



Eight Parishes Forum



[date]

TO: Surrey County Council, Guildford Borough Council, West Surrey Council
CC: Zöe Franklin MP, Cllr Pat Oven, Cllr Bob Hughes, Cllr Catherine Young, Cllr Dennis Booth, Cllr Victoria Sena, Cllr David Evans

SUBJECT: Cross-Parish Letter: Strategic Transport, Sustainability and Infrastructure Pressures

Dear Guildford Borough Council, Surrey County Council, and West Surrey Council,

We are writing on behalf of the member councils of the Eight Parishes Forum to raise shared concerns about the cumulative impact of development, transport pressure and infrastructure constraints across our villages. This letter does not replace the formal views of individual parish councils. Its purpose is to highlight cross-boundary issues, particularly where housing, highways, education, healthcare, drainage and public transport decisions affect the same rural network.

Within the Guildford-side corridor alone, member councils are aware of the following significant development pressures:

- the approved Wisley scheme for 1,730 dwellings;
- the approved Garlick's Arch scheme for 550 dwellings;
- the Gosden Hill Farm proposal for approximately 1,800 dwellings;
- an emerging proposal in West Clandon for approximately 180 dwellings;
- a further emerging proposal in West Clandon, on the Ripley border, for approximately 600 dwellings;
- the Highlands Farm proposals in Ripley for 485 dwellings;
- proposals affecting Send itself at Polesden Lane for around 250 dwellings; and
- the Alderton's Farm proposal for 140 dwellings.
- The proposed development in Effingham on Land north of Lower Road for 600 dwellings

Taken together, these approved, promoted and emerging schemes approach 6,300 homes before cross-boundary pressure from Woking is considered. This scale of growth requires a strategic account of how roads, schools, healthcare, drainage, utilities, public transport and community infrastructure will be delivered in step with development.

Transport impacts must likewise be assessed across the corridor rather than application by application. The A246, A247 and B2215 form a connected network through the Horsleys, Clandons, Send and Ripley, and are also used as signed diversion routes when sections of the A3 are closed. The Guildford infrastructure evidence identified the proposed north-facing A3 slip roads at Burnt Common as mitigation for strategic growth and as a means of relieving pressure on local roads. The Forum therefore asks for updated

cumulative transport modelling, together with a funded delivery programme and clear, enforceable occupation triggers for the Burnt Common slips, necessary junction improvements, bus provision and safe walking and cycling connections.

Wastewater capacity requires equal certainty. Guildford Borough Council's Infrastructure Delivery Plan recorded Thames Water's view that the networks serving Gosden Hill Farm, the former Wisley Airfield, the West Horsley allocations and Garlick's Arch might require upgrading, with strategic drainage and wastewater-treatment capacity works potentially necessary for the largest developments.

The Forum also notes the Town and Country Planning (Consultation) (England) Direction 2026. Where large housing schemes of 150 or more dwellings may be subject to Secretary of State involvement, it is especially important that infrastructure concerns are clearly evidenced, legally secured and addressed at the outset.

We recognise the national pressure to deliver housing. However, that makes timely and enforceable infrastructure provision more important, not less. Further large-scale development without infrastructure first would place an unreasonable burden on existing residents and services.

Primary care is a clear concern. The eastern villages rely on limited facilities, including the Villages Medical Centre in Send and Horsley Medical Practice in East Horsley. The Guildford borough Infrastructure Delivery Plan previously identified land and a new GP surgery building at Gosden Hill Farm, with serviced land to be provided by the developer. It also referred to expansion of East Horsley Medical Centre. The Forum would welcome confirmation as to whether these requirements remain live, how they are being secured, and what occupation triggers will prevent housing being delivered before healthcare capacity is available.

Secondary education is also a significant concern. Surrey County Council's Education Infrastructure Justification for Gosden Hill Farm, submitted on 15 December 2025, identifies a forecast pupil yield of 249 secondary pupils, 360 primary pupils and 126 early years children. However, SCC states that a secondary school is not currently required. The Forum is concerned that this conclusion does not appear to reflect the cumulative scale of planned and emerging growth across the eastern villages and wider corridor. SCC has requested £6,280,327 towards secondary education from Gosden Hill Farm, but the project or location for the additional 249 secondary places is to be determined prior to commencement. That does not provide sufficient reassurance.

The earlier Guildford borough Infrastructure Delivery Plan identified a minimum 4FE secondary school at Gosden Hill Farm, with 2FE needed for the strategic site itself and the remainder serving wider housing growth. The Forum therefore asks SCC to explain how secondary education need is being assessed cumulatively, where additional places will be provided, when they will be delivered, and how pupils will travel safely and sustainably.

With local government reorganisation progressing, the Forum is keen to ensure that cross-parish issues are not lost during the transition. The member councils of the Eight Parishes Forum wish to work constructively with all three councils. However, there is shared concern that the current approach can feel fragmented, with rural communities left to manage the combined consequences of separate planning, highways, education and healthcare decisions. We would also welcome an early meeting with relevant council representatives, health partners and Shadow Authority councillors to agree a clear and practical mechanism for future cross-parish engagement.

Yours sincerely,

Eight Parish Forum Members

East Clandon Parish Council
Effingham Parish Council
Ripley Parish Council
West Clandon Parish Council

East Horsley Parish Council
Ockham Parish Council
Send Parish Council
West Horsley Parish Council