



ELSTEAD PARISH COUNCIL

Mrs Juliet Williams – Clerk
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6th April 2017

Mrs E. Sims
Head of Planning
Waverley Borough Council
The Burys
Godalming
Surrey

cc. Rt Hon J. Hunt MP, Cllr D Harmer, Cllrs J. and D. Else, Elstead Parish Council, The Clerks for Peper Harow and Shackleford.

PLANNING APPLICATION WA/2016/1261

WEYBURN WORKS S106 AGREEMENT

Dear Mrs Sims,

I am writing to express the Parish Council's deep concern about the terms of the draft S106 Agreement between the Planning Authority and the developer in connection with the planning consent proposed for the former Weyburn Works site.

Both the Parish Council and the Elstead and Weyburn Neighbourhood Plan team, together with the parishes of Peper Harow and Shackleford, submitted extensive comments on this planning application. These covered, inter alia, the probable demands of such a large development on the infrastructure of the neighbouring communities, in particular education. Normally, the Planning Authority would be expected to seek to mitigate these effects through appropriate S106 provisions.

It therefore came as a great surprise to us that neither we nor Peper Harow parish were in any way consulted on the terms of the draft S106 provisions. We first learned of the existence of a draft agreement only when the Inspector's report on the earlier planning application was published on 20th March. The summary terms of the draft did not become available until Friday 24th March, i.e. 4 days before the Joint Planning Committee meeting at which the application was to be dealt with. In the meantime, our Chairman made 5 telephone calls to your officers seeking more information on the draft agreement. None of these was returned. He was able to speak to one of your officers on the matter only late on Friday 24th March.

The terms of the draft agreement are unsatisfactory. They make no provision whatsoever for any contribution from the developer to the provision of local facilities for organised recreation and leisure, either in Elstead or Peper Harow. As far as education is concerned, over £250,000 has been allocated for the expansion of a junior school in Witley, 4 miles away by road. No provision has been made for infant education, either in Elstead or elsewhere. There has been no consultation with St James Primary School in Elstead, which is the main local education provider for infant and junior age children in Elstead and is already oversubscribed. Some £41,000 has been allocated for pre-school education at the Peter Pan Pre-school in Elstead, but the pre-school has not been consulted about this.

We recognise that education provision is a matter for Surrey County Council, and that you no doubt acted on their advice in formulating these elements of the S106 agreement. But we would argue that given the significance of the proposed development, the implications for the local communities and the extensive and relevant comments submitted by the affected parishes you should have taken steps to ensure that local representatives were both briefed and consulted on the draft agreement. We are now left in the situation where there is no provision for additional resources for local organised recreation and leisure facilities or for local primary education.

It cannot be argued that the development could not have sustained additional S106 provision. Had the proposed CIL arrangements been in place and applied to the development, the overall charge, taking account of the affordable housing provision, would have been of the order of £1.4 million. The amount likely to be available under the current S106 proposals will be little more than £300,000.

We believe that the Planning Authority should take appropriate steps to engage more effectively with local communities in the preparation of S106 agreements, particularly those relating to developments of such significance as that at the Weyburn Works site. We also ask you to revisit the current draft agreement to remedy the defects indicated above in order to make adequate provision for the local community.

I am copying this letter to our Borough Councillors, David and Jenny Else, to our County Councillor David Harmer, to our MP the Rt Hon Jeremy Hunt, and to the Clerks to Peper Harow and Shackleford Parish Meeting and Council.

Yours Faithfully,

Juliet Williams
Clerk - Elstead Parish Council

