

NEW PLANNING APPLICATION WA/2016/1534 - 35 Frensham Vale

As always, please write your objections in your own style to reflect your own tone as this will carry much more weight than replicating the same words. Please also comment on how you personally feel about Frensham Vale applications and the way it will be affected (ruined, wrecked, severely damaged etc.).

In April 2016: the Planning Inspector *rejected* development on Appeal for this site stating:

- a. the proposal did not represent *sustainable* development
 - b. it would be a negative outcome on the local landscape
 - c. the risk of flooding is real and not theoretical
 - d. the proposal did not comply with national policy on avoiding flood risk
 - e. he appreciated local doubts for shared road use by pedestrians and vehicles.
- ❖ For this new application to build the 46 houses, the developer has only moved the site entrance a few metres and claims to have removed flood risk: this defies common sense. Access to the site will still be from Frensham Vale a country road only 4 metre wide lane (not 4.8 metres as described by the developer to Surrey Highways). This road is bounded by deep ditches and a stream, all subject to flood risk. The most recent dates of Frensham Vale floods: 2014-Nov 7th, 2014-Nov 14th, 2014-Nov 23rd, 2014-Dec 6th, 2015-Jan 8th, 2015-Jan 15th, 2016-Jan 11th (night flood).
 - ❖ Access to the site will be unsafe: construction, emergency and refuse vehicles will be unable to turn safely into the site as Frensham Vale is 4 meters wide at the point of access. Traffic will back up each way along the lengthy single vehicle access road and along Frensham Vale.
 - ❖ The Appeal Inspector noted that 'pedestrian safety would be a serious issue'. A painted walkway 'reflective magic paint strip' for pedestrians on Frensham Vale, where speed limits are 40 and 30mph, will be *highly dangerous: accidents will occur*. This 'idea' will not provide Frensham Vale pedestrian, cyclist, mobility users or equestrian the intended safety for the following reasons:
 - a) there are no street lights at this section of Frensham Vale, the last streetlight is situated at Forest Drive so reflective paint will not work at night or on dark winter evenings when school pupils return home when this reflective strip is supposed to provide safe passage.
 - b) cars owners find it necessary to park at the side of the road for example, when a resident holds a meeting for social, charity, family or community reasons and there is no space in their own drive. In this situation, with a 'reflective magic strip', there will be no possibility of protection or two vehicles to pass by each other unless they mount the grass verge. Pedestrians, cyclists, mobility users and equestrians may feel psychologically secure, but in reality they are less safe with their backs to the traffic (whatever side of this narrow road the strip is painted this must happen). At the moment people necessarily stop or edge onto the narrow grass verge.
 - c) Because the road floods this reflective magic paint idea will not be visible particularly as this kind of treatment will soon deteriorate in winter flood conditions.
 - ❖ Woodland on site was again pre-emptively cleared on Saturday 30th April just days *after* the Appeal Inspector rejected the development - one beech, three holly trees one rowan and two scots pines were felled to pre-empt this new planning application. This was done to enable the proposed widening of the existing driveway at the top and the bottom of the drive removing what minimal protection road users had from emerging traffic. The entrance to the site is now even more dangerous; the development will add to surface water run-off and increase the flood risk. The changed entrance design makes the scheme more intrusive to neighbours. Actions like this underlines that landowners in cahoots with developers cannot be entrusted with the environment. At least 140

more trees will be felled; wildlife habitats and rare species will be lost: the intrinsic beauty of the countryside will be destroyed.

- ❖ The site is *not* in Waverley's Local Plan. It was specifically considered and rejected from Farnham's Neighbourhood Plan. New houses are not needed to provide Waverley's or Farnham's five year housing land supply.
- ❖ The developer wants approval days before the Local Plan will be submitted to the Inspector in November 2016: this would make a mockery of the Local Plan and Neighbourhood Plan and due process to finalise those Plans.
- ❖ Farnham Town Council has strongly objected to this application.
- ❖ This development is right next to another current application in Frensham Forest (WA/2016/1266) for 130 houses and close to the recently approved estate of 43 houses on Gardeners Hill Road (WA/2016/1234). Cumulatively, these developments will turn Greenfield countryside and woodland into a major suburban extension of Farnham.

Please object to this application by 9th September.

Go to www.waverley.gov.uk/planning and search for Planning Application WA/2016/1534

For further info go to www.frenshamvale.info or email frenshamvale@gmail.com