

**From:** Holborn Associated Homes (John Blackwell - Cunnane Town Planning LLP)

I am writing in response to your invitation to comment upon the draft Planning Brief for the above site. Our client, **Holborn Associated Homes**, have a contractual interest, with Network Rail who I understand are the owners, in the area of Approach Road adjacent to Raynes Park station that comprises the access to the industrial estate and where proposals for a 'Kiss and Ride' (K&R) drop off area are shown. We are submitting representations on two matters.

Firstly, it is our opinion that the proposals for the K&R facility here are fatally misconceived in that there is not sufficient land area available, even if adjacent residential land is incorporated, safely to accommodate the facility along with the access road and the pedestrian movements around the station and to the estate. The scheme proposed seeks to squeeze an unsatisfactory, unsafe layout into an inadequate space. The concept is sound in principle by reason of the proximity of the station, but there is not enough room to provide a functional and safe K&R area here. There will unavoidable conflict between the movements, particularly at peak times, of traffic making U-turns at the K&R roundabout before then looking to park and traffic (vehicular, pedestrian and cyclists) to and from the industrial estate, be it the present commercial vehicle traffic (coaches and lorries), the movements of cars and commercial vehicles to service the proposed office scheme, or movements arising from the alternatively proposed residential development. This dangerous conflict will extend also to the crossing at the Grand Drive junction and to traffic on Grand Drive itself as vehicles attempting to turn into the K&R at either end are held up by cars parking and manoeuvring and pedestrian movements across the road.

Our clients have submitted an application for planning permission for the conversion of the former Station Masters House to flats, incorporating amenity space and car parking within parts of the area indicated for possible use as a K&R. It is our understanding that the landowner is supportive of our client's proposals and will not wish the land to be used for the purpose you propose. Furthermore, there have been on-going discussions with the prospective developers of the industrial estate and it is also our understanding that they are now setting aside their proposals for the K&R in this position. No doubt, you will speak with them direct on that matter if it has not been brought to your attention already. Accordingly, the draft Brief should not be adopted in its present form, as it includes drawings incorrectly showing the K&R.

In accordance with your invitation, I am copying these representations to the Raynes Park Ward councillors.

I will be grateful if you would confirm safe receipt within the given deadline and keep us advised of further developments with regard to matters such as consultations and the amendment or adoption of a Brief.

