

**Pixham Residents’ Association**

[**https://www.pixhamresidents.org/**](https://www.pixhamresidents.org/)

Dear Sirs,

**Application Number: MO/2023/1814**

After careful reading of the documentation provided, the PRA Committee has the following comments to make.

 Although we support the provision of affordable housing and feel there is much to applaud, there are many aspects of this application that cause disquiet so we wish to oppose the application in its present form.

1. I) From a Pixham perspective, the lack of parking space will cause many problems. For the last few years residents of Swanmill Gardens in Pixham, around 7 mins walk away from Dorking Station, have had to pay for parking permits. This is purely because commuters park their cars on the road. Other roads are also affected, though less seriously at present. Pixham also faces re-development of the former Aviva site, again with insufficient parking spaces and we expect constant overspill onto Pixham verges and roads.

Ii)PAO4 Access & Design Statement Part 7 reads: 6.4 Access, parking & servicing Car parking *Following guidance notes from Surrey County Council (SCC), and working with guidance set out in the SCC Vehicular, Electric Vehicle and Cycle Parking Guidance for New Developments (2023), 19 car parking spaces are proposed rather than meeting maximum guidance. SCC stated a ‘reduced or even nil provision may be appropriate in support of demand management and the most efficient use of land’, and have agreed to the level of parking as part of the pre-application.*

However, this no longer appears to be the case:

The response from County Highways on 19th December states: *The CHA do not consider that the level of car parking proposed would amount to a highways safety or capacity issue and therefore raise no objections on these grounds.*

However, on 4th January the same authority writes: ***The allocation of specific flats to specific dwellings is proposed in order to avoid a scenario where more cars are owned by residents than can be accommodated on site.***

This is a significant change of emphasis, assuming that they mean ‘spaces’ rather than ‘flats’. If this recommendation is adopted, there will have to be significant re-design of the application.

iii) Having so few parking spaces will inevitably lead to serious conflict within the development and with local residents, stretching beyond the immediate roads and into Pixham.

1. We are also aware of the SUDS Report which states: *We are not satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned documents*.

Drainage and sewerage in the area is poor as pointed out by a Lincoln Rd resident. Local residents have historical problems with Thames Water illegally spilling untreated sewage into the River Mole and still doing so. Despite improvements planned by late 2025 at the Water Treatment Works in Pixham, we cannot see how things will improve with the huge number of new buildings planned for Dorking.

We also note the lack of soakaway provision. These are essential to avoid excessive rainwater flow into the sewage system.

1. The intensive nature of the development. A 7 storey building is inappropriate in such an area and the long-term social implications of such close-packed development are huge.

We therefore ask you to reconsider the development to make it less intensive.

With regards,