



HASLEMERE TOWN COUNCIL

Town Hall, High Street, Haslemere, Surrey GU27 2HG
01428 654305 / deputy.clerk@haslemeretc.org

Planning & Highways Committee

Minutes of the meeting held at 7pm on 6 February 2025
Town Hall, High Street, Haslemere GU27 2HG

Chairman	Cllr Weldon*
Vice Chairman	Cllr Robini*
Councillors	Bridge*, Carter*, Davidson*, Keen*, Leach* & Miller*

**Present*

Meeting clerked by: Pippa Auger, Deputy Town Clerk.

In attendance: Mr & Mrs Ashdown WA/2025/00028, Mr Carter WA/2025/00036, Mr Rhodes & Ms Pritchard on behalf of joint applicants and Mr Smith on behalf of Haslemere Society objecting to WA/2024/02460. Further members of the public.

11/25 Apologies for absence

There were no absences.

12/25 Declarations of Interests

Cllr Robini declared a non-registrable interest as a member of the Surrey County Council Planning Committee. He reserves the right to change the tone or content of his opinion when presented with further advice from SCC officers or other professionals.

Cllrs Keen, Robini & Weldon declared non-registrable interests as members of the WBC 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 Davidson declared non-registrable interests as a substitute member of the WBC Area Planning Committee. He reserves the right to change the tone or content of his opinion when presented with further advice from WBC officers or other professionals.

Cllrs Keen, Davidson & Robini are also members of the WBC Licencing committee.

13/25 Minutes of the last meeting

The minutes of the meeting held 9 January 2025 were agreed and signed as a true record.

14/25 Representations by the public

None

15/25 Licensing application – Vicky’s Brasserie – application to vary the licence

Cllr Leach expressed concern that alcohol sold for "off-premises" consumption is often delivered via a third-party service. He questioned who is responsible for ensuring the alcohol is delivered to an appropriately aged adult. The committee felt it had no objection to the variation of the licence but would query this point with Waverley Borough Council.

16/25 Street Trading applications – Imeda Ltd (Haslemere Kebab Van)

Cllr Leach advised that he had been in possession of a flyer for the Haslemere Kebab Van which advertised that it is open until 12.30am on a Friday and Saturday, but the application states midnight.

The committee had no representations to make as Waverley Environmental Services made spot checks.

ACTION: Cllr Leach to provide Cllr Keen a copy of the flyer for the sake of completeness.

17/25 South Down National Park consultation to review Local Plan

The committee had no response to the consultation.

18/25 Planning decisions since January 2025 meeting and submitted to WBC – list 13 January 2025

Ref	Site Address	Proposal	Comments
WA/2025/00056	4 THE PADDOCK HASLEMERE GU27 1HB	Application under Section 73 to vary Conditions 1 (approved plans) and 2 (materials) of WA/2022/00189 to alter design and layout.	No objection
WA/2025/00051	HIGHFIELD SCOTLAND LANE HASLEMERE GU27 3AW	Application under Section 73 to vary Condition 2 (approved plans) of WA/2024/01502 to enlarge the extension on the west elevation.	No objection
WA/2025/00050	TANGLEY COTTAGE 5 KEMNAL PARK HASLEMERE GU27 2LF	Erection of extensions and alterations.	No objection
WA/2025/00036	10 HALES FIELD HASLEMERE GU27 2JU	Erection of extensions and alterations to dwelling including provision of first and second floor balconies; raising of roof ridge height and installation of dormers to provide habitable accommodation in roof space; alterations to detached garage to provide habitable accommodation; demolition of existing conservatory.	Extension of time until 7 Feb
WA/2025/00028	LAND AT SPRINGMERE HINDHEAD ROAD HASLEMERE GU27 3PL	Erection of six dwellings and widening of existing vehicle access with associated works following demolition of existing dwelling.	Extension of time until 7 Feb
WA/2025/00020	TOWER COTTAGE 2 TOWER CLOSE TOWER ROAD HINDHEAD GU26 6SN	Erection of single storey extensions with first floor terrace following demolition of existing conservatory (as amplified by ecology report received 10/01/2025)	No objection
WA/2025/00032	BRACKEN HOUSE PARSONS LANE HINDHEAD GU26 6NP	Erection of a single storey rear extension following demolition of existing conservatory.	No objection

Ref	Site address	Proposal	Comments
WA/2024/02460	LAND COORDINATES 489444 132452 HEDGEHOG LANE	Outline application with all matters reserved except for access, for the phased development of site to provide 14 residential dwellings comprising up to 8 one/two bedroom dwellings for affordable accommodation and 6 serviced plots for four/five bedroom detached self/custom build homes together with internal access road, amenity space and landscaping.	No objection – see comments below
WA/2025/00036	10 HALES FIELD HASLEMERE GU27 2JU	Erection of extensions and alterations to dwelling including provision of first and second floor balconies; raising of roof ridge height and installation of dormers to provide habitable accommodation in roof space; alterations to detached garage to provide habitable accommodation; demolition of existing conservatory.	No objection
WA/2025/00028	LAND AT SPRINGMERE HINDHEAD ROAD HASLEMERE GU27 3PL	Erection of six dwellings and widening of existing vehicle access with associated works following demolition of existing dwelling.	Objection – see comment below
WA/2025/00118	LAND AT 76A WEY HILL HASLEMERE GU27 1HN	Erection of two semi-detached dwellings with associated parking and amenity space following removal of existing cold stores.	No objection – see comments below
WA/2025/00081	CALLUNA WHITMORE VALE ROAD HINDHEAD GU26 6JA	Certificate of Lawfulness under Section 192 for erection of a single storey rear extension.	No response
NMA/2025/00075	45 WEYCOMBE RD HASLEMERE GU27 1EQ	Amendment to WA/2023/01791 - Removal of side door & using a flat roof over rear single storey extension instead of the crown flat roof approved. Client preference	No objection
WA/2025/00149	THE LODGE HIGHERCOMBE ROAD HASLEMERE GU27 2LH	Certificate of Lawfulness under Section 192 for erection of a detached garage/store.	No response
TM/2025/00110	COPPA CLUB GEORGIAN HOTEL 37-41 HIGH STREET HASLEMERE GU27 2JY	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER HIND2	No objection subject to tree officer approval
TM/2025/00109	WEALDEN VIEW 8 HALES FIELD HASLEMERE GU27 2JU	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 12/00	No objection subject to tree officer approval

WA/2025/00104	OAK HALL WISPERS LANE HASLEMERE GU27 1AB	Listed building consent for installation of replacement windows.	No objection subject to listed building officer approval
WA/2025/00129	WOODLAND VIEW 9 CRITCHMERE HILL HASLEMERE GU27 1LS	Erection of a single storey extension and alterations including installation of a flue and PV panels; erection of a detached outbuilding with installation of PV panels; associated fencing and landscaping and demolition of existing extension and detached garage.	No objection
TM/2025/00116	4 ROEDEER COPSE HASLEMERE GU27 1RF	APPLICATION FOR REMOVAL OF TREES SUBJECT OF TREE PRESERVATION ORDER 22/99	No objection subject to tree officer approval
TM/2025/00145	FINDINGS TOWER ROAD HINDHEAD GU26 6ST	APPLICATION FOR WORKS TO TREES SUBJECT OF TREE PRESERVATION ORDER 14/18	No objection subject to tree officer approval
WA/2025/00127	5 WILLIAN PLACE HINDHEAD GU26 6QZ	Erection of extensions and alterations following demolition of shed.	No objection
TM/2025/00107	21 THE MOORINGS HINDHEAD GU26 6SD	APPLICATION FOR WORKS TO TREE SUBJECT OF TREE PRESERVATION ORDER 29/06	No objection subject to tree officer approval
WA/2025/00196	9 THE PADDOCK HASLEMERE GU27 1HB	Application under Section 73 to vary Condition 2 (approved plans) of WA/2024/01223 to alter the design of the roof to allow for additional habitable floor space.	No objection
WA/2025/00164	14 WOODLANDS LANE HASLEMERE GU27 1JU	Erection of extension and alterations.	No objection
WA/2025/00161	SITE OF 17 BELL ROAD HASLEMERE	Application under Section 73 to vary condition 2 (approved plans) of WA/2024/01914 to allow changes to the roof form and chimney position to allow solar panels to be efficiently located on the roof and an amendment to a first floor window; remove condition 4 (Biodiversity Management Plan), condition 11 (Contaminated Land Risk Assessment) as information submitted to support conditions no longer required.	Supports the variation of condition 2 No objection to removal of condition 4 subject to officer approval No response to removal of condition 11
WA/2025/00182	21 BORDER ROAD HASLEMERE GU27 1PG	Erection of extensions, porch and alterations.	No objection
WA/2025/00154	24 GLEN COURT GLEN CLOSE HINDHEAD GU26 6QT	Erection of 2 storey extension following demolition of existing garage.	No objection

WA/2024/00028 LAND AT SPRINGMERE, HINDHEAD ROAD, HASLEMERE, GU27 3PL

Mrs Ashdown presented her objections to the application for 6 further dwellings at this site. The letter of objection sent to Waverley Borough Council is appended to these minutes.

The committee discussed this application at some length. They had concern about the damage the current development (WA/2021/03063) has had on the intrinsic character of this area and had little doubt that a further six dwellings constituted overdevelopment of the site and would do further harm. The site is outside the Haslemere settlement boundary in an area designated as Countryside beyond the Green Belt. This area of the Hindhead Road was tree-lined, had a rural feeling and aspect but the sheer volume of trees that have been removed from the site have had a negative impact. Any development taking place should be enhancing the area, not harming it.

There have been increased instances of surface water coming down the hillside and across the road which, no doubt, will have been exacerbated by the removal of the trees.

The proposed dwellings would be situated in an elevated site, creating an overbearing presence affecting both the street scene and neighbouring property, causing loss of privacy to the neighbours.

Whilst it will be a matter for Surrey Highways, the Council also has concerns about safe access from the site onto the Hindhead Road, which has a 40mph speed limit, but is known to be driven much faster. The committee voted to **object** to this application on the grounds of overdevelopment, harm to the intrinsic character of the area, loss of privacy to neighbours and concern about surface water runoff and drainage.

WA/2024/02460 LAND COORDINATES 489444 132452 HEDGEHOG LANE

Presentations were given by David Smith (on behalf of the Haslemere Society whose letter of objection is appended to these minutes) and Ian Rhodes and Rebecca Pritchard from Transform (on behalf of the joint applicants). This is an outline application to provide both self-build and affordable social housing on a site that largely sits in an Area of Outstanding Natural Beauty.

Members were very mindful that they had conflicting obligations under the Haslemere Neighbourhood Plan. The plan not only seeks to protect designated green spaces but also looks to encourage high quality socially conscious housing that meets the needs of the community.

The site is not highly visible and is mainly secluded by trees, some of which have had tree preservation orders put on them. It is also in a very sustainable location and would provide much needed social housing. However, there was disappointment that while 50% of the dwellings are designated for this purpose, the accommodation would be built on approximately 25% of the site.

It was felt overall that this particular application had enough about it that they voted to offer **no objection**.

WA/2025/00118 LAND AT 76A WEY HILL, HASLEMERE GU27 1HN

The committee members felt that this application was acceptable now the number of dwellings had been reduced. They voted to offer **no objection**.

20/25 HTC representation at Waverley Planning Committee

Cllr Robini confirmed he would call in WA/2025/00028 Land at Springmere and speak against the application. Cllr Weldon confirmed he would speak in favour of application WA/2024/02460 Land Coordinates 489444 132452 Hedgehog Lane.

21/25 Decisions and Appeals

The list was noted.

22/25 Surrey County Council Rights of Way Improvement Plan consultation

No response to be submitted.

23/25 Highways Update

No updates.

24/25 Next meeting
6 March 2025.

Meeting closed at 8.50pm

Signed: _____ Date: _____
Chairman of Planning

Christian & Mo Ashdown
Frensham Hall Lodge
Hindhead Road
Halsemere
GU27 3PJ

3rd February 2025

Dear Councillor Weldon,

WA/2025/00028 LAND AT SPRINGMERE HINDHEAD ROAD HASLEMERE GU27 3PL - Erection of six dwellings and widening of existing vehicle access with associated works following demolition of existing dwelling.

The above planning application is to be considered at Thursday evening's Planning and Highways meeting. We hope to present our objection to the application in person but thought sight of our case may help your preparation.

Some background on the Springmere site:

Land at Springmere is already under development (WA/2021/03063). We did not object to this small development of two houses when part of the garden was sold off. We totally understand that people have to live somewhere.

However:

- A second planning application was made for two further properties in the remaining grounds under WA/2023/01772. We were neutral in our response – mainly to highlight our concerns about the tree removal and asked for privacy to be reinstated by replanting mature specimen trees.
- Shortly after, a third application (WA/2024/00482) was made to build two more houses on the same site. We objected strongly because we believe the development contravenes Policy RE1 of Local Plan; it is outside the settlement boundary of the Haslemere Neighbourhood plan and will result in a loss of privacy to our property.
- This current application (WA/2025/00028) is the fourth application on the site and will have the result in the original Springmere property boasting a total of 8 large dwellings. We believe that the incremental housing density asked for in this planning application has been arrived at by stealth.

We live at Frensham Hall Lodge, opposite the proposed development. Although we are separated by the A287, the topology of the land at Springmere means it sits in a much-elevated position to our small home. There are few properties in this stretch of Countryside beyond the Green Belt that can actually be seen from the road and until recently Springmere was hidden by a thick screen of mature trees and afforded privacy to our garden. We note that the exception of the houses under construction at Springmere, none of the houses used to illustrate the character of the area are actually visible from the road. We also note in the application that care has been taken to avoid issues of overlooking between plots but we have not been afforded the same courtesy.

Prior to any planning applications (and the associated Arboricultural Survey Impact Assessments that go with them), extensive tree removal has taken place at Springmere with industrial quantities of timber craned out of the property onto numerous HGV trailers. This has left the property exposed and our garden overlooked. During recent storms we have seen that other mature trees on the site have fallen or are leaning dangerously. We are concerned that the loss of trees, to be replaced by non-permeable surfaces will worsen the run-off of surface water.

There has already been an increase in surface water – the roadway drain from the Hindhead Road runs through our garden and our garden has recently begun to flood. At the very end of November, Surrey Highways made some remedial work to the drain - it is now a continuous pipe rather than a junction box - to stop the flooding. It is a good result for

our garden but it means that 100% of the water passes through our property but it then drains directly onto a (privately maintained) lane and on to a series of ornamental lakes and streams.

The proposed two-storey dwellings are considerably taller than the existing residence which is essentially a bungalow. Now that previous mature tree screening has been removed, the properties will be visible and will change the nature of this stretch of Countryside beyond the Green Belt. To allow incremental development on this site does not recognise or safeguard the intrinsic character and beauty of the countryside. We also include a perspective from our garden to show how the buildings sit in the landscape and resulting loss of privacy since the removal of the trees.

We also draw attention to Haslemere's Neighbourhood Plan (page 18, section 3.5). It states "With 528 homes completed or with outstanding permissions as at 30th September 2020, sufficient homes to meet, and probably exceed, **the housing target of 990 homes can be delivered within the settlement boundaries**". Springmere sits outside of Haslemere's settlement boundary and therefore we believe permission should not be granted otherwise what is the point of the effort and expense of producing, and holding a referendum on, such a document.

Furthermore, section 3.6 of the same plan suggests the intent "To prioritise building on brownfield sites before greenfield ones". Despite there being a house and garage existing at Springmere, surely its garden cannot be considered as a brownfield site.

Regardless of your decision this evening, we will still have a row of 6 houses and ask that you do not support the increase in density to eight.

We suspect we are a lone voice in objecting to this proposal, largely because there are few neighbours to consult – a testament to the nature of the area?

Please do not hesitate to contact us should you wish any further information.

Yours Sincerely

Christian & Mo Ashdown

Springmere (Google Street View March 2021) tree removal prior to planning application



Above Left: Previously screened by mature trees, the studio over the garage is in clear view from the garden.
Above Right: Two story dwelling on elevated ground under construction looks directly into the garden.



The Planning Officer
Waverley Borough Council
BY EMAIL

6 January 2025

Dear Sir

Hedgehog Lane (WA/2024/02460) - Objection

The Haslemere Society wishes to object to the above application, as set out below:

1. WA/2024/02460 is yet another iteration of an application that has already been rejected several times at various levels of the planning process. The current application is little different from WA/2021/02956, which was rejected on appeal, and WA/2022/02214, which was rejected by WBC.
2. The site is a mix of National Landscape (AONB) and AGLV. It is outside the settlement boundary. The proposal does not comply with a number of policies in the Neighbourhood Plan, including Policy H9 (trees and hedgerows), Policy H10 (dark skies) and Policy H11 (green fingers). In addition, there is an identified wildlife corridor running along the south-west boundary of the site (Policy H12).
3. The proposal does not conserve or enhance the National Landscape land on the site and does not comply with National, Local or Surrey Hills Management Plan policies.
4. The applicant introduces a rather legalistic analysis of the quality of the landscape, broken down into smaller pieces, and uses this to argue that the site has the capacity to take the proposed quantity of development with very limited visual impact. In addition, it is argued that since it is only an outline application, WBC would retain control over the landscape aspects of the development. This misses a number of significant points.
 - a. First, from late autumn into the spring, the trees and various shrubs would be bare, making the site much more visible from the public demesne. In addition, unless the proposal is that all the trees and shrubs are to be put under TPO, the Council would have no control over the later action of homeowners in reducing or removing trees and shrubs either just for personal taste or to reduce shading. And of course, trees are not immortal. As WBC are well aware, we have just lost some significant trees on the Midhurst road to disease. Should there be such loss on the boundary of this site it would take decades for any new tree to provide a similar level of screening.

- b. Second, introduction of dwellings on the site would produce both noise and light pollution, both of which would undermine the sense of transition to a rural area. The applicant refers to the need for sensitive handling of night-time lighting as part of reducing the visual impact of the site, but again, whatever is installed at the start, it is impossible for WBC to enforce sensitive lighting on homeowners later. In addition to the landscape impact, this would have a deleterious effect on biodiversity on the site;
 - c. Third, the Inspector (APP/R3650/W/22/3295573. Paragraph 10) concluded that *any* development on this site would fundamentally change it from an area of paddock to a developed site containing dwellings. He refers (paragraph 12) to the “sense of leaving behind the more built-up area of Haslemere” and, in contrast to the then-Appellant’s claim, states that there is a sense of remoteness and tranquillity at the location. The Inspector calls that proposal a “discordant addition, eroding the rural aspect that defines this location”; we agree and consider the current scheme would do the same.
5. The application does not address the impact of the proposed development on the site as a designated Green Finger nor on the Wildlife Corridor running along the boundary. The fact that ‘Green Fingers’ of rural landscape penetrate so deeply into the town is one of Haslemere’s most distinctive and attractive features, both in determining the character of the town and in terms of supporting wildlife and biodiversity. The positive impact of these Green Fingers does not depend on passers-by being able to see the whole site and cannot be protected merely by screening, however well, a newly suburban landscape.
 6. Finally, the applicant appears to argue that the additional development permitted in the grounds of Longdene House over the period since the last Inspector’s decision in June 2023 is such as to subdivide the setting to Longdene House and fundamentally alter the relationship of the property with its immediate setting. If it were true, this would suggest that these additional developments mentioned here should not have been permitted. In any case, we do not believe that the additional developments referred to have so undermined the rural character of the area that there is no point in any further attempt to protect it, which seems to be the implication here. Indeed, we would argue that to the extent that additional construction has been permitted, it makes retention of this undeveloped area all the more important to maintain the sense of transition from urban to rural landscape as you leave the town.

For all these reasons, we urge the Council to reject this application, as it has rejected all the previous attempts to build on this special site.

Yours Sincerely

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

Longdene Presentation

About Transform

Transform Housing & Support is a social housing provider and charity, assisting nearly 2,000 people annually across Surrey and surrounding areas. We work closely with local district and borough council partners.

Nearly two thirds of our staff live and work in the Surrey communities we serve, including me.

Founded in 1972, - our first property was in Waverley – and we have supported over 30,000 people in 50+ years. We currently provide homes for 900+ individuals with support needs and experience of homelessness and social exclusion.

Beyond housing, we offer crucial support to help clients thrive and live independently.

Our four values – respect, empowerment, responsibility, and excellence – guide all our work. Last year, 80% of people leaving our services did so in a planned way.

In our latest client satisfaction survey 90% of people told us they were treated fairly and with respect. We were highly commended in the 2024 UK Housing Award's 'Best Supported Housing Landlord' category.

As the cost-of-living crisis deepens, our services are more critical than ever. This year, we secured £60k from Surrey's Household Support Fund to assist local people in Surrey.

About the Longdene Project

The Longdene project will provide 8 truly affordable (social rent) one-bedroom, self-contained apartments and an on-site office to support local people. Located near public transport, it would enable clients to access education, volunteering and employment, contributing to the local community.

Public services are under pressure, with a growing lack of affordable housing for local people. Supported housing delays and prevents people needing more costly residential care.

The gift of the freehold land at Longdene is essential to enable us to procure a viable supported housing scheme and attract additional grant funding into the project. This is a unique opportunity – without the free land, the costs would be prohibitive for any

housing association and the community would not benefit from this much needed provision.

Local Housing Need

Waverley's latest published homelessness statistics (April–June 2024) highlight local demand for supported housing. In just 3 months:

- 77 local people facing homelessness were owed a prevention (33) or relief (44) duty
- 44 had support needs, with 26 experiencing multiple challenges.

Yet, only 8 people's homelessness was prevented or relieved through supported housing.

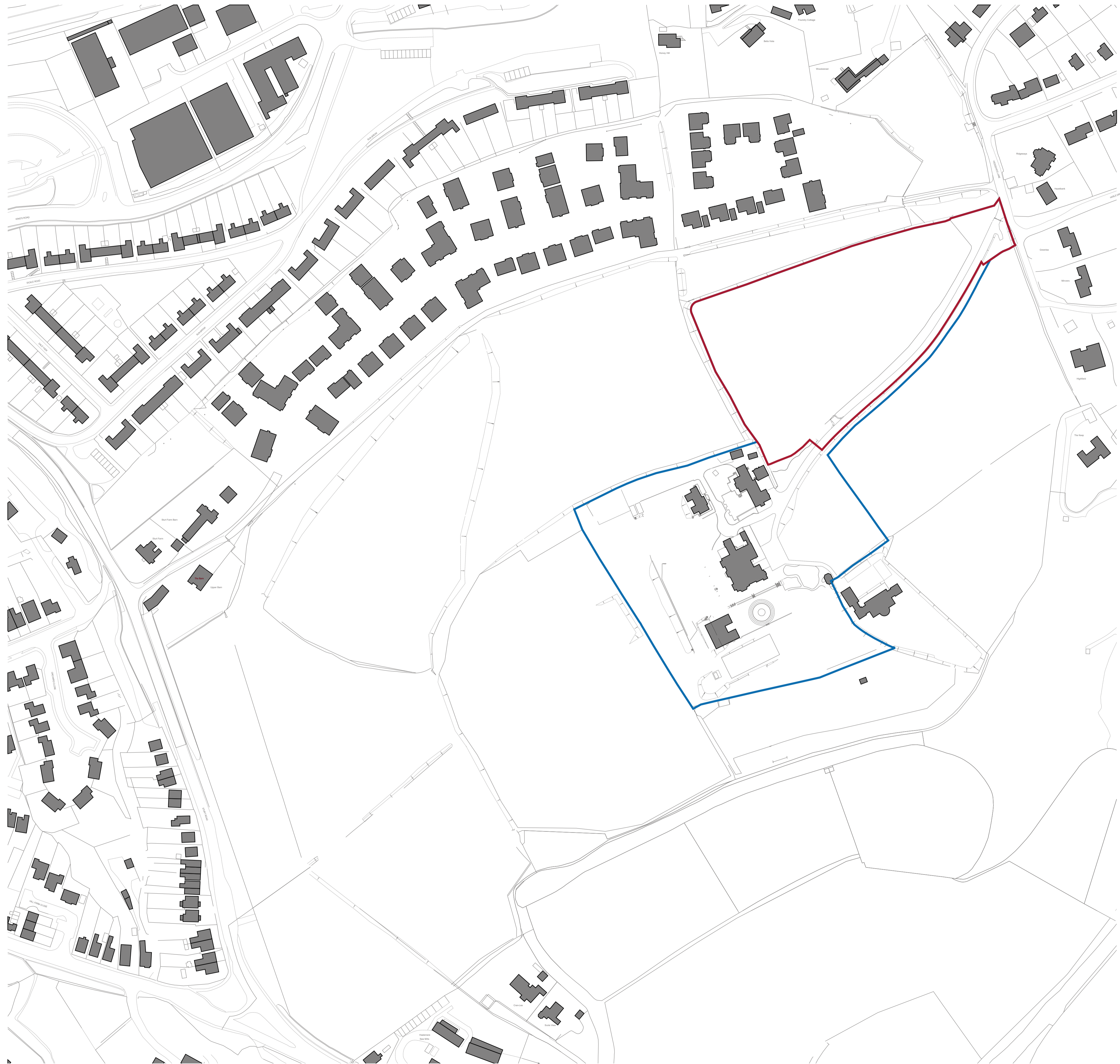
This means people are having to be housed in unsuitable, stressful and very expensive temporary accommodation like the Travel Lodge. Longdene will save Waverley and local council tax payers money as well as providing good quality accommodation that means better lives for local people

Commitment to Sustainability

A year ago, Transform became Carbon Neutral through carbon offsetting projects.

We are investing in decarbonising homes and have adopted sustainable construction methods so new developments, like Longdene are net-zero for carbon

Our commitment to sustainability ensures our housing and support solutions are benefit both the planet and the people in the communities we serve.



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REV.	AMENDMENT	BY	CHECK	DATE
-		JT	CM	16/12/24



LytleAssociates ARCHITECTS THE FOUNTAIN HEAD QUARRY STREET GUILDFORD
 SURREY GU1 3UY 01483 301661
 LYTTLE-ASSOCIATES.COM

CLIENT: Monkhill Ltd.
 PROJECT: Land west of Hedgehog Lane, Haslemere, Surrey
 TITLE: Site Location Plan

DRAWING NUMBER: 2186_001
 REV: -



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REV	AMENDMENT	BY	CHECK	DATE
1		JT	CM	16/12/24



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CLIENT: Monkhill Ltd. PROJECT: Land west of Hedgehog Lane, Haslemere, Surrey TITLE: Existing Site Plan DRAWING NUMBER: 2186_004 REV: -



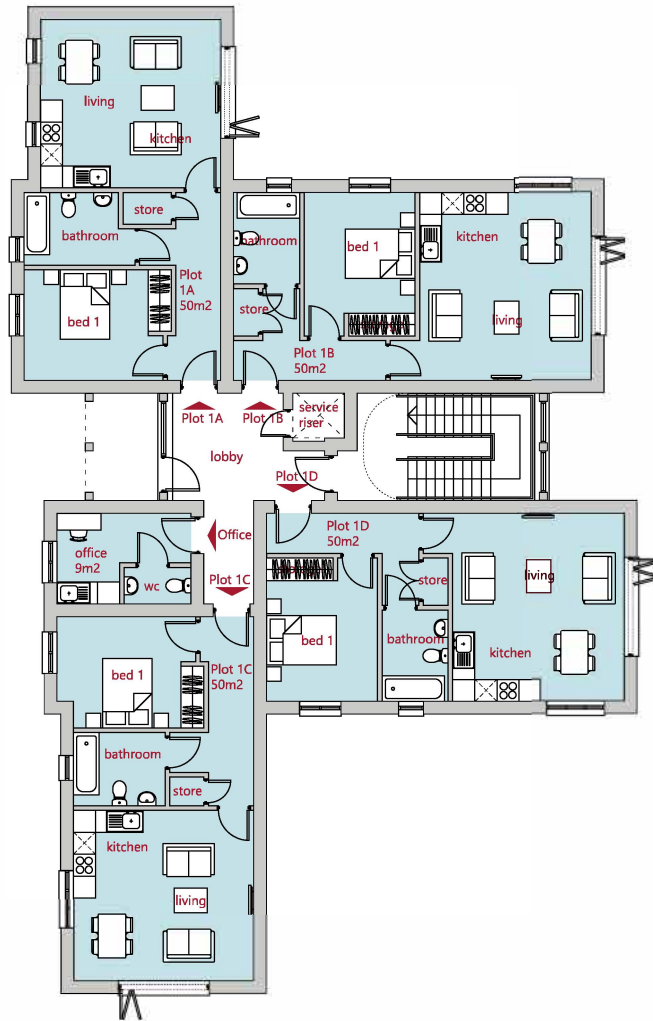
- Key:
- Class A Tree
 - Class B Tree
 - Class C Tree
 - Class U Tree
 - Root Protection Area

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REV	AMENDMENT	BY	CHECK	DATE
1		JT	DP	16/12/24



Lytle Associates ARCHITECTS THE FOUNTAIN HEAD QUARRY STREET GUILDFORD SURREY GU1 3UY 01483 301661 LYTLE-ASSOCIATES.COM
 CLIENT: Monkhill Ltd. PROJECT: Land west of Hedgehog Lane, Haslemere, Surrey TITLE: Proposed Site Plan DRAWING NUMBER: 2186_005 REV:



Plot No	Description (bed/person)	Floor Area (ft2)	Floor Area (m2)	Market/Afford	Parking
1A	1b2p apartment	538	50	Social	1
1B	1b2p apartment	538	50	Social	1
1C	1b2p apartment	538	50	Social	1
1D	1b2p apartment	538	50	Social	1
1E	1b2p apartment	538	50	Social	1
1F	1b2p apartment	538	50	Social	1
1G	1b2p apartment	538	50	Social	1
1H	1b2p apartment	538	50	Social	1
Total		19031	1768		32

Housing Mix		
Affordable	Nos	%
1b apartment	8	100%
Total	8	100%

Market	Nos	%
4 bed dwelling	2	33%
5 bed dwelling	4	67%
Total	6	100%

fig. 3.06 - Indicative floor plans - plot 1 (supported accommodation for social rent units) fig. 3.07 - Schedule of Accommodation

Internal Space Standards

3.12 All dwellings will be designed to meet the Nationally Described Space Standards published in 2015 by the Department of Communities and Local Government.

3.13 Externally, all the dwellings would benefit from generous private gardens that would provide ample external amenity space.

Schedule of Accommodation

3.14 The scheme yields a total of 14 dwellings with associated amenity/garden, landscaping and access/parking arrangements. The masterplan currently shows house types ranging from 1-5 bedrooms and are described on the schedule of accommodation (fig. 3.07). All flatted units (1A-1H) are supported accommodation for social rent.

3.15 Total site area is 1.55 hectare approx. This equates to a density of 10 dwellings per hectare.

Security

3.16 'Secured By Design' principles have been applied to the development in terms of the layout and landscaping to minimise the risk of crime and maximise security, creating a safer environment.

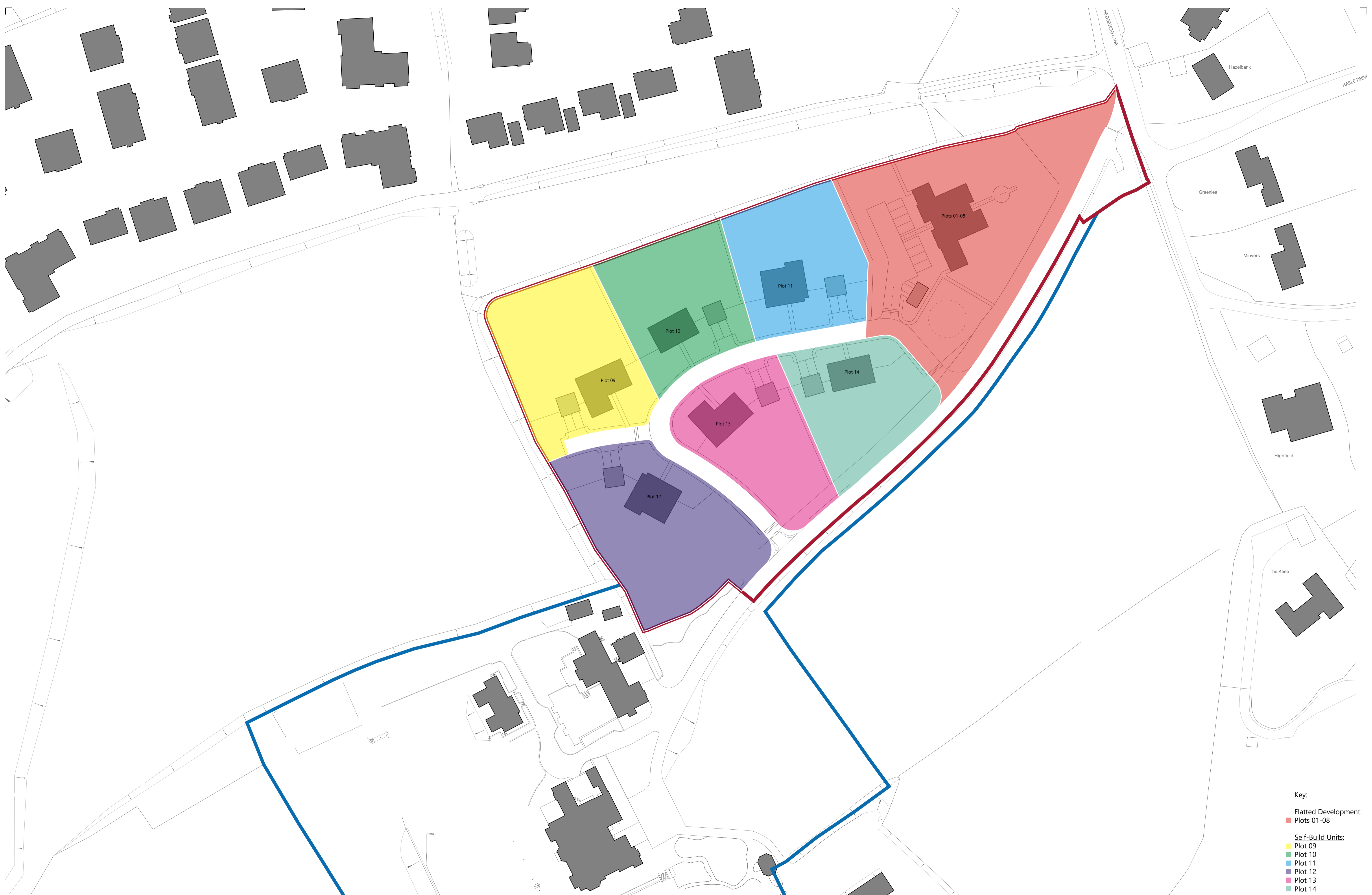
3.17 The proposed dwellings address the street positively with their frontages so as to provide passive surveillance of the public realm. Principal windows and primary entrances are located on the frontages to promote a sense of neighbourhood thus improving the perception of security.

3.18 There is a strong demarcation between public and private space through the use of buildings, landscaping, changes of surface and boundary treatments.

3.19 Parking is within the curtilage of each dwelling and overlooked by primary windows.



fig. 3.08 - Indicative elevations - plots 1-8 (supported accomodation for social rent units)



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REV	AMENDMENT	BY	CHECK	DATE
1		JT	DP	16/12/24



LytleAssociates ARCHITECTS THE FOUNTAIN HEAD QUARRY STREET GUILDFORD SURREY GU1 3UY 01483 301661 LYTTLE-ASSOCIATES.COM

CLIENT: Monkhill Ltd. PROJECT: Land west of Hedgehog Lane, Haslemere, Surrey TITLE: Proposed Phasing Plan DRAWING NUMBER: 2186_011 REV: -

- Key:**
- Flatted Development:
 - Plots 01-08
 - Self-Build Units:
 - Plot 09
 - Plot 10
 - Plot 11
 - Plot 12
 - Plot 13
 - Plot 14