

WA/2023/01467 - COMMUNITY OBJECTION REF. 20TH FEBRUARY 2024

LAND CENTRED COORDINATES 483317.147157 OLD PARK LANE FARNHAM OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED EXCEPT ACCESS

for up to 83 dwellings(including 24 affordable) and public open space/country park including related play space community orchard wildlife pond internal access roads doorways/footpaths and drainage basin/ corridor.

We wish to object to this application on the following grounds:-

Potential of high flood risk

The existing Geology of the area shows grass with deep clay layers and pockets of underlying gravel.

The NPPF requires that proposed developments do not increase flood risk elsewhere and where possible reduce flood risk overall. By increasing the impermeable area of the proposed development on the higher ground this will increase the surface water run off from the site to the existing residences of Abbey View. Existing surveys reference the geology of this area comprising a layer of clay with underlying pockets of gravel. The clay creates an aquitard with very slow infiltration rates therefore the risk of flooding due to moderate rainfall to Abbey View exists without the hard surfaces of the proposed development. Properties at Abbey View have suffered flooding to gardens and outbuildings and pools of water have formed on some of the access roads because of surface water runoff, which indicate that the agreed flood prevention models did not work in the case of our development and the prospect of worse or changed surface water runoff and inadequate measures to prevent it is of great concern.

Increase in traffic through Crondall Lane / West Street Junction

The traffic flow through this junction will significantly increase with the Coxbridge Farm development of 300 homes.

The delays cause by traffic queuing at West Street / Crondall Lane junction have caused Beavers Road to be used as a shortcut, which is proving to be extremely hazardous for children attending the Potters Gate school as this road is narrow with parked cars.

The proposed mitigation offered in the Motion email to SCC dated 23rd January 2024 to reduce the impact of traffic on the West Street Crondall Lane junction is unlikely to reduce traffic through this junction or have any meaningful impact. The majority of footfall routes exist to reach shops, buses and train points and claims of ineffective parking control in Crondall Lane cannot be substantiated, there are existing painted parking bays on the road and people legally park in them.

There are no calculations to show the effectiveness of the proposed monetary contribution to the town centre improvements therefore without a detailed analysis this must be regarded as a "Speculative investment" in a desperate attempt to win approval.

The fact that the local primary and secondary schools are heavily oversubscribed will mean that even with incentives to use other modes of transport than cars, families moving to the new development will be forced in the first instance to drive their children to schools far away from their homes.

Loss of residential amenity

Abbey View facilities will be substantially affected during the road widening of Cascade Way and Keepsake Close followed by the construction stages of the development.

Access through Abbey View roads will entail a loss of public amenity space, destroying the character of the development, require the removal or repositioning of established trees and be in conflict with Healthy Streets for Surrey design code and Waverley planning conditions for WA/2014/1565 & WA/2016/2455.

The access route will have very serious effect on the environmental living conditions with a through traffic route to Old Park Lane site which will fundamentally change the design concept and social ambience carefully created by the layout scale and form of the existing development.

The proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available play space for children, valuable green space, privacy and the right to enjoy a quiet and safe residential environment.

The residents of Abbey View are subject to unconsulted changes to the development for which they pay the upkeep by a landowner / developer who will reap the benefit. These changes form an important part of this proposal as they are the only non-reserved matters but as changes to private roads are outside of the remit of SCC Highways department, these proposed changes have not been subject to any statutory oversight. The residents would like to emphasise that the Planning Committee offers their only protection against the potentially dangerous changes to their neighbourhood and hope they will examine these aspects of the proposal carefully.

