

Application P/19/0169/OA

Dear Councillors of the Planning Committee,

I am writing on behalf of Wallington Village Community Association which has, over several years, made detailed submissions listing the many negative indicators connected with this and its associated sites. We maintain that the sheer number of mitigation measures contrived might, alone, cast reasonable doubt on their suitability.

If all these were to be set aside in judging this application, we would earnestly request that a matter of proportionality be considered.

This location has an area stated to be 2000 square metres - a tiny amount in comparison with prospective capacities of the employment sites at Daedalus, Solent 2 or Welborne (77,900 sq m, 23,500 sq m, and 76,140 sq m respectively). The potential environmental impact, however, is disproportionate.

Paragraph 6.31 of the Local Plan lists Standard Way as one of the existing employment areas, but this is not correct. These areas under threat of development were long designated 'Coast and Countryside' in earlier Local Plans because they surrounded a former Royal Naval Victualling depot, once in an isolated position on the edge of open country (pre M27) and where, after its closure, the first waste transfer facility was (controversially) foisted on the Borough – but under stringent conditions.

The earmarking of this site – and its neighbour off Military Road (P/20/0636/OA) originated in the Local Development Framework (LDF) of 2007 and subsequently appeared in the SHLAA of 2017. It seems likely that this led to the presumption that this was an 'Existing Employment Area'.

The listing of a site in SHLAA/SHELAA is not an indication that the site should necessarily *be* developed, and we believe that the adverse impacts of the proposed development would significantly, and demonstrably, outweigh the benefits of the small additional amount of employment proposed. With so many vacant industrial units available in the area generally it is also hard to see that this provision can really be justified on a 'needs' basis.

The attached graphic reveals the harrowing situation that we believe is unfolding - a cherished landscape, possibly unique in the Borough, being lost through the departure of small islands of natural habitat. An enlightened judgement might conclude that the ecological worth of this mosaic of green pockets far outweighs any short-term, speculative financial value.

For all the above reasons we would petition that this application be rejected.