

RIPLEY PARISH COUNCIL

MINUTES OF THE PLANNING GROUP MEETING HELD ON TUESDAY 4th FEBRUARY 2014 AT 7.00PM IN THE PARISH COUNCIL OFFICE

Present

Cllr Richard Ayears (Chairman)
Cllr Vernon Wood
Cllr Lisanne Mealing
Cllr Caspar Hancock
Cllr Colin Cross

Alison Jones Clerk to the Council 1 member of the public

Apologies Cllr Suzie Powell-Cullingford Cllr Jennie Cliff

PG 84/13 Disclosure of interests

Name of Councillor	Planning Application No.	Subject	Type of interest	Reason
None				

PG 89/13 Minutes of the meeting held on Monday 27th January 2014

The minutes of the meeting held on Monday 27th January 2014 were received, confirmed and signed as a true and correct record by Councillor Ayears.

PG 90/13 LOCAL PLAN- STRATEGIC HUSING MARKET ASSESSMENT (SHMA)

Members received and considered an oral report from the parish clerk on the meeting held at the Borough Council offices on 3rd February to explain the SHMA and next steps in the formation of the Local Plan.

It was stressed that the SHMA is an assessment of housing need and not the housing target for the Local Plan. It forms part of the evidence on which the Local Plan will be based. Therefore the need of 800 houses is likely to be reduced. Demographic projections provide the starting point and then 3 “tests “ are applied to consider an upward adjustment : Market signals, Economic growth forecasts and affordable housing need.

The Borough Council asked for response on the methodology used by 21st February.

Members received an oral report from Cllr Mealing on the Stakeholder session held on the launch of the SHMA on 27th January at G Live. The draft SHMA had not been available until after the meeting had ended which hampered discussion.

Questions were asked as to how the figure of 800 homes per annum was justified when only a few years ago the figure of 420 in the SE Plan had been successfully challenged by the Borough Council and reduced to 322 homes per annum. There had been no apparent change in circumstances in the Borough. The housing waiting list had been static for the last 3 years. No attempt had been made to look at housing need parish by parish.

The councillors expressed concerns that the statistics used in the draft SHMA di not seem to back the conclusion reached that there was a need for 800 new homes per annum.

The joint meeting of parish councils had not been attended due to unforeseen circumstances but a copy of the report by Guildford Greenbelt Guardians had been circulated.

It was RESOLVED: That a draft response be put together by the parish clerk using the 6 headings in the SHMA to be agreed at the parish council meeting held on 20th February 2014.

PG 91/13 FORMER WISLEY AIRFIELD

Members received and considered the Wisley Airfield brochure which proposes development of the site to provide a sustainable community of up to 2,500 dwellings with local shops, sports facilities, a primary school, medical facilities, offices, play areas and park land, a community centre, employment area and extensive natural green space.

Members considered how to respond to the EIA scoping report which aims to define where potentially significant effects may arise as a result of the proposed development.

It was RESOLVED: That the following response be sent to the Borough Council Planning office by Friday 7th February.

1. Air Quality

The parish council considers that Ripley High Street should be included in the baseline air quality assessment. Much of the traffic generated by the proposed development of 2500 homes (during both the construction and operation phases) will have to pass along Ripley High Street because the A3 junction at the Ockham Road roundabout is restricted and not a full junction in all directions.

2. Drainage and Flood Risk

The parish council considers that flood risk and surface water drainage should be very carefully investigated as there was flooding for many weeks after Christmas at the junction of Ockham Road North and the A3 roundabout so that the road was closed. Any increase in run off from the site caused by the development will exacerbate this problem. Many other lanes in the area including Ripley Lane, Rose Lane were impassable also flooded at this time.

Stratford Brook is known to bank up and floods at Ockham Mill. Any development needs to ensure that measures are taken to prevent extra run off into this stream.

3. Ecology

Wisley airfield is an open space which supports a wide variety of species. Local residents were promised that the runway would be removed at the end of the war and the land returned to agriculture. This promise was broken and now the site is described as brownfield although it is farmed and has wild areas.

Direct loss of the existing habitat, damage to habitats in the surrounding areas and habitat fragmentation needs to be very carefully assessed to ensure mitigation strategies put in place.

4. Heritage

The Ripley Conservation area covers most of the centre of Ripley village and contains a very high proportion of listed buildings. The proposed new development will be approximately 3 times

the size of Ripley. The increased traffic coming through the Ripley Conservation Area, because of the lack of accessibility to the A3, will damage the setting of these buildings and also those surrounding the site as listed in the report.

5. Landscape and Visual

Ripley Parish Council considers that building a town of up to 2500 homes and associated amenities will be highly detrimental to the landscape and reduce the openness of the green belt. The buildings proposed are up to 5 storeys high. There are no dwellings in the surrounding area of this type and so they would be completely out of keeping with the local environment, block views and reduce the openness of the Green belt due to their size.

6. Noise

Ripley Parish Council considers that the noise from construction traffic, the commercial premises and the site as a whole once occupied will be detrimental to the environment which already suffers from the background hum of the A3 and aircraft overhead.

7. Socio-Economic

Ripley Parish Council is concerned that any development provides affordable housing.

Traveller pitches are included in the description of the development on page 9 but more detail is needed. The needs of travellers need to be carefully considered in order to help integration with the static community.

There is a shortage of secondary school places in the area with children needing to travel long distances.

It is unlikely that sufficient employment will be provided at the site and so residents will need to commute.

8. Transportation

Ripley Parish Council is concerned that the links for assessment are increased in number so that Newark Lane B367 is included at some point between the High Street and Polesden Lane as this would be the main road taking traffic from the development to Woking. This road is narrow at the junction with the High Street so that vehicles pass with difficulty and is very congested as a result. This causes driver stress and delay. Please note the road is closed until July 2014 so any assessment will need to take place after this date.

Rose Lane between the High Street and Guileshill Lane should be a link for assessment and also Send Marsh Road B368 between the Portsmouth Road and Polesden Lane which is an alternative route towards Woking. These links would give a clearer assessment of traffic movements in the area.

There is no explanation of what improvements might be made to the junctions with the A3 in the proposals either at the roundabout or at the junction with Old Lane. The junction of Old

Lane with the A3 from Elm Corner is very difficult to negotiate because of the speed of traffic coming from the M25 and a very short run onto the dual carriageway. Any increase to traffic joining the A3 will increase the likelihood of an accident as driver delay and stress is increased. Returning traffic would have to go up to the M25 and back to access the junction.

There are several bridleways and footpaths across the proposed site: FP13, FP13A, FP15, FP19, BW544 and BW16. These will be severed if the development goes ahead. Ripley Parish Council considers this to be an unacceptable loss of amenity to walkers and riders. The effect of the loss of these public rights of way should not be underestimated.

PG 91/13 DATE OF THE NEXT MEETING

Monday 17th February 2014 at 6.00pm at Parish Council Office.

The meeting closed at 8.25pm

Signed:

Date: