

## Appendix 1

### Newlands Corner: Application to build on the common and reasons for objection

**Title of application:** Common Land at Albury Downs, Newlands Corner (CL344)

**Text of application:** "Installation of 3 No. Pay and Display car park machines, each fixed to a concrete pad (5m2) with overhead timber shelter. Installation of Pay and Display signage on access road"

**Date by which objections must be submitted:** **21 October 2016**

**Where to send them to (quoting the above title):**

**By email:** [commonlandcasework@pins.gsi.gov.uk](mailto:commonlandcasework@pins.gsi.gov.uk)

**By post:** The Planning Inspectorate, Commons Team, 3F Temple Quay House, Temple Quay, Bristol. BS1 6PN

**When you send your objection, please state your name, address and your interest in the site ("fresh air and exercise in open countryside", "quiet enjoyment of the countryside" etc)**

### Reasons for objection

The above application is for the erection of car parking charge machines on the common (the car park being part of the common). It is **not** an application to introduce car-parking charges. The Planning Inspectorate can only consider whether the **structures** are appropriate.

Objections cannot be about the principle of parking charges. However, there is no reason why you cannot associate SCC's wider intentions for Newlands Corner (play structures, large new building, coach park) with the introduction of these machines as they are the means by which SCC will achieve its aims.

We believe the following are valid reasons for objection – you might have others. Copy and paste these by all means, but it is always better to use your own words wherever possible.

#### The machines themselves

- They run counter to the overriding principle of AONB designation - "Because of their fragile natural beauty the primary purpose of AONB designation is to conserve and enhance the natural beauty of the landscape".
- "AONB status provides a context for low key, long-term action, which relies upon partnership with local people" [National Association of AONBs]. There has been no prior consultation with local people to assess whether there is an alternative to parking charges, avoiding the need for these machines. The overall strategy is to increase vehicle volumes from 255,000 to 365,000 in four years to maximise income. This is not low-key action.
- The machines add to further fragmentation of the common. There is a cumulative effect of urbanisation which needs to stop. This proposal simply adds to it.

- Although only a small area, there will still be lack of access to the common land on which they will be put.
- They do not conform to the government's policy objective of maintaining or improving the condition of the common or conferring some wider public benefit.
- The introduction of parking charge machines does nothing to positively benefit the neighbourhood or to protect the public's interest in the land.

### The wider implications

- The machines cannot be separated from SCC's overall project for the site as they would be the means by which SCC would fund further development. They are part of one plan.
- The introduction of the machines is directly linked to the introduction of play structures. The play structures are designed to attract increased visitors, and the income will pay off loans for the building of the play structures.
- The introduction of play structures would go against one of the two secondary principles of AONB designation – "to meet the need for quiet enjoyment of the countryside". Play structures result in concentrations of excitable and noisy children.
- The combined purpose of the play structures and, in the future, the proposed new building is to act as attractions in themselves to maximise parking income rather than to conserve and enhance the beauty of the AONB. "Improving visitor experience"[SCC] with these attractions is not the purpose of an AONB.
- This is Green Belt and any infill on the Green Belt should only take place in "very special circumstances". These are not very special circumstances. An alternative way of paying for the maintenance of the site would be by forming a 'Friends of Newlands Corner' to raise funds and manage the site without the very significant overheads which SWT incur. This proposal has been largely ignored by SCC.
- The introduction of these machines would cause displacement of those who cannot afford, or refuse, to pay the charges. Local roads and the villages of Albury and Shere are likely to suffer, particularly commercially, if their free parking areas were filled with long-stay visitors who wished, for example, to walk the North Downs Way.
- The overall project, of which the proposed parking charge machines are an integral part, will be against the public interest in that it will adversely affect the **natural environment and landscape**.
- As the majority of people can only access Newlands Corner by car, for those with low incomes, or low disposable income, living in the neighbourhood, the parking charge machines will impose a financial barrier equivalent to a physical barrier for those wanting to exercise their public rights of access.
- The overall project, of which the proposed parking meters are an integral part, will completely **change** the character and nature of the existing common, by turning it into a commercial and artificial tourist attraction, whereas, given the legislative responsibilities placed on authorities, the focus **should** be on managing, improving and protecting it.
- The all ability trail is the only place where disabled people and people with pushchairs can find true quiet enjoyment of Newlands Corner – quiet enjoyment being one of the main aims of AONB status. SCC are going to put the play structures along it. But there are already plenty of other places for groups of noisy children to go – parks, Alice Holt, Go Ape etc.