

ALFOLD PARISH COUNCIL

MINUTES of the Alfold Parish Council Meeting held on **Tuesday 12th April 2018** at Alfold Village Hall.

Present: Mr Nik Pidgeon (Chair); Mrs Penni Mayne; Mrs Betty Ames;
Mr Adrian Erricker; Mr Wayne Mouring; Mrs B Weddell (Clerk)

Cllr Kevin Deanus and two members of the public were in attendance.

Apologies: Apologies for absence had been received from Mr Denton-Miller and Mr Budd.

18/025 Declarations of interest

There were no declarations of interest pertaining to agenda items.

ACTION

18/026 Public representations

There were no representations from members of the public.

18/027 Neighbourhood Plan Update

A meeting had been held the previous evening with Ian Motuel of Waverley Borough Council and Maggie Williams of Colin Smith Planning in attendance. The steering group would prepare a criteria list regarding site assessments. The steering group would begin preparing broad policies and aims to be included in the plan and an application for funding would be progressed. The application for an environmental screening request was also in hand.

18/028 Planning. Summary of the status of recent planning applications for information only

WA/2018/0281 Change of use of land to equestrian, erection of a barn to provide 12 stables together with construction of a sand school. Velhurst Farm, Rosemary Lane, Alfold. **Full permission**

PRA/2018/0004 Change of use of agricultural building to dwelling. Fastbridge Farm, Alfold. **Full permission**

PRA/2018/0010 Change of use of agricultural building to dwelling. Fastbridge Farm, Alfold. **Full permission**

18/029 Planning

After full consideration of the following application, the parish council resolved to comment as follows:

WA/2018/0467 Erection of 8 dwellings and formation of new access to Loxwood Road. Land South of Junction with Sachel Court Drive, Loxwood Road, Alfold. **Letter of objection appended**

18/030 Chapel Field

Revised proposals for a development of 8 dwellings at Chapel Field had been submitted to the parish council for consideration. The Chairman would clarify arrangements for parking and maintenance of public areas and that the extent of agreed traffic calming in the village would be

N Pidgeon

unchanged. Subject to this, it was agreed that the parish council would be likely to support an application, on further consideration of plans submitted.

18/031 Cemetery Extension

It was agreed that a survey should be put in hand of the cemetery field to provide an extension to the cemetery. Before proceeding, it was agreed that the parish council would meet at the Cemetery before the May meeting on 8th May.

18/032 Jubilee Pond Fly tipping

The Clerk reported an ongoing problem with fly tipping at Jubilee Pond. It was agreed that the Clerk would put a notice on the Facebook page and if the problem continued the parish council would consider keeping the gate locked or installing CCTV, which could possibly be borrowed from Waverley.

Clerk

18/033 Items of business for information

Mr Erricker reported that Surrey Highways would be sending out a vegetation team to cut back the overgrown hedge on the corner of the Crossways junction. Mr Erricker also reported that Highways were waiting for contractors to advise when the 30mph and red road markings on Loxwood Road would be repainted.

18/034 Next meetings

Annual Parish Council – 8th May, 7.30pm, Alfold Village Hall

There being no further business, the Chairman closed the meeting at 20:25

ALFOLD PARISH COUNCIL

26 April 2018

Mr Matt Smith
Planning Department
Waverley Borough Council
The Burys
Godalming
GU7 1HR

Dear Mr Smith

RE: WA/2018/0467 Erection of 8 dwellings and formation of new access to Loxwood Road. Land South of Junction with Sachel Court Drive, Loxwood Road, Alfold.

Alfold Parish Council (APC) have considered this application and object to it on the following basis:

1. **Planning Policies.** Waverley's Local Plan Part 1 was approved in February 2018. In addition, the retained policies of the previous 2002 Local Plan were identified

There is an emerging neighbourhood plan for Alfold.

A draft Local Plan Part 2 will be available for consultation shortly.

Under the Local Plan policy ALH1, Alfold is required to provide 125 residential units by 2032, of which 94 have already been granted permission.

A recent Call for Sites for the emerging neighbourhood plan has identified several sites, some of which are brownfield sites, which if allocated would more than supply the required number of units.

The Local Plan states that the requirement of Alfold for 125 units reflects the small size of the village and its very limited local facilities.

The application land is agricultural land, therefore Policy RD9 applies. It is also within Countryside beyond the Green Belt, therefore Policy RE1 also applies, which recognises and safeguards such sites from development, supported by Paragraphs 55 and 112 of the NPPF.

2. **Infrastructure.** It is recognised in the Local Plan that there is a lack of infrastructure within Alfold at present, which may be exacerbated by the development of Dunsfold Park.

At present, there is no school or health centre within the village and limited transport facilities. The extent, if any, which the Dunsfold Park development will provide such for the use of the village is not known.

In particular, the drainage facilities in the village are inadequate. Historically, Alfold and neighbouring village of Loxwood have suffered foul sewage flooding. Whilst this may have been addressed by a recent scheme to divert some surface water

drainage from the foul network, there has already been in excess of 60 units provided which will connect to the system and, it is not clear whether further connections would not bring about further sewage flooding due to inadequate capacity in the system. Therefore, APC would request that both Thames Water and Southern Water are consulted on this application.

3. **Design.** Policy PD1 (and retained policies D1 and D4) states that the design of development in Countryside beyond the Green Belt must be of a high standard. APC find the proposed design is not so in that it provides an urban style and cramped form of development.

There are no economic, social or environmental benefits for the village from the proposed development.

In summary, when applying the planning policies and existing planning permissions in Alfold, it is demonstrated that a) there is no pressing need for further residential development within Alfold as requirements can be met from existing permitted units, b) the proposed development does not meet the criteria relevant to a site in Countryside beyond the Green Belt and c) the site is unsustainable due to lack of infrastructure. Therefore, the application should be refused.

Yours sincerely

Beverley Weddell
Clerk to Alfold Parish Council