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## **TOWN AND COUNTRY PLANNING ACT 1990 (as amended) – WA/2022/01887**

Waverley Borough Council as Local Planning Authority under the provisions of Part III of the Town and Country Planning Act 1990 (as amended), **DO HEREBY** signify their **REFUSAL** of planning permission for the development specified in the form of application deposited by you with the Council on 27/06/2022 and described in the First Schedule.

### **FIRST SCHEDULE**

Hybrid application consisting of an Outline application (all matters reserved except access) for up to 111 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 1 dwelling and associated works; a junction alteration from Midhurst Road, associated access road to serve the development (including the diversion of a public footpath), car park, associated landscaping and drainage; the erection of a scout facility/nursery (use class F) and an education facility (use class F); a Suitable Alternative Natural Greenspace (SANG). This application is accompanied by an Environmental Statement

LAND CENTRED COORDINATES 489803 131978

MIDHURST ROAD

HASLEMERE

### **SECOND SCHEDULE**

The reasons for the decision of the Council to refuse permission for the development are:

1. The proposal would fail to preserve and enhance the landscape and scenic beauty of the AONB and the setting of the South Downs National Park, and would result in major development that would harm the landscape character, without exceptional circumstances. The quantum of development would also harm the intrinsic character and beauty of the Countryside. The proposal would be contrary to Policies SP2, RE1 and RE3 of the Local Plan

Part 1 (2018), Policies DM11 and DM15 of the Local Plan Part 2 (2023), Policy H9 of the Haslemere Neighbourhood Plan and paragraphs 176, 177 and 180 of the NPPF.

2. The ecological information submitted with the application fails to demonstrate that the proposed development would not negatively affect and/or fragment the wildlife corridors adjacent to Midhurst Road and within the northern central area of the application site. Additionally, the ecological information fails to demonstrate that there would not be a detrimental impact on protected species being great crested newts, hazel dormice and bat species, and Habitats of Principal Importance. The proposal is contrary to Policy NE1 of the Local Plan Part 1 (2018), Policy DM1 of the Local Plan Part 2 (2023), Policy H12 of the Haslemere Neighbourhood Plan and paragraphs 174 and 179 of the NPPF.
3. In the absence of an agreed tenure mix and appropriate legal agreement to secure the provision of affordable housing within the meaning of the NPPF, appropriate to meet Waverley Borough Council's housing need, the proposal fails to create a sustainable, inclusive and mixed community, contrary to Policy AHN1 of the Local Plan Part 1 (2018), Policy H4 of the Haslemere Neighbourhood Plan and paragraph 64 of the NPPF.
4. The applicant has failed to enter into an appropriate legal agreement to secure the delivery, maintenance and management of the onsite SANG. The proposal would have a likely adverse effect on the integrity of the Wealden Heaths Special Protection Area (SPA). The proposal conflicts with Policies NE1 and NE3 of the Local Plan (Part 1) 2018, Policy DM1 of the Local Plan (Part 2) 2023, Policy H12 of the Haslemere Neighbourhood Plan, the adopted Avoidance Strategy and paragraph 180 of the NPPF.
5. In the absence of an appropriate legal agreement to secure the contributions towards upgrading of the Rights of Way network within the vicinity of the site, the provision of funding in respect of the future monitoring of the Travel Plan, and the provision by the County Council of a Demand Responsive Bus Service, the proposal would fail to maximise opportunities for sustainable travel in conflict with Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2), Policy H7 of the Haslemere Neighbourhood Plan and paragraph 110 of the NPPF.
6. In the absence of an updated Road Safety Audit and associated off site works there would be insufficient provision for off-site highways safety mitigation works to adequately accommodate the proposed development, contrary to Policy ST1 of the Local Plan 2018 (Part 1), Policy DM9 of the Local Plan 2023 (Part 2), Policy H7 of the Haslemere Neighbourhood Plan and paragraphs 110 and 111 of the NPPF.

Yours faithfully



**Claire Upton-Brown**  
**Executive Head of Service - Planning Development**

**Informatives:**

1. The drawing numbers relevant to this decision are: 17054-002 Rev F, 17054-004 Rev C, 17054-24 Rev A (sheets 1 to 8), 17054-018 Rev C, 17054-026 Rev C, Flood Risk and Drainage Strategy Plans (ESA Appendix 4), SL202\_L\_X\_GA\_0\_01\_Rev A, SL202\_L\_X\_GA\_1\_01\_Rev A, SL202\_L\_X\_GA\_0\_02\_Rev A, SL202\_L\_X\_GA\_0\_03 Rev A, SL202\_L\_X\_GA\_0\_04, SL202\_L\_X\_GA\_0\_05, SL202\_L\_X\_GA\_0\_06, 6046 / PL 01, 6046 / PL 02A, 6046 / PL 04A, 6046 / PL 05A, 6046 / PL 06A, 6046 / PL 07A, 6046 / PL 08A, 6046 / PL 09A, 6046 / PL 10A, 6046 / PL 11A, 6046 / PL 12A, 6046 / PL 13A, 6046 / PL 14, 6046 / PL 20A, 6046 PL\_100A, 6046 PL\_101A, 6046 PL\_104, 6046 PL\_105, 6046 PL\_106, 6046 PL\_107, 6046 PL\_108 and 6046 PL\_109.
2. The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of Paragraph 38 of the National Planning Policy Framework 2021.

WA/2022/01887