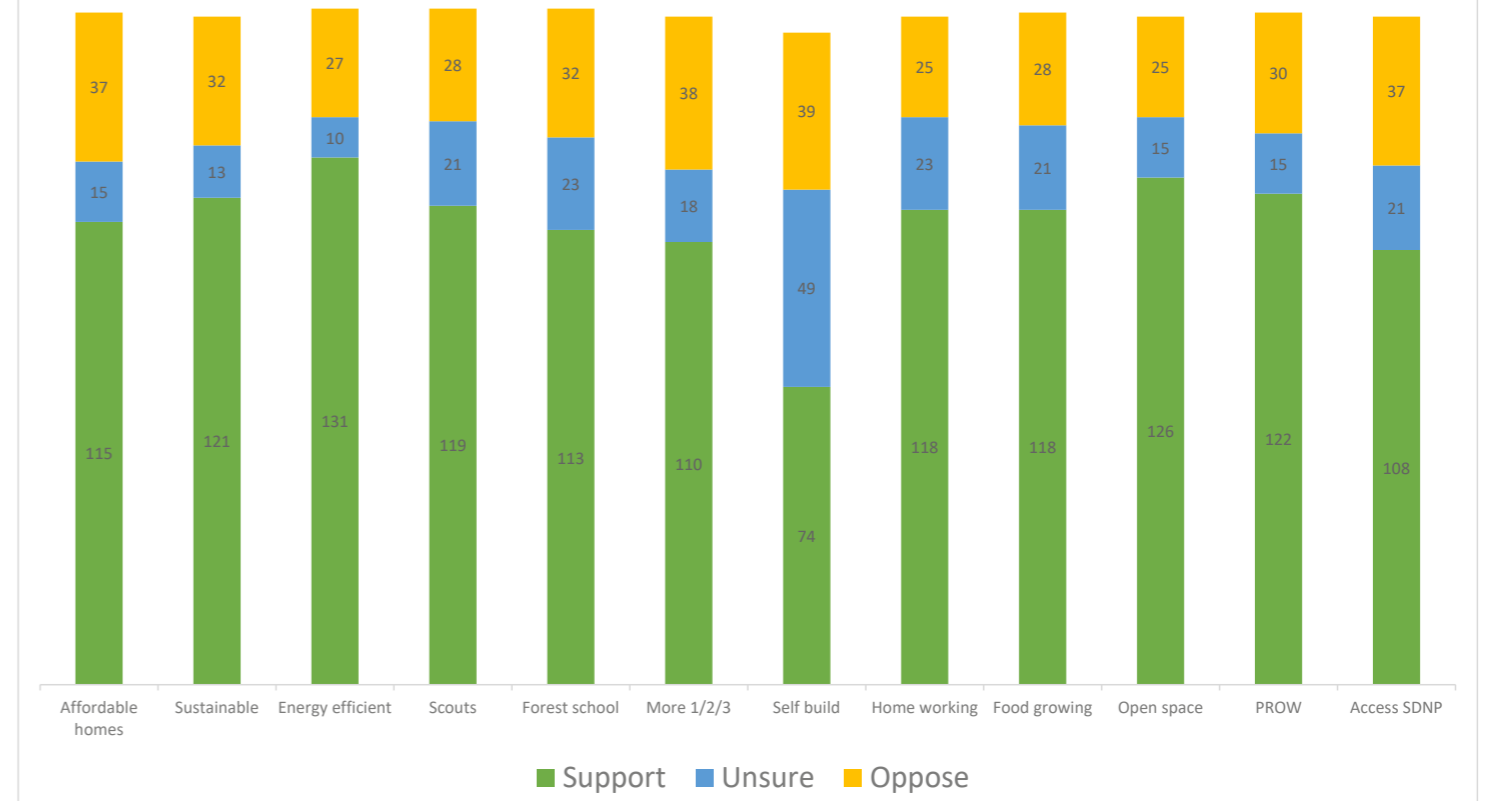


**CONTEXT ILLUSTRATIVE MASTERPLAN**

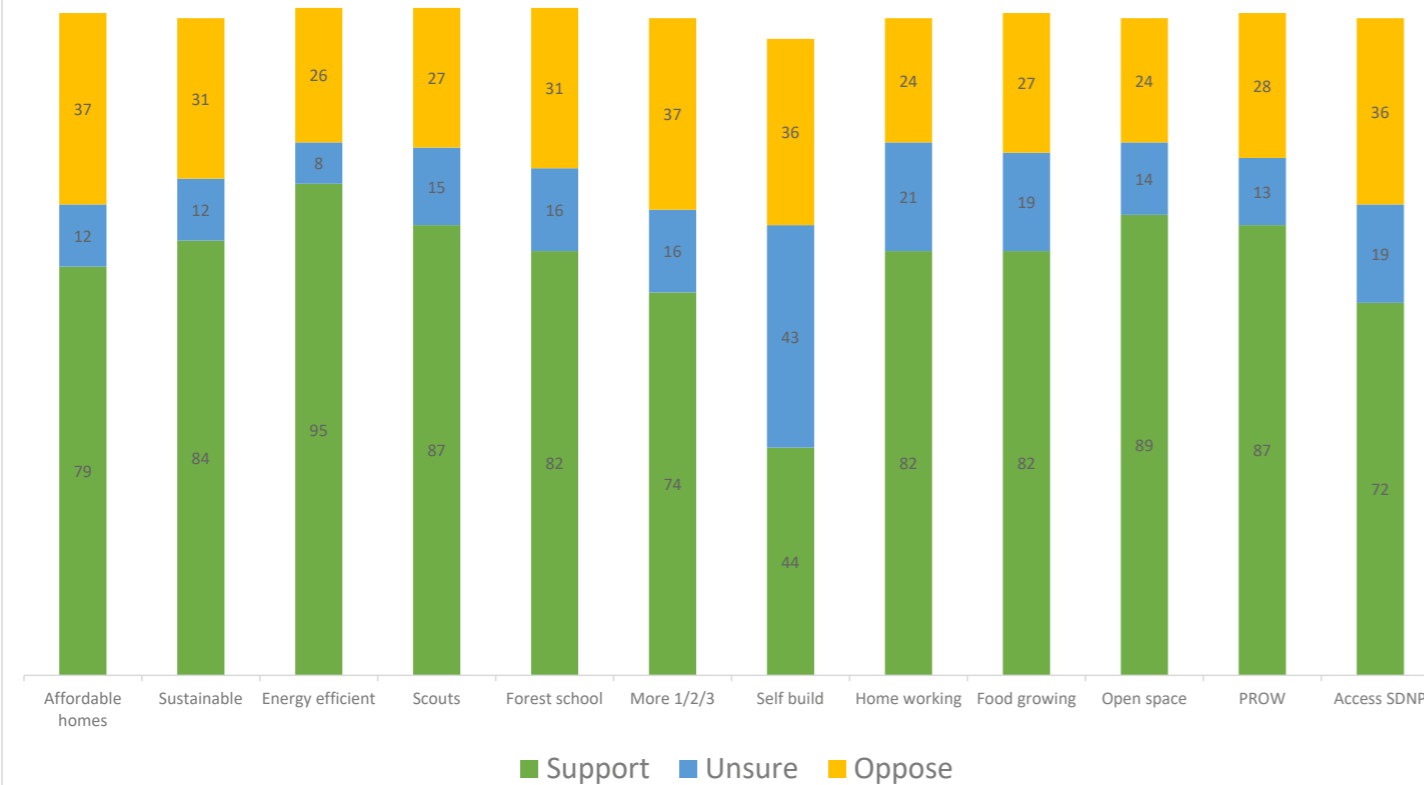
Age by Housing Status



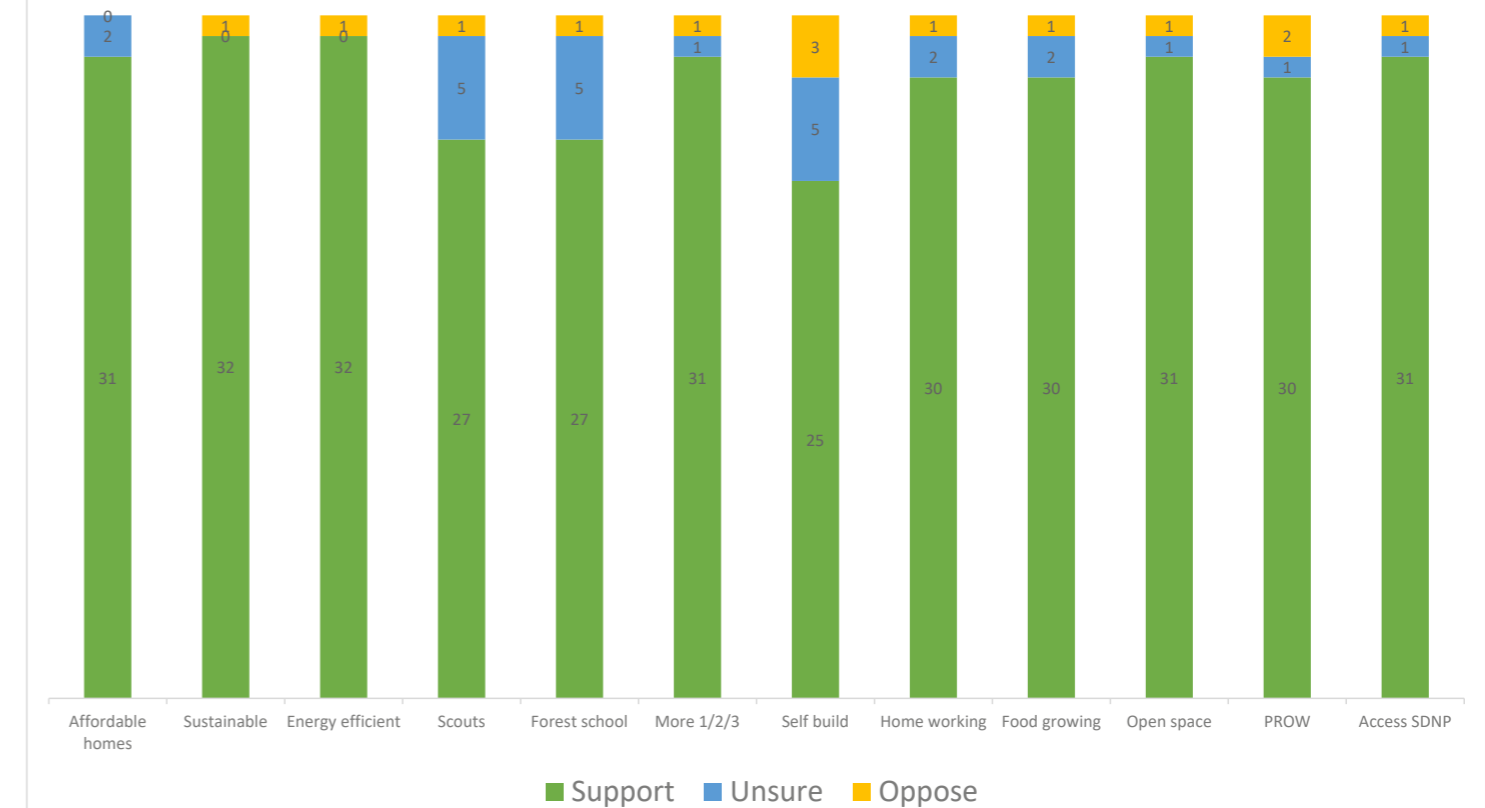
Summary of Responses



Summary of Responses (Homeowners only)



Summary of Responses (Renters only)





**A BEAUTIFUL, CONTEXTUAL AND EXEMPLAR DEVELOPMENT**



**'SELF-BUILD' DWELLINGS TO MEET WBC'S POLICY REQUIREMENT**



**THE SQUARE**



**POTAGER GARDEN**

**ILLUSTRATION OF SCOTLAND PARK**



Proposed Verified CGI view

### SANGS AND A NEW COUNTRY PARK



### SCOTLAND PARK EARTH HOUSE



### THE PARKLAND



**MIDHURST ROAD & ACCESS TO SCOTLAND PARK**



**ENTRANCE APPROACH AND RAMBLER'S,  
WALKER'S AND SANGS CAR PARK**



**OPTION 1:  
SUGGESTED LAYOUT SHOWING 48  
COMMUNITY ALLOTMENTS & COMMUNITY  
ORCHARD ALONG WITH A POTENTIAL  
SITE FOR TWO COMMUNITY LAND TRUST  
HOMES, ON LAND OPPOSITE HASLEMERE  
RECREATION GROUND**

*‘The 1<sup>st</sup> Haslemere Scout Group (HSG) was established in 1909 and currently has 70 youth members, with a further 70 young people on its waiting list. HSG has been looking for an alternative (and more suitable) site for a headquarters to its current location in Wey Hill. Waverley Borough Council recently earmarked the Wey Hill land for housing development and HSG need a permanent location to expand. Redwood has offered approximately 2.0 hectares of woodland along with a substantial cash lump sum to enable HSG to establish a new home, including an outstanding Scouts’ headquarters as part of our wider proposals at Scotland Park.’*



**ENTRANCE APPROACH AND RAMBLER’S,  
WALKER’S AND SANGS CAR PARK**



Scouts HQ  
Youth Campus  
Weyhill  
Haslemere  
GU27 1BX

[chair@haslemerscouts.org.uk](mailto:chair@haslemerscouts.org.uk)

June 2022

Scotland Park & 1st Haslemere Scout Group

Scouting actively engages and supports young people in their personal development, empowering them to make a positive contribution to society.

1st Haslemere Scout Group formed in 1909 and we have run activities influencing the lives of generations in Haslemere.

We currently operate from the Weyhill Youth Campus in Haslemere; this location has been our home since 1924 when it backed onto the countryside. The Weyhill site has now been surrounded by housing and Waverley Borough Council wish to use the land for further residential property to meet the area’s housing targets.

Scotland Park offers our group a unique opportunity to establish a permanent home situated at what will be the new edge of Haslemere. The combination of a hall with land will allow our activities to grow and make a bigger impact in our community.

Establishing a modern facility with equipment storage at Scotland Park will allow our group to focus on scouting. The location at Scotland Park will create a new headquarters with inside space where we will be able to offer such activities as archery, shooting, first aid skills, cooking and pioneering all year round.

The land that is being offered is large enough to establish a campsite within the woods and this can be used for extended periods of the year; we will no longer have to travel away from Haslemere reducing the time and cost to run camping activities. The campsite will have direct access to the South Downs National Park and this will enable us to host Duke of Edinburgh Awards expeditions both the scouts and schools. There is also an opportunity to create climbing activities and rope walkways using the mature trees that exist on the site extending what we can offer today.

Our vision is to make all of this available to other organisations, schools and community groups in order to maximise the benefit of the new facility for the wider community.

We want to continue to bring skills for life to more young people in Haslemere and Scotland Park will help us to achieve our goals.

Yours faithfully,

Paul Buckler

Chairman

For & on behalf of 1st Haslemere Scouts Group Executive Committee.

'The Scotland Park project has the potential to enable us to secure a permanent outdoor facility for as many children in the locality as would wish to engage with it, either during school time, at after-school clubs or holiday clubs, at family events at the weekend and during other social and family time.'



# GRAYSWOOD

## Nursery and Forest School

Grayswood Village Hall, Grayswood Road, Haslemere, GU27 2DJ

Tel: 01428 658931

### Mission Statement

#### History and aspiration

Grayswood Nursery School is a charity which was established over 40 years ago and has continuously operated from Grayswood Village Hall in the village of Grayswood just outside Haslemere. The nursery is a busy setting which is oversubscribed. Some of our children have special education needs and we provide a supportive environment for all our pupils, embracing the requirements of children with additional needs.

Since the Summer of 2010 we have been graded as Outstanding by Ofsted and strive for excellence throughout the setting, continuously reviewing our nursery to ensure it is at the forefront of educational practice.

We have been increasingly using the outdoor environment to support the children's learning over the past decade, guided by the Forest School ethos. In December 2017 we were awarded the status of Recognised Forest School Provider, the first in Surrey and only the 20th countrywide. We reflected this status by amending our name to become Grayswood Nursery and Forest School.

Nationally there is increasing acceptance that children should spend increasing amounts of time in the outdoor environment to positively impact their learning and development. There is research which robustly illustrates the educational benefits of children learning outside and through play-based activities. Being outdoors helps combat obesity, increases positive mental health and well-being, supports improved physical ability and generally enhances learning. It is our wish to increase the number of children to whom we can deliver an inspiring outdoor nursery facility and taking that opportunity to older children as they move to their next school. A new facility, with purpose built outdoor classroom and additional space will enable us to give longevity, not only to the outdoor learning which takes place each day in our nursery, but also to children in local schools and at after-school clubs as they grow older. Our aspiration is to provide all children with the educational environment they need to learn in the way which inspires them and builds their skills allowing them to acquire knowledge for future learning. To do this most effectively we need a permanent home.

The Scotland Park project has the potential to enable us to secure a permanent outdoor facility for as many children in the locality as would wish to engage with it, either during school time, at after-school clubs or holiday clubs, at family events at the weekend and during other social and family time.

The Scotland Park site enables:

- Sufficient, managed, outdoor space, easily accessible from the school;
- Permanent and secure facility in perpetuity, well orientated to its surroundings without the concern of having to move on to a new location;
- Local outdoor space for a number of other activities and local schools;

Grayswood Nursery and Forest School remains positively engaged in the evolution of the proposals



Registered Charity Number 1046722

