



WEST CLANDON PARISH COUNCIL

Chairman: Mr Terence Patrick , Stoney Royd, Woodstock, West Clandon, Guildford, GU4 7UJ

Clerk: Mr John Stone, Hunters End, Lime Grove, West Clandon, Guildford GU4 7UT
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Planning Services
Guildford Borough Council
Millmead House
Millmead
Guildford
Surrey GU2 4BB

28 March 2018

Dear Sir/Madam,

Planning Application 18/P/00330 – Land off Dedswell Manor Drive
Stables and associated access road and parking

West Clandon Parish Council wishes to **object to** the above application and would comment as follows.

1. The proposal represents inappropriate development in the Greenbelt outside the West Clandon settlement area. The stables would harm the openness of the Greenbelt. No special circumstances have been shown to justify it so by definition the application should not be approved.
2. The application contains no evidence as to why the stables are necessary. Under the current Local Plan if the proposed stables are to be regarded as agricultural buildings then the applicant needs to show they are reasonably necessary for agriculture (Policy RE13) and if they are to be regarded as recreational facilities they need to be essential (Policy RE2.) In the absence of such evidence the application should be refused. The field forms part of Dedswell Manor Farm which has an extensive range of farm buildings close by. If stabling is needed for this field it can in all probability be provided within the main farm complex.
3. Even if stables are necessary on this land the proposed location is completely inappropriate. Placing the stables right against the boundary of the field close to the back gardens of houses on The Street is unneighbourly. The stables will be overbearing in relation to those houses and will seriously affect the amenity value of the gardens. Stables can be expected to attract flies and vermin which will further affect neighbouring properties. Nuisance from smells can also be expected. The proximity of the access road to neighbouring gardens is again unneighbourly and will adversely affect the amenity value of the neighbouring gardens.
4. The current Local Plan emphasis the need for new agricultural or recreational buildings in the Green belt to be placed with care, so as to minimise their impact on the landscape. The proposed site is very prominent within the field, being at the top of the slope and close to the existing housing on Dedswell Drive and The Street. There would be more unobtrusive sites lower down the field away from existing housing. As mentioned above if new stabling is required on the farm then it would fit in much better if placed with the existing farm buildings which are only one field away.

5. Access is proposed to the site through Dedswell Drive which is a quiet narrow residential road. The road and its access onto the Street are not really suitable for large horseboxes and it would be more appropriate for access to any new development to be through the existing access to Deswell Manor Farm. Part of Dedswell Drive is a well-used public right of way leading to the old carriage drive to Clandon Park (Footpath 568) and increased car and horsebox traffic will cause increased conflict with pedestrians.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'J Stone', with a long horizontal line underneath it.

John Stone
Clerk
For West Clandon Parish Council