

25 February 2020

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Dear Kelly,

Comments on planning application 19/P/02223, Garlick's Arch: Joint response of Send Parish Council (SPC) and Ripley Parish Council (RPC)

Thank you for the opportunity to comment on the planning application submitted for development at Garlick's Arch, which straddles the boundary of Send and Ripley Parish Councils. This letter outlines the comments of each Parish Council to the current planning application, drawing upon previous correspondence sent to London Strategic Land as feedback from the pre-submission consultation.

Both Send and Ripley took the opportunity to feedback to London Strategic Land in the hope that this would result in positive and recognisable changes to the proposals that were emerging and now form the planning application. Both Council's have aimed to be proactive and constructive and have acknowledged that, as the site is allocated in an adopted plan, the process is one of seeking a best solution to the development for the community and the site / site context, rather than objecting to the principle of development. They considered that their comments would be useful as they are familiar with the area and its constraints by virtue of being resident, and by using the area every day.

The feedback sent to London Strategic Land was copied into various officers within the Council, and to local elected members. Both Parish Councils believe that these previous statements still have issues that ought to be taken into account in dealing with the current planning application, and I have attached these to this letter on the basis that they form part of the package of comments being made.

Both Council's have additional comments that they wish to make. There are common issues and shared concerns, but each also has particular issues to express, because the planning application affects them in different ways. Both also have emerging Neighbourhood Plans that they wish to be addressed in the context of the application.

Both Councils share disappointment in the planning application and that, despite the Statement of Community Involvement making a point of highlighting collaboration, it makes very few changes as a result of the points raised through

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pre-submission. It appears on the surface that the pre-submission engagement was purely a telling exercise on the part of the promoters, and not a listening exercise.

The purpose of this letter is to introduce the main concerns still held by the parishes in respect of the application. Their particular concerns are then attached, along with the pre-submission responses. This whole package comprises the response to the application.

The main concerns relate to:

- the absence of new or expanded social and community infrastructure. This comment relates to the acknowledgement in the application's Socio-Economic Statement that the development will have an impact on community services, notably the school, and draws upon the recent decision to close the Ripley School (and possible impact of traffic on an extended Send Primary School site). It is not clear how it is intended to accommodate new demand generated for social and community services from the homes in the Garlick's Arch site;
- the credibility of the development's sustainable transport provisions. Concern remains over the ability of the development to encourage modal shift, or the increased use of public transport. This is exacerbated by the lack of any local services within the site, which could otherwise allow people to access everyday goods by walking to them within the development. The proximity of major roads appears to make the car the obvious choice even to access services that are relatively close, such as Send's medical centre and West Clandon Station. Both Parish Council's fail to be convinced by the sustainable transport narrative, and consider that the natural instinct for people will be to use the car, increasing significantly the current high traffic levels and continuing to provide a disincentive to investigate other modes. The Council's can both point to areas where traffic causes conflict and delay;
- the nature and character of the development, given its location on the edge of the settlement; the appropriateness of the housing types and density and the 'urban' form within the village parishes;
- the appropriateness of Kiln Lane as an access for the travelling showpeople site, given the nature of vehicles that are expected to use this. The reason why this access is preferred is unclear;
- there is, additionally, an undertow of concern in the comments made by the parishes that they want this scheme to appeal to all-comers and be sympathetic to the strong and attractive characteristics of the area; that it appeals to people by maintaining and enhancing the natural characteristics

and openness of the area; sustains the village feel; provides places to play for children and things to do for young people and that it delivers a quality of life for new residents that helps them feel part of the existing communities.

In addition, each Council is concerned about the impact of the allocation and its effects on the community in respect of the plans and policies each parish is developing in the form of a neighbourhood plan. Ripley's neighbourhood plan is well advanced and contains detailed policy advice about development that the Garlick's Arch scheme fails to satisfy. Ripley have detailed this in their comments.

I trust that this, and the accompanying documents are clear and this can contribute to the determination of the application.

Yours sincerely,
For Tibbalds Planning and Urban Design



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Enc. :

Send and Ripley Parish Councils Initial Response to the Garlick's Arch presentation prepared by OSP Architecture, sent to London Strategic Land on 1 November 2019

Representation from Send Parish Council in respect of 19/P/02223, including a general statement regarding development in Send Parish

Representation from Ripley Parish Council in respect of 19/P/02223, including feedback concerning Kiln Lane sent to London Strategic Land on 25th September 2019