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18th September 2019

Ms Racheal Kellas
Waverley Borough Council
Planning Service
The Bury's
Godalming
GU7 1HR

Dear Ms Kellas

Comments on Dunsfold Park: New Access Road: WA/2019/1278

We are grateful to the applicant for discussing this application in advance with POW.

The new access is a clear improvement on that proposed under WA/2015/2395, in particular because it means that ancient woodland is not destroyed. We support the application subject to the imposition of three conditions that were imposed on WA/2015/2395 by the Secretary of State in his letter dated 28 March 2018 and which we detail below.

Lighting

We share the concerns expressed by Waverley's Environmental Health Team and Dunsfold Parish Council on the proposed lighting arrangements. We would like to see little or no road lighting on the non-adopted section of the road. Condition 8 in the Annex to the Secretary of State's letter says (our emphasis):

"Prior to the approval of the first reserved matters application for a building, a Masterplan Document, detailing design principles and character areas (including density, scale, car parking, **external lighting strategy**) for the entire site shall be submitted to and approved in writing by the Local Planning Authority."

No Masterplan has yet been approved and so any decision on lighting should be reserved until the Masterplan has been agreed.

Construction Traffic

Back in 2016, a Construction Traffic Management Plan was promised and POW commented that "it is essential in our view to have some indication at the Outline Planning stage of how the developer will seek to minimise the adverse impacts of construction traffic". Our position remains unchanged. We are particularly concerned that construction traffic should not be allowed to use the western access to the A3, via Markwick Lane. Condition 21 in the Annex to the Secretary of State's letter requires that

“No construction works forming part of the development shall commence until a Construction Transport Management Plan, to include details of

....

f) construction vehicle routing;

g) measures to prevent the deposit of materials on the highway;

h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused by construction traffic;

...

has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in accordance with the approved Construction Transport Management Plan.”

This condition should be attached to the approval of this application.

Subsequent closure of alternative access

It is essential that once the new access is completed, the changes to access set out in Condition 20 be implemented. Condition 20 requires that

“Within 12 weeks of the opening of the new road access and junction to the A281 to traffic:

- The existing vehicular access at Stovolds Hill will be closed to vehicular traffic, with the exception of buses and emergency vehicles;
- The existing vehicular access at Compass Gate will be restricted so as to allow access to all vehicles other than heavy goods vehicles (being of a gross vehicle weight above 3.5 tonnes);
- The existing vehicular access at High Loxley Road will be closed to vehicular traffic, but kept open for pedestrian, footway and cycleway and bridleway traffic;
- The existing vehicular access at Benbow Lane will be closed to vehicular traffic, but kept open for pedestrian, and bridleway footway and cycleway traffic;
- The existing vehicular access at Tickner’s Heath will be restricted so as to allow only pedestrian, cycle, horse, bus and emergency access.”

This condition should be attached to the approval of this application.

Yours sincerely



Bob Lees
Chairman
POWCampaign Ltd on behalf of the PROTECT OUR WAVERLEY (POW) Campaign

Cllr John Gray (Chiddingfold & Dunsfold)