

Hello all,

The main purpose of this email is to let you know that there are still things that you can do to help prevent a new development in the adjacent fields and that, despite communications you may have received about the application being withdrawn, the proposal will likely reappear so please read (or skip) to the end. **If you have recently received a letter informing you of a meeting on Wednesday 13th December, please note this meeting has been cancelled.**

We will attempt to summarise the current situation as we understand it after two meetings between some of us from AVRA and various town, borough and county councillors who have kindly given us their time.

The proposal was due to be heard by the Planning Committee this Wednesday 13th but mainly due to a renewed objection from Surrey Council floods team and the highways team, the application was withdrawn. This was in spite of the fact the Case Officer who had, disappointingly, recommended the acceptance of the proposal. With house building targets not being met in Waverley, the proposal would likely be accepted at appeal even if the Planning Committee voted against it. If you would like to read the report provided by the Case Officer it is contained in the minutes of the recent Planning Committee meeting [here](#) on pages 11-54 (this report does not appear on the Planning Portal at present).

This is undoubtedly good news, but it is very unlikely to be the end of the issue. We have been informed that the developer is meeting with the Planning Department head this week to try to find a way forward. The Planning Department is under pressure to find ways to build houses to meet supply quotas otherwise they will lose control of planning decisions to central government departments going forwards, which would not be good news.

The reasons for the withdrawal of the proposal - the objections from Surrey Council on the flood management plan and the non acceptance of mitigations provided by the developer on traffic flows in Crondall Lane - are the issues with the best chance of causing the permission to be declined. These reports are on the Planning Portal but as there are many documents now, here are the direct links: [flooding](#) and [highways](#).

What you can do:

Initially we believed that each person was entitled to one objection but it is now clear that multiple objections are acceptable and indeed necessary - it can be argued by developers that after an initial number of objections their modifications have not raised further objections and therefore demonstrate that they have satisfied the initial objections. So, it is important that people **continue to respond to new information**, especially to back up the objections by the flooding and highways teams. A really good example of a further objection is [this recent one](#). It can also be new points you hadn't thought of before - it is not too late.

The way to comment remains the same. The proposal is on the planning portal [here](#). You need to scroll to the bottom and click "Comment on this application"

We will be working to build up a collection of evidence of flooding on our own site so during this wet period if you can send us any photos of collecting surface water, particularly close to peoples' homes, this will help us greatly. Surface water runoff is very likely to be made worse by development in the adjacent fields.

We remain concerned that the proposed modifications to our roads are a forgotten part of this proposal and because the roads are owned by Taylor Wimpey, who seem legally to be able to do with them what they wish, the Surrey highways team cannot object to these changes. It is down to us all to continue to promote this issue to the planning department. We were also told that **photos of families/children using the roads and pavements** will help with this so we would also ask for any photos you have where the individuals are not identifiable (i.e. you can't see their faces) so we can build a body of evidence.

Finally, if and when the proposal comes before the planning decision committee again we are told that **the more people that are physically there the better** (including some polite heckling!). The meeting will take place in Godalming probably on a weekday at 6pm. When the time comes, if you are willing to go but don't have transport, please let us know.

If you have any questions, please ask and we will do our best to answer them.

Kind regards,
The AVRA Team