

You have already heard from 5 local residents. As the member for Waverley Eastern Villages, I wish to voice my concerns on behalf of all the other local residents including those soon to move into the Dunsfold Park garden village. Indeed, if this application is approved, the projected deliverability of the Dunsfold park garden Village, a development of up to 2600 homes, central to Waverley's Local Plan, is called into question.

I represent a rural division, where the value in people's lives is not measured in monetary terms, but in the beauty and tranquillity of the environment and the fresh air they breathe. While blessed with wonderful countryside, this area suffers from a lack of employment opportunities and many local businesses have been adversely affected by Covid 19. However, this is not some rural backwater, within it are strong communities which will be deeply affected by this development.

The impact on local residents is a key concern to me. I was surprised to discover prior to the June hearing that the adjacent gypsy and traveller community at Stovolds Hill and Lydia Park (about 340 people in total) had not been consulted; I am still more amazed to find out that 5 months on and they have still not been consulted. There is a farm, brewery and wedding and event venue very close to the site. The wedding venue alone, which relies on its unique location and uninterrupted views of the AONB generates at least £3.5m per year revenue for the wider local economy. The loss of this business will have a huge knock-on effect on the large number of small local businesses that service it. Furthermore there is a unique international cancer awareness festival which works to support the NHS, but will no longer be feasible in this part of the country if this development goes ahead. In summary, the effect on local residents and their businesses will be significant.

The site is adjacent to the Surrey Hills AONB, and whilst currently partly screened, much of this screening is from a wood due to be reduced under an approved forestry plan and an adjacent area of protected ancient woodland. There is an outstanding view from Hascombe Hill which will overlook the site. The site is in an AGLV location, which under Waverley Local Plan Policy RE3 is to be offered the same protection as that afforded to the AONB. The introduction of a highly visible industrial site would be severely detrimental to the landscape and enjoyment of the countryside.

The impact of large vehicles on rural roads cannot be underestimated. Councillors, what you are being asked to accept is a plan to allow access to the site by 50 ton articulated lorries swinging out into oncoming traffic coming round several blind corners on a notoriously fast B road. You are being asked to allow the applicant and officers to sort out the details of the traffic management after approval is granted. The sketchy outline involves temporary traffic lights at some times and a banksman with a sign at others. These arrangements have not been subject to a road safety audit and many highways professionals are unhappy with them, despite what is said by the highways officers.

In the end, councillors, your job is to weigh up the pros and cons of this application, but I put it to you that the known harm is greater than any benefit ever might be.

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