



Waverley Joint Planning Committee Members

11 February 2019

Dear Councillor

Application for 200 houses opposite Milford Golf Course - WA/2018/1815

We understand that you will be attending the Joint Planning Committee meeting on Wednesday 20 February at which the application above will be decided.

We appeal to you to review the information that will be presented to you about this application with a critical eye. Please consider the possibility that **just because the various statutory bodies say it will be fine, doesn't mean that it will be fine.**

We ask you to consider the possibility that the statutory bodies that have reported to you may not have considered all the facts or may be giving you incomplete information. Have they all, for example, taken into account that since this application was first submitted an application for 262 houses on Aaron's Hill has been approved? Have they all considered the cumulative effect of the Dunsfold site and all the new developments in Cranleigh?

Thinking about each of the statutory bodies:

Thames Water initially said, on 20 December 2018, that there was insufficient capacity for foul water from this site. A mere 21 days later, on 11 January 2019, it had changed its mind and said it would be OK so long as the houses were occupied in a phased manner. We have seen no information about why they changed their minds. Are they planning a major expansion of the sewage network? We don't know. Do you?

Surrey Highways say that the increased traffic to and from the site will not cause "severe" congestion at the Station Lane / Church Road junction and therefore no significant improvements to the junction are proposed. Anyone who negotiates that junction regularly finds it very hard to believe that there will not be more congestion and more accidents. The developer's own transport consultant admits that its transport model calculates existing queue lengths which are shorter than the observed queues. The model must therefore be flawed. Can you trust it to predict future traffic?

Natural England has approved the design of the proposed SANG. They say it ticks all the boxes, although industry experts have strongly disagreed. Whatever the truth of that, we do not believe that people will choose to walk their dogs there, rather than on the nearby SPA. Would you rather walk your dog on 1.8km of enclosed, raised boardwalk, crossing Station Lane twice, or on open heathland?

The **Lead Local Flood Authority** had concerns about the run-off rate from the underground storage tanks, which have now been addressed by the applicant.

Their confidence is not shared by the **Environment Agency**, who have objected to the application because of concerns about flooding of the River Ock. Which statutory body are you going to believe?

Some efforts have been made to improve pedestrian safety in Station Lane, but a golden opportunity to improve pedestrian safety for Milford residents by widening the existing pavement to a full and safe width at the Milford end of Station Lane has been missed. This is because officers at Waverley are operating under the misguided impression that trees need to be retained on the development frontage when in fact there are stretches with no trees and the existing frontage is relatively recently created with trees of no particular age or merit. Instead, a 3m wide footpath is apparently to be provided inside the development so if people walking from the Station want to take full advantage of it they will have to cross Station Lane, walk through the development, and then cross Station Lane again. Residents leaving the site will have to cross Station Lane to reach a safe place to walk. Children walking to Rodborough School will also have to cross Station Lane and then have the additional challenge of crossing back again and using Rake Lane's "virtual pavement". A safety audit has been commissioned for all the proposed improvements, but this is not yet available.

We urge you to insist on seeing these sections of these roads for yourselves and having the proposals properly explained to you on the site visit.

There are currently 253 objections to this application on the WBC planning portal. They are from people who care about Milford and who have put a lot of time and effort into trying to help you and officers understand that putting 200 houses on this site will cause traffic chaos, accidents, flooding and environmental damage. We would not expect you to read all 253 objections, but please could you find time to read a few at random to understand the strength of feeling against this application, based on solid local knowledge. In particular Mr and Mrs House, the adjoining landowners, have employed professional transport consultants who reject Surrey Highways assessment of the transport impact.

We are not against all house building. We know that new homes are needed in our area. But we do not believe that this is the right place for 200 of those homes.

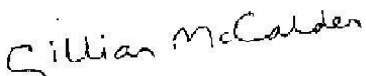
And finally, on S106 contributions, should the application be approved, the pain would slightly mitigated by funding for local community projects. So far, the only S106 contributions that we know to have been requested from the developer are £163K for the Godalming Leisure Centre and £136K for highway related improvements. There is currently no money allocated for improvements to doctors, education or community projects. The emerging Witley Neighbourhood Plan has identified the need for infrastructure improvements to meet the needs of our growing population. There are, for example, plans for a new healthcare hub; the refurbishment of the Milford scout hut; and community facilities and new playing pitches at Rodborough School. Waverley is aware of all these projects, but no funding has yet been requested for them.

If this application were coming forward a mere eight days later, the developer would be liable for CIL payments of an estimated £7.5M but we have been told that delaying the decision for 8 days would be an "improper use of power" by Waverley.

Crown Golf and Stretton Milford stand to make very substantial profits when the site is sold on to Cala Homes, with planning permission. Stretton Milford are being allowed to avoid their infrastructure obligations under CIL, yet very little money has been requested in S106 payments. Far from being an "improper use of power" we see this as a scandal that residents will find hard to forgive. We believe that the developers should be asked for sizeable contributions to local projects to compensate for the loss to Waverley of the large amount of CIL.

Thank you for your time in reading this letter. We trust that it has made you aware of some of the issues that are causing us and local residents such concern.

Yours sincerely

A handwritten signature in black ink that reads "Gillian McCalden". The signature is written in a cursive style with a large initial 'G'.

Gillian McCalden

Chairman, Witley Parish Council