



## DEADLINE 29<sup>TH</sup> JANUARY – LAST CHANCE!

Last chance to save Haslemere's green ring  
of precious countryside and habitats

### What's happening?

Waverley Borough Council's Local Plan Part 2 (LPP2) will set planning policy and allocated sites for future development. It will shape development in Haslemere up to 2032. The final public consultation period ends on Friday 29th January!

### Have your say!

Don't let Waverley ride roughshod over our community's voice again. If Waverley do not do the right thing, public pressure will be a critical part of the Planning Inspector's decision as to whether or not to validate LPP2's allocation of land for future developments.

### Red Court

LPP2 identifies Haslemere's protected greenfield land at Red Court as a potential development site (DS06). This would:

- destroy valuable biodiversity
- create major infrastructure and road safety issues
- contradict national planning policy and Waverley's own policy to protect the countryside (AGLV & AONB).

This is our last chance as Haslemere residents to object to Waverley Borough Council's plans to allocate precious protected countryside on the edge of Blackdown for a large housing estate.

Waverley's plans, set out in its proposed Local Plan Part 2 (LPP2), go against the town's community led Neighbourhood Plan which prevents development on the green ring that surrounds Haslemere. LPP2 even moves the town's Settlement Boundary into protected landscape against the Town Council's and community's wishes.

Haslemere is the only town whose Neighbourhood Plan is not reflected in the proposed Waverley Local Plan!

**This matters to everyone!** Residents across the whole town, Haslemere Town Council, Haslemere Vision and Haslemere Society, together with Natural England and Surrey Hills AONB have all stood up to prevent our precious countryside, from Hindhead to Blackdown, being built on – and yet Waverley continue to target it in their Local Plan Part 2 (LPP2).

Waverley called for additional brownfield sites to be identified for development but have not fully considered other opportunities in the town.

Instead they continue to target the edge of the South Downs National Park, land in south Haslemere that our Neighbourhood Plan protects... land which has regional and national importance for the protection of green spaces as well as sustainability of critical ecological networks... land which, along with the Special Protected Area of Hindhead and the Devil's Punchbowl forms part of Haslemere's special green ring giving the town its unique feel and character.

See below for links to register your objections or go to  
[www.haslemeresouth.com](http://www.haslemeresouth.com)

## Key points for objecting to the LPP2 site allocation DS06 in south Haslemere (Red Court)

- 1. Contravenes National and Local Planning Policy:** NPPF requires planning permissions for development on protected countryside to be refused unless there are “exceptional circumstances”. AONB/AGLV land are afforded the highest protection due to their landscape and scenic beauty. In the case of Haslemere, there are no such exceptional circumstances and housing quotas is not sufficient reason and can be met elsewhere. (See NPPF Clause 172.)
- 2. Natural England and Surrey Hills AONB object:** These statutory bodies have objected to building on the Red Court site on environmental and ecological grounds. It will have an adverse effect on the Wealden Heath and significant impact on the setting of the Surrey Hills. NE also state that it will not pass Regulation 62\*. Waverley must adhere to this advice.
- 3. Contravenes our town’s Neighbourhood Plan:** After years of work and consultation, as requested by WBC, the town’s residents and the Town Council created a Neighbourhood Plan that protects the countryside and keeps development inside the current Settlement Boundary or on brownfield sites. Waverley’s Local Plan contradicts these priorities by promoted the Red Court site. This is against NPPF Clause 50.
- 4. Allocation of Brownfield Sites first:** Waverley has proposed the Red Court site since its inception without any valid justification other than convenience. Haslemere’s required housing number (320 by 2032) can be achieved through existing sites and sensible allocation without damaging our local greenfield spaces. Waverley’s approach contravenes National Planning Policy Framework Clause 118 as it does not give preference to existing brownfield sites within the Settlement Boundary.
- 5. Destroys a rich and diverse Ecological Habitat:** Many protected species, including migratory birds, will be displaced by this development, with significant harm to biodiversity and impacts for wider ecosystems. The Council’s climate emergency pledge is to act to protect the environment. Professor Tom Oliver of DEFRA’s research programme has reported to Waverley that the site falls within a 10km<sup>2</sup> zone of high biodiversity with “unique importance for regional ecological networks”. Species in the corridor from Hindhead to Blackdown will be permanently affected and the development will result in “substantial net biodiversity loss”. For this reason alone Red Court should not be in the Local Plan. This contravenes NPPF Clauses 172, 174 (wildlife corridors), 175 (harm to biodiversity) & 180 (mature trees).
- 6. Windfall sites will increase:** Waverley’s predictions for new dwellings on ‘windfall’ sites in the town are too low, especially given the recent trend for change from commercial to residential use in the town centre. Haslemere Vision has stated that housing numbers can be met without needing development on greenfield sites outside the current Settlement Boundary and this is reflected in the Neighbourhood Plan.
- 7. Our Water Supply is at breaking point:** The town has suffered water shortages in recent months and years. An additional large housing estate will make this worse and Thames Water has made no adequate provision for Haslemere.
- 8. Traffic - High Safety Risk & Congestion:** Pedestrians using narrow lanes and more cars from this and other developments in the vicinity will increase the risk to safety of all.
- 9. Waverley’s Local Plan is not final:** All comment from the public must be considered by Waverley under the Localism Act and passed to the Planning Inspector.
  - *Regulations 62(2) makes clear that in respect of sites which host a priority natural habitat type or priority species, social and economic reasons will not suffice to overcome a negative assessment.*

**Natural England stated that developing Red Court will have an adverse affect on the Wealden Heath and significant impact on the setting of the Surrey Hills. Therefore it must not become an Allocated Development Site in the Local Plan Part 2.**

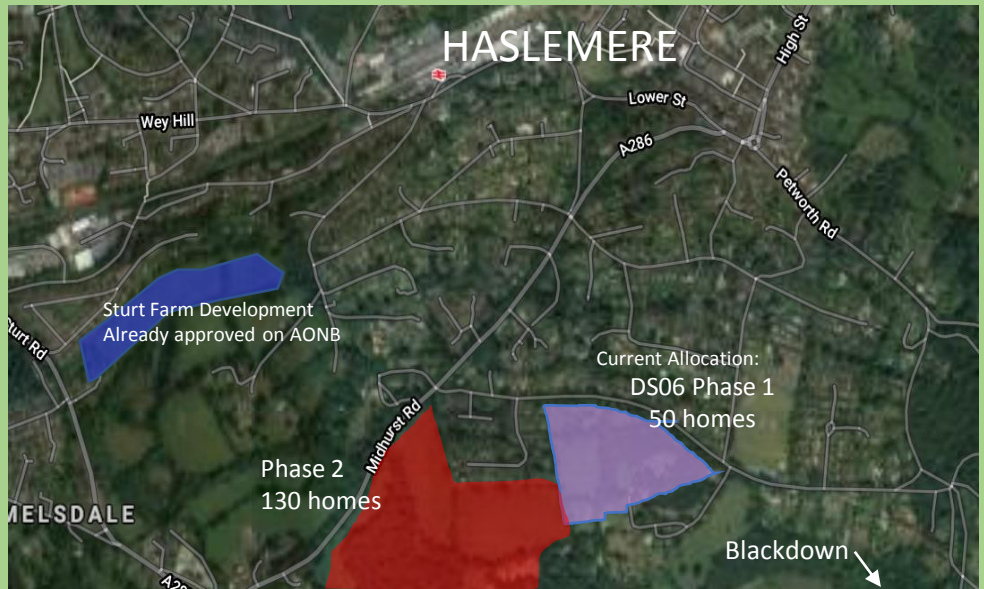
**Instructions on how to comment on LPP2 are on our website [www.haslemeresouth.com](http://www.haslemeresouth.com) plus links to the Waverley site.**

## COMMENT BY 29<sup>TH</sup> JAN 2021

If you care about protecting Haslemere's treasured surrounding countryside for future generations, state that DS06 (Red Court) is not a suitable site allocation. This is through the Waverley LPP2 Consultation. Register online to comment at: [www.waverley.inconsult.uk/consult.ti/LPP2/consultationHome](http://www.waverley.inconsult.uk/consult.ti/LPP2/consultationHome)

## OTHER URGENT ACTIONS

- Object to your Town & Borough Councillors (details on HSRA website)
- Share via social media:
- <https://twitter.com/HaslemereSouth>
- <https://www.facebook.com/HaslemereSouth>



# Help Save Our Beautiful Countryside

For more information visit:

 [www.haslemeresouth.com](http://www.haslemeresouth.com)