

Margaret Knight

From: Simon Clark <>
Sent: 22 April 2025 13:03
To: Consultation Planning
Subject: RE: APP/R3650/W/23/3327643 - Red Court appeal
Attachments: APP.R3650.W.23.3327643.RedCourtappeal.MarkedUpPlan.pdf

Categories: Margaret

[** This email originates from an external source **]

Dear Margaret,

Good afternoon. I attended the second day of the appeal and spoke to the inspector to ask him if there would be an opportunity to speak, and he directed me to submit my comments in writing. I therefore do so herewith by way of this email, and would be grateful for your confirmation that this email will be forwarded to the inspector today, and that he will consider its contents.

I believe I speak for the majority of the residents of Camelsdale, a small community on the southern fringe of Haslemere and on the other side of the border with Surrey, when I express very strong opposition to Redwood's attempt to extend their development off Scotland Lane, which should never have been permitted let alone this tripling of the existing damage.

I think the arguments against the extension of the development on environmental and planning policy grounds are well rehearsed. The land is an AONB, now National Landscape, completely unspoilt countryside teeming with wildlife and nature, so if this status means anything whatsoever it should be a straight 'no' to any idea of development.

In addition, Waverley is the local authority responsible for development and they state in their 'Land Availability Assessment Addendum' dated October 2021 that the land is not suitable for development for various reasons including the AONB and AGLV status, it is countryside beyond green belt, and the fact it is parkland forming the setting for the grade II listed house.

But I want to highlight the fact that there has been and continues to be extensive development in immediate area already, which I show on the attached marked up plan. This includes Sturt Farm, the ever-expanding application for housing on the other side of Midhurst Road at Dene End, constant attempts to develop around Long Dene House, and Redwood's phase 1 development.

Excluding Long Dene House, the other three developments alone (without Redwood's phase 2) amount to 220 dwellings. If we take a conservative estimate of three people per household, that is 660 more people in the immediate area. If we assume an average of one child per household that is 220 children. If we assume two cars per household that is 440 extra cars.

There is a small primary school in Camelsdale with one intake per year or 210 pupils in total, which is already oversubscribed. So where are the extra 220 children going to go to school? There is one doctor's surgery in Haslemere and it is already a six week wait for an appointment. So where will the extra 660 people go to see the doctor?

THIS IS WITHOUT REDWOOD'S PHASE 2 ADDING A FURTHER 112 DWELLINGS TO THE EXISTING OVERDEVELOPMENT.

Where does it stop? When does National Landscape actually means something? The developer is only interested in one thing, profit. They want to make money from this development and move onto the next one. We, the residents,

then live with the consequences. Gridlocked roads, no space in local schools or doctor's surgeries and irrevocably damaged landscape.

I am not saying the developer is evil, of course not, but we need to be clear that their motive is profit and absolutely nothing else. They have included a small scout hut and a small shed for a forest school in the development. These are standard sweeteners to try to buy people off and will have been factored in to the huge profit they will be making from the development.

This development has correctly been refused by the planning authority and then a planning inspector already, and yet Redwood keep coming back. I respectfully implore the inspector, with all the arguments duly considered (all over again) to refuse this appeal so that this developer finally understands 'no' means 'no', and shows all concerned, including the inspector and the community, due respect by accepting the reality once and for all that this is indeed a development in the wrong place.

With kind regards,

Simon

Simon Clark MSc MRICS IMaPS
Director, Building Surveying



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From: Consultation Planning <Consultation.Planning@waverley.gov.uk>

Sent: 08 April 2025 07:59

To: Simon Clark <>

Subject: RE: APP/R3650/W/23/3327643 - Red Court appeal

Dear Mr Clark

Thank you for your email.

This has been forwarded to The Planning Inspectorate.

Regards

Margaret Knight
Planning Technician
Planning Development

From: Simon Clark <>
Sent: Monday 07 April 2025 19:24
To: Consultation Planning <Consultation.Planning@waverley.gov.uk>
Subject: APP/R3650/W/23/3327643 - Red Court appeal

[** This email originates from an external source **]

Good evening,

I would like to register to speak at the above if there are any of the 5 minute slots left. I can attend on Wednesday. My address is 56 Marley Combe Road, Haslemere, GU27 3SW and mobile number is below.

Best regards,

Simon

Simon Clark MSc MRICS IMA PS
Director, Building Surveying



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APP/R3650/W/23/3327643
RED COURT APPRAL.

DENE END - 23 DWELLINGS.

132
23
<u>65</u>
220 DWELLINGS.
(NOT INCLUDING PHASE 2)