

Thank you for arranging the public exhibition of the proposals of the reserved matters planning application for residential development on land South of Old Park Lane that was held on Tuesday (14 July) in the Garden Room at Farnham Museum. I am also grateful for the extension of time that has been given for comments and observations to be submitted which has allowed more comprehensive thought to be given to all the information that has been provided. I hope that you find the feedback that you receive useful particularly from existing residents living on Abbey View and that you will be able to revise the proposed reserved matters application to address the concerns on which many local residents require some reassurance.

This particular reserved matters planning application is likely to be determined by the guidelines of the revised NPPF which I understand is due to be published imminently. Since the revised NPPF is not thought to differ much from the draft that has been subject to public consultation it is probable that this reserved matters planning application could well be determined by delegated authority without any requirement to refer the application to a Planning Committee. It is, therefore, essential that any engagement with affected existing local residents is meaningful and not just regarded as a "tick box" exercise.

I have the following specific comments on the proposed revised matters planning application : -

- The presentation included a statement that Farnham Town Council was the CIL charging authority (Display number 11) which is not just misleading but wrong. I was very surprised that Taylor Wimpey which are one of the major UK housebuilders should make such an inaccurate statement. Surely Taylor Wimpey are fully aware that no Town or Parish Council can be a CIL charging authority although they can receive up to 25% of CIL receipts if they have an approved Neighbourhood Plan. Only Local Planning Authorities can be CIL charging authorities which for this development is Waverley Borough Council.
- As you are aware the main concern of existing local residents is the impact of additional traffic that will be generated particularly during the construction phase with a significant number of HGV movements that raises safety concerns as well as noise and dust nuisance issues.
- As you are aware that alternative routes continue to be suggested to avoid any additional traffic having to use Cascade Way and Keepsake Close. Whilst an alternative route would have been desirable the issue of access has already been determined in the outline planning application that was approved on appeal. Many local residents continue to believe that an alternative access route is still a possibility under consideration. If the engagement process is to be meaningful then the message that apart from any minor modifications that may be required access arrangements have now been determined and need to be emphatically stated to avoid giving some people false hopes.
- At the public exhibition local residents were advised that work on revising the access roads (Cascade Way and Keepsake Close) were planned to commence in September which seems to contradict advice provided in writing by Sam Wallis, Waverley Planning Officer, to Abbey View Residents Association that any roadworks could not be undertaken until the reserved matters planning application is formally approved. It would be helpful if this matter could be formally clarified.
- It would have been helpful if a Waverley Borough Council Planning Officer could have attended the public exhibition to answer questions on how the reserved matters planning application will now proceed. I understand that, as yet, Waverley Borough Council have still to designate a specific Planning Officer to this reserved matters planning application.
- A Construction Management Action Plan has still to be published. This is essential before any meaningful response can be made by existing local residents to any revised matters planning application is actually submitted.

- There are also a number of other issues concerning existing local residents that need to be resolved in particular whether sufficient action is being taken to mitigate potential flooding concerns
- There needs to be a clear indication of the likely management charges which the 83 new dwellings will have to pay to maintain the supporting open public space. At present no one appears to have any idea - a figure of £1000 per annum was suggested to which there was no confirmation or denial . Given that 30% of the proposed development is designated as being "affordable" any significant annual management charge would make the affordable dwellings effectively unaffordable to maintain.
- At the public exhibition it was unclear whether the all the dwellings on the proposed had been designed to be as energy efficient as possible.
- There is also continued concern that there could well be future applications for further residential development at this location. Many existing residents of Abbey View do ask whether any further residential development was being considered a state that no further development was proposed. Whilst one can "never say never" it would be helpful if a written commitment could be made that there is no intention to seek approval for any further development at this location within a designated period of time
- There were a number of other issues raised by existing local residents including design matters and more details requested regarding materials proposed to be used in construction.

Whilst it is appreciated that there appears to be an intention to engage with local residents and particularly those living in Abbey View to mitigate the impact of the proposed development there is still concern over a number of outstanding issues and suspicion that the current engagement process is nothing more than notional tick box exercise.

I would be grateful if you could please keep me advised of any further developments.

Cllr David Beaman

Waverley Borough Independent Farnham Resident Councillor