

Robert Coombes

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The Hollow

Midhurst Road

Haslemere

Surrey

GU272 PT

WITHOUT PREJUDICE

Date: 6th April 2025

Ref: APP/R3650/W/23/3327643 - WA/2022/01887 Second Appeal Phase 2 @ Land Coordinates 489803 131978 Midhurst Road Haslemere

Attention: Planning Appeal Inspector – **Presentation of Objection – Robert Coombes**

Dear Sir,

I have to respectfully question why there is a second appeal hearing for this case following the clear decision by the previous inspector **to reject the appeal** on the grounds of not meeting the exacting criteria of **exceptional circumstance**, its **negative impact on the landscape** and it **not being in the public interest**.

The fact that the previous inspector made a comment, prior to the first appeal, by 'liking' correspondence from the appellant that appeared to be **favourable to them**. This was challenged by myself and numerous residents on the grounds of impartiality during the first appeal process. With the appellants full knowledge, they were prepared to allow the appeal process to proceed.

When receiving a **rejection** of their appeal the losing appellant runs to the High Court, stating that an administrative error had been made, and the decision was unbelievably quashed by the Judge. I wonder if they would have taken such action if they had won?

What bearing did this have on the decision to reject the appeal? If, in my view, **none** then the original inspector's decision should stand avoiding the significant costs of having a second appeal.

In the event that you insist on the second appeal proceeding, there are countless reasons for again refusing permission for this Phase 2 planning proposal such as the environmental damage caused (e.g) recent felling of 150 years old trees to facilitate an entrance to the site), the lack of infrastructure (doctors / schools), and the impact on the landscape '**causing considerable and serious harm**'. (ref: Tom Bristow's concluding remarks).

You may not be aware of the long running water crisis that is currently being suffered by Haslemere, courtesy of Thames Water, where the only way to ensure water supply to the area is to have water tankers feeding the Blackdown reservoir. Remember this is Phase 2 of four phases proposed. If allowed to proceed this will become one of the largest housing estates in the local area.

You are already aware of these issues from the unprecedented 500+ letters of objection received at the beginning of this appeal by local residents. You are also aware that this proposal has been **rejected** by both Waverley Borough Council and Haslemere Town Council and is outside the Local

Planning Area. 'There is clear reason for refusing permission with reference to NPPF paragraph 11.d' (Ref: Tom Bristow's concluding remarks.)

I want to highlight that this site is an **Area of Outstanding Natural Beauty and an Area of Great Landscape Value** and question why Government's bother to spend so much time developing these designations and making laws which are designed to protect the land for future generations from profit driven developers, when these laws can be so easily circumvented by clever lawyers?

To my mind this appeal decision is clear.

Does the proposed development meet the criteria set out in the AONB / AGLV laws / rules? These rules state that there must be **exceptional circumstances** for any development to occur on these **protected lands**. Please ensure that you apply the maximum weighting to meeting the exceptional circumstance laws when judging on the pros and cons of this proposal.

There are **NO** exceptional circumstances.

I appreciate that in reaching your decision, you will have to contend with the previous inspector's full and fair analysis and his **conclusion to dismiss the appeal** as it does not meet the exceptional circumstance criteria, will cause great harm to the character and landscape of the area and therefore is not **in the public interest**.

I therefore fully expect you to dismiss and reject this appeal for the sake of both current and future generations of Haslemere.

Yours sincerely

Robert Coombes CEng