

[REDACTED]

Following our telecon on 19th March concerning the consultation on CIL and the Infrastructure Delivery Plan (the IDP), you requested that we make you aware of our key submissions prior to the stated deadline of 6th April.

We hope that this will ensure we can appear before the CIL examiner and make further representations as appropriate during that examination.

Please accept this email as that submission. The persons on behalf of whom this representation is made are the Virginia Water Neighbourhood Forum on behalf of the emerging Virginia Water Neighbourhood Plan and the Wentworth Residents Association on behalf of the residents it represents on the Wentworth Estate.

The above persons or individuals on their behalf have already made extensive representations to the Local Inspector in connection with RBC's Local Plan and these are a matter of record. These representations concern the unacceptable stress on the resources and infrastructure of Virginia Water with no provision for effective improvement of that infrastructure nor amelioration of the inevitable effects on the same.

It seems apparent from the 2 provisions within the IPD in respect of Virginia Water that no solutions have been investigated or found.

In that regard, we believe that the CIL and IDP are further evidence that the undoubted and acknowledged extra strain to be put on the existing infrastructure resources of Virginia Water by the Local Plan as a result of the proposals for development in Virginia Water and at Longcross are not provided for.

Based upon the recent public survey carried out by the Neighbourhood forum we have identified a series of challenges with both the present IDP and CIL.

- 1) The shadow of Longcross looms large across the village and neighbourhood plan, most significantly from the obfuscation of infrastructure expected, or not, to be present within the 'Garden Village'.

We have heard multiple 'plans' for what is and is not to be contained within the proposed Garden Village at Longcross, and how the potential s106 contributions will materialise. Whilst plans were meant to include both schooling and medical facilities we understand these have now been scaled back. With no CIL to be charged at Longcross, should these investments not be made there will be significant pressure placed upon Virginia Water with minimal revenue coming in. Based upon the CIL levied at Virginia Water there would be a c. £100m contribution from the 1500 homes.

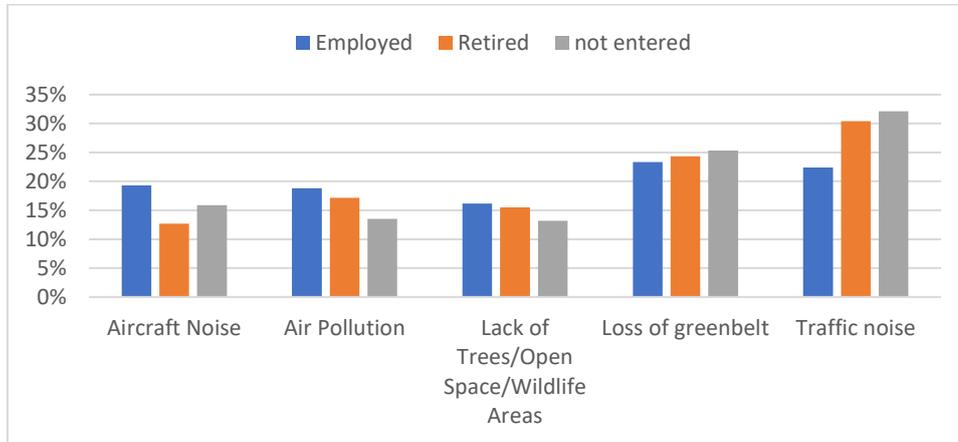
Clarity regarding the exact nature, conditions and amount of the S106 are required urgently so that residents of Virginia Water can understand the impact upon our village.

- 2) The CIL is presently set at a level which simultaneously fails to deliver the type of development favoured by residents within Virginia Water *and* leaves a significant shortfall on RBC's infrastructure programme.

Within our initial consultation there are two themes which stand out in terms of future development within Virginia Water – the need to retain the open feel of the village

and balance against traffic and infrastructure issues. These were common across both employed and retired residents alike.

Q: Please rank in order of your concerns on environmental issues applicable to Virginia Water; % ranked 1 / 2



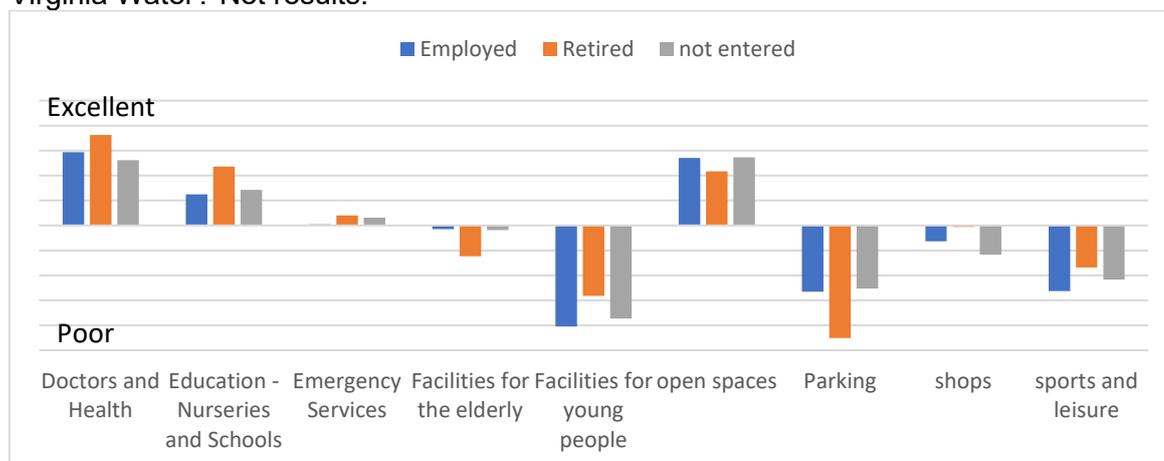
Q: If you do not wish to see additional development in Virginia Water, Please state why



Our interpretation – based upon verbatim comments made by respondents – is that development within the village would benefit from a lower density redevelopment of existing plots and pseudo-brownfield sites, thus retaining the present open spaces and character of the village. Such housing also needs to be priced at a level which would allow a younger working population to join the village community as the aging population means an increased catchment for schools, placing additional pressures upon the road networks at key times. There are a number of emerging sites which are suitable on this basis, *but which would struggle to be economically viable* under the present level proposed.

One of our principle concerns is that there exist no clear plans for re-investment of any CIL raised from Virginia Water – rather emerging evidence (in terms of selling key assets such as the Bourne Road car park, school closures and a loosening of the Longcross S106) that monies would instead flow out of the Virginia Water area. Based upon the present targets for housing within the local plan we envisage the Virginia Water area to contribute in excess of £25m through the CIL with no visibility of how this will facilitate the development of the village.

Q: How do you rate the key facilities/services available to the community within Virginia Water? Net results.



The above demonstrates that Virginia Water requires improvements within Facilities for Younger people, Leisure and Parking – the latter which the council have actively made worse through prior IDPs.

As such whilst we acknowledge that sources of funding are required to invest within the Virginia Water environment, greater clarity on the IDP and how it has been created to meet resident needs is required. This leads to point (3)

- 3) We are lacking clarity as to what the ‘art of the possible’ is for Virginia Water Infrastructure as RBC have yet to share a detailed, coherent plan. Given the de-scoping of facilities within the Garden Village and knock on effect on Virginia Water that a detailed plan has not been forthcoming is of grave concern.

Within our initial consultations 80% of the 386 people answering thought travel could be improved with congestion being the most stated theme. Many people stated facilities at the station were in need of being improved and that there were challenges within the local environment due to a lack of sufficiently frequent bus services and poor cycle access.

There are clearly a number of solutions to these issues which depend in part upon the scale, and nature, of any emerging development plans. These range from lower capital cost measures such as traffic calming, residents only parking (needed to cover overflow from the loss of the station car park) to improving the routes around the village allowing traffic to divert at peak times.

We propose to engage with Surrey County Council to understand its position with regard to a road assessment to include the village roads and not just the strategic roads given that we do not have funds to do this ourselves.

As such, across these three areas it is apparent that RBC have no coherent plan on either the level of the CIL or where prioritisation could be used to better refine spending estimates – largely due to shortfalls within their previously rejected Local Plans.

To the extent that funds towards the infrastructure cost shortfall are to come from the CIL, we believe that it is set at a rate that cannot meaningfully impact on those requirements, yet simultaneously endanger the type of development required within Virginia Water.

With regards to the IDP, we wish to highlight that further representations will be forthcoming with regard to:

- restricted access for lorries over a certain weight on some roads and possible diversion signage to create a "ring route" around the village for through traffic;
- residents only parking and possible number plate recognition enforcement;
- frequent free bus services around the ward (wave down pick up and stops at shops and station etc);
- improvements to pavements;
- traffic calming and proper cycle lanes on roads not on pavements;
- and any further issues mandated by our constituents.

We understand from you that in due course there will be assessments, once planning applications within the Plan (if adopted) come forward, which will be a deep dive into infrastructure. At this time there should be complete clarity regarding Longcross including

- the NHS position on promised medical facilities
- the Department of Education's position on school facilities
- RBC's position on office use and station parking around the infrastructure at Longcross.

These should reveal whether Longcross is a sustainable development in its own right or simply an unsustainable attempt to add the Garden Village to Virginia Water (described in the Green and Blue Infrastructure Review as "a local centre"). This would require Longcross to parasitically exist on what small infrastructure Virginia Water has, without any regard to the adequacy of such infrastructure.

Finally and importantly, we would like to be assured by the Council officers that there will be sufficient opportunity for us to make further representations and would be grateful for your confirmation of such opportunity.