

# ALFOLD PARISH COUNCIL

**MINUTES** of Alfold Parish Council Meeting held on **Tuesday 26th November 2013** in Alfold Village Hall, Alfold.

**Present:** Dr J Masding (Chairman); Mrs P Mayne; Mrs B Ames; Mr C Copus;  
Mr N Pidgeon; Mr K Deanus; Mrs B Weddell (Clerk)

Twenty five parishioners were in attendance.

**Apologies:** Apologies for absence were received from Mr N Budd.

**13/117      Declarations of Interest**

There were no declarations of interest pertaining to agenda items.

**ACTION**

*Public Open Session: The meeting opened to the public to hear questions and comments relating to the following planning application.*

**13/118      Planning**

After full consideration of the following applications, including consideration of public comments, the Parish Council decided to comment as follows:

WA/2013/1744 Outline application for erection of 23 dwellings (all matters reserved) Land at Chapel Fields, Loxwood Road, Alfold.

**Letter of OBJECTION appended**

**13/119      Next meetings**

14<sup>th</sup> January 7.30pm, Alfold Village Hall

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

# ALFOLD PARISH COUNCIL

28 November 2013

Mrs H Hobbs  
Planning Department  
Waverley Borough Council  
The Burys  
Godalming  
GU7 1HR

Dear Mrs Hobbs

**RE: WA/2013/1744 Outline Application for erection of 23 dwellings (all matters reserved)  
Land At Chapel Fields, Loxwood Road Alfold.**

Alfold Parish Council has considered the above application, which is indicative of 23 houses, although they appreciate this number could be adjusted. The parish council has also considered the views of local residents expressed at an open meeting.

The parish council appreciates that this application is for outline permission, however they find it lacking in adequate detail to make a meaningful decision. In particular, there is no detail to substantiate that it complies with the NPPF. One of the essential criteria stated throughout the NPPF is that a development should be sustainable. As this application is presented, the parish council cannot accept that the proposed development is sustainable. The sewage network in Alfold is already accepted by Thames Water and Southern Water to be at capacity, with residents throughout Alfold and Loxwood experiencing foul water flooding onto their properties during periods of heavy rain. The applicant has not stated how this problem would be addressed. In addition, the parish council considers that the issue of surface water draining has not been satisfactorily addressed. It is local knowledge that drainage in that part of the village is poor and causes problems. Any decrease in the natural drainage which the housing development would result in because of an increase in hard surfaces is likely to be detrimental to neighbouring properties.

The parish council has concerns about the traffic safety at the access point to the site and this being very near a sharp bend in the road. They also have concerns about the impact of extra traffic from this density of housing that would be generated on the B2133. This road is already used by increasing amounts of through traffic particularly HGVs. It is a small rural B road.

The parish council notes and appreciates the proposal in respect of community land, however this is not specific enough with regard to feasibility or funding so the parish council discounts it.

Continued/.....

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*Chairman:* Dr Jenny Masding. Tel: 01403 822486. Fax: 823949. Email: [masding@btinternet.com](mailto:masding@btinternet.com)  
White Lea West, Guildford Road, Rudgwick RH12 3BG

*Clerk:* Mrs Beverley Weddell. Tel: 01483 200314. Email: [clerk@alfoldparishcouncil.co.uk](mailto:clerk@alfoldparishcouncil.co.uk)  
Lock House Lodge, Knightons Lane, Dunsfold GU8 4NU

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Whilst the parish council does not discount the possibility of some form of development on this site, it considers that the proposed density in this application is far too great and would be out of keeping with the rest of the village and in particular neighbouring properties in the centre of the village. The site is opposite a Conservation Area.

Alfold Parish Council therefore **objects** to this application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'B Weddell', with a small comma at the end.

Beverley Weddell  
Clerk to Alfold Parish Council