

# ALFOLD PARISH COUNCIL

**MINUTES** of Alfold Parish Council Meeting held on **Tuesday 8<sup>th</sup> September 2015** in Alfold Village Hall, Alfold.

**Present:** Mrs P Mayne (Chairman); Mrs B Ames; Mr N Budd; Mr A Denton-Miller; Mr W Mouring; Mrs B Weddell (Clerk)

Mr Kevin Deanus, Waverley Borough Councillor, Mrs Victoria Young, Surrey County Councillor and over 100 members of the public were in attendance including representatives from Thakeham Homes.

**Apologies:** There were no apologies for absence.

## **15/069**      **Declarations of Interest**

Mr Nik Pidgeon had declared a pecuniary interest in Planning Application WA/2015/1381 as he rents grazing land from Springbok Estate.

Mr Adrian Erricker had declared a pecuniary interest in planning application WA/2015/1381 due to the proximity of his property to the proposed roundabout. Consequently, neither Mr Pidgeon nor Mr Erricker were present.

**15/070**      **To receive residents' views regarding planning application WA/2015/1381 Part full/part outline application. Full application for the erection of a building to provide a 60 unit independent living care facility with 20 associated bungalows following demolition of part of existing care home. Erection of 125 dwellings including a shop and café, all with community facilities including sports pitches, public open space and associated works. The provision of 2 new accesses, one on the Dunsfold Road and one on the Loxwood Road. Outline application for the erection of up to 275 dwellings, care home and primary school with associated open space. Land at Springbok Estate, Sachel Court Drive, Alfold.**

The Chairman welcomed everyone to the meeting and explained that the Parish Council were present to listen to the views of the public, and would remain open-minded about the planning application until it was debated by the Parish Council, and that any discussions would not bind the Parish Council to any particular course of action. The Chairman stated that the Parish Council would only consider relevant planning considerations.

### **Summary of residents' views regarding the proposed development:**

Most residents who expressed a view about the proposed development objected on the grounds that the proposal for 400 houses is too large and out of proportion with the village. Residents in support of the application, were largely existing residents of Springbok Estate and two residents who would welcome the provision of affordable housing to allow them to remain in the village.

### **Summary of residents' reasons for objection:**

- Scale of the development, which would virtually double the number of existing households.
- Increase in volumes of traffic, particularly on the junction of Alfold Crossways and A281.
- Traffic safety along B2133.
- Impact on sewage system, and surface water flooding.
- Change the character and ambience from a small rural village to a much larger settlement.

- Impact on the landscape which would be detrimental to the beauty and openness of the surrounding countryside.
- Loss of countryside and natural habitat.

**Summary of residents' reasons for support**

- Support for Care Ashore and its residents.
- Provision of affordable housing will give younger residents an opportunity to stay in the village.
- Opportunity to have a school.

Questions from residents	Answers by Thakeham Homes/CA
<p>My back garden gets flooded every year. If you concrete over the fields then surely this will make it worse?</p>	<p>There are two aspects to drainage. The first point, in terms of waste water sewage we have been dealing with Thames Water and Southern Water, this is a hugely recognised problem and we have a dramatic solution to replace the Clappers Meadow pumping station with a new facility at the top end of the site to pump flows up to Cranleigh.</p> <p>In terms of surface water flooding, poorly managed ditches, blocked culverts and clay subsoil contribute to this. We cannot solve all back garden flooding but the main through route is through Springbok; we will clear out all the ditches and create large water holding areas to get the water through the system and control the flow offsite so as not to exacerbate flooding.</p>
<p>You're going to transmit sewage over to Cranleigh; can the Cranleigh sewage works cope?</p>	<p>Yes, we have lots of discussions with Thames Water and in terms of process capacity at the works, there are various trigger points.</p>
<p>Will the drainage ponds mean large areas of stagnant water?</p>	<p>No, the ponds are designed to respond to rainfall and drain down after 24 hours, so the ponds will be empty most of the time..</p>
<p>The comment on the Waverley website from Thames Water states that there is no capacity in the system.</p>	<p>We have had lots of pre application discussions with Thames and Southern Water and outlined the strategy. Should permission be granted, there will be conditions requiring all the details of the system, which is the ordered even in the planning timescale.</p>
<p>You say that there will be a school but there's no guarantee it would be viable. If it's declined, what would you do with the land?</p>	<p>Part of the proposals include a Section 106 agreement for the school, which would mean it would have to be delivered. The way schooling is now dealt with is that there are two ways a school can be delivered. The first way is the county building the school and the second is that the school is built and delivered to</p>

	<p>the county and the county award the contract for running the school to a local academy. Surrey have accepted proposals about the school and will take the keys and award it to an academy to run. We have had lengthy conversations with SCC and if successful, the school will be designed and built to Surrey CC requirements. It is our understanding that Surrey CC are happy with the proposals and the school will be delivered.</p>
<p>Cllr Victoria Young: I am unaware of discussions or agreements with Surrey CC. Obviously for a school to be opened, there needs to be proven need and my understanding of the situation is that there are excess places in Cranleigh.</p>	<p>We will forward our correspondence with SCC.</p>
<p>Why is it necessary to double the size of the village for Care Ashore's benefit.</p>	<p>Trevor Goacher explained that the charity is in need of new housing. Currently there are 39 units housing 47 residents. 32 of the 39 are deemed inappropriate for long term housing and there is a waiting list of 40, so 70+ units need to be provided.</p>
<p>Regarding the road situation, I have seen at least five big accidents at the Crossways, with air ambulance etc. How do Thakeham intend to improve the roads to stop this sort of accident happening at Crossways.</p>	<p>We think the junction should be approved, which was confirmed by our local consultations. We are putting a fund together towards re-profiling of the junction to provide a roundabout with pedestrian and cycle access. Surrey Highways know that money is available.</p>
<p>What are you going to do about the rest of the junctions? We already have congestion with even more houses being built at Horsham and Broadbridge Heath. It takes a long time to get up the A281. Cllr Victoria Young: It is on record that the A281 is at capacity.</p>	
<p>The whole area is under siege. Why are you expecting this small village to take the strategic requirement for the whole of Waverley?</p>	<p>We talk about the numbers that Waverley are required to provide. Waverley is heavily constrained by Green Belt which limits the areas they can go to. It will place a strain on infrastructure and unlike other applications, we are proposing solutions.</p>
<p>Why haven't you taken any development at Dunsfold Park into account in the transport statement?</p>	<p>Surrey County Council advised not to include Dunsfold Park in the scope of the study because they say any development there is uncertain. There needs to be a holistic solution to the A281 and work is being carried out by Waverley to look at all the infrastructure projects and we are just one part of that.</p>
<p>What happens to the young people who can't afford to stay here because they</p>	<p>We would provide 30% affordable housing. We're proposing that 75% of</p>

<p>can't afford to buy or rent in the village? What opportunities can Thakeham offer?</p>	<p>that number would be shared ownership designed to give people a chance to buy a share of the property. This is designed to get people with an income of less than £60k per year on the property ladder.</p>
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The parish council made it clear that neither the financial needs of Care Ashore nor the financial status of Thakeham Homes are relevant planning considerations. The parish council confirmed that when it considers its response to the application, it will take into account relevant national and local planning policy, including the Alfold Rural Initiative.

Residents were urged to write their own letters to Waverley, whether they object to or support the application.

**15/071**

**Next Meeting**

The next meeting of Alfold Parish Council will be held on Monday 14<sup>th</sup> September 7.45pm at Alfold Village Hall. The Parish Council will decide its response to the Springbok Estate Planning Application at that meeting.

There being no further business, the meeting ended at 21:00.