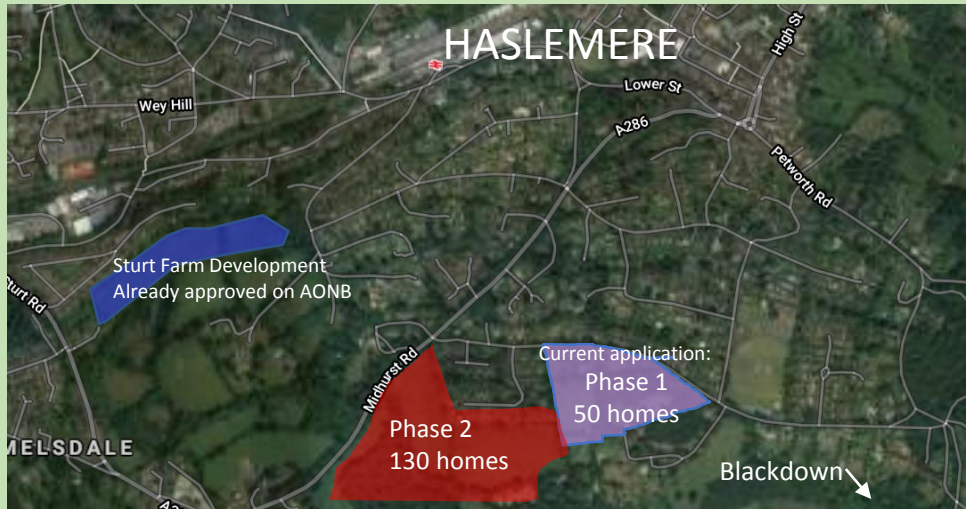




Campaign to Protect Rural England (CPRE) is quoted as saying: *“This is a prime example of ‘green wash’ whereby developers pretend that their schemes are environmentally sustainable when in reality they are anything but.”*

Map showing development plans on Haslemere’s southern ridge on AONB/AGLV – this application for Phase 1 must be stopped now.



This leaflet is prepared and distributed by Haslemere South Residents Association

URGENT NOTICE: LARGE PLANNING APPLICATION THREATENS HASLEMERE’S COUNTRYSIDE



The developer of **Red Court, Scotland Lane, Haslemere** has submitted his planning application to Waverley for the **first phase of 50 houses on AGLV (Area of Great Landscape Value)**, eradicating a large part of the town’s beautiful, protected green landscape that rings the town.

There is very little time to respond. Deadlines to submit comments and objections:

- **Haslemere Town Council: 10th September**
- **Waverley Planning: 18th September**

Even worse, if successful, it is clearly stated that the developer’s real plan is to build a total of **180 houses with Phase Two** across large sections of southern Haslemere’s ridge of AONB (Area of Outstanding Natural Beauty), with a devastating impact on the neighbouring areas of National Trust Blackdown, Marley Common and the South Downs National Park.

The developer, claiming to be environmentally friendly, has already felled many trees, with hundreds more proposed to be cleared resulting in the displacement of a great many protected and endangered wildlife species. The developers themselves acknowledge that the site is currently a habitat to species including redwing and honey buzzards on the endangered Red List, as well as bats, skylarks, woodcock, hen harrier, greater spotted woodpecker, owls, dormice and slow worms.



EIGHT GOOD REASONS WHY THIS PLANNING APPLICATION MUST BE REFUSED:

1. Ignores the Voice of Haslemere citizens

The developer expressly dismisses our community's Neighbourhood Plan which prioritises protection of countryside against this type of scheme and has been approved by the Town Council after years of effort and Haslemere-wide consultation. 89% of surveyed residents did not want large developments on this category of greenfield land.

2. Contravenes National and Local Planning Policy

The National Planning Policy Framework as applied by Waverley requires "exceptional circumstances" to build on AGLV. The developer argues the town's need for housing justifies this scheme, but it is not actually needed since 50 homes (including flats and affordable homes) can be provided inside the town's settlement boundary – that's only 5 per year over 10 years. This is consistent with our community's Neighbourhood Plan.

3. Erodes Haslemere's unique Green Circle

The development swallows up swathes of Haslemere's surrounding countryside and damages its intrinsic character and beauty. It has a cumulative detrimental effect on the natural environment given the loss of AONB to developers at Sturt Farm.

4. Destroys a rich and diverse Ecological Habitat

Many protected species, including migratory birds, will be displaced by the development. There will be deliberate harm to biodiversity with knock-on impacts for wider ecosystems, which cannot be compensated for. The council's climate emergency pledge is to act to protect the environment.

5. Sets a precedent for destroying Protected Countryside

The developer wants another 130 houses and approval of this AGLV site will open the door for further housing estates on protected countryside around Haslemere.

6. 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.

7. Adds to Safety Risks & Congestion on the Transport Network

Pedestrians flowing onto narrow lanes and more cars from this and other developments in the vicinity will increase risk to safety for all.

8. Waverley's Local Development Plan is not final

It cannot be right that the developer's plan should be approved on his request simply because planning officers took his site into consideration in a draft development plan (LPP2) that was withdrawn in 2018 and still has not been approved or finalised; to do so will prejudice LPP2.

The reasons above are supported by specific clauses in the National Planning Policy Framework (NPPF) which Waverley must apply:

<u>NPPF clause</u>	<u>Reason</u>	<u>NPPF clause</u>	<u>Reason</u>
50 & Pt4	1, 8	174	3
102	7	175	4
170	2	180	4, 5
172	4, 5		

OBJECT BY SEPTEMBER 18TH

If you care about protecting Haslemere's treasured surrounding countryside for future generations from developers whose only motivation is maximising profit, it is vital to object online under Waverley's Planning applications webpage (search for "WA 2020/1213").

OTHER URGENT ACTIONS

- Watch via zoom how Haslemere Town Council's Planning Committee votes on this on Sept 10th, email to register: town.clerk@haslemeretc.org
- Object to your Town/ Borough Councillors (details on HSRA website)
- Share via social media: <https://twitter.com/HaslemereSouth>, <https://www.facebook.com/HaslemereSouth>

For more details search for Planning Application WA/2020/1213 at www.waverley.gov.uk/planning and visit our website www.haslemeresouth.com for more information