

**RIPLEY**  
PARISH COUNCIL



## **The Parish Review—EXTRA! Summer 2017**

Email Ripley Parish Council:  
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Council:  
[local.plan@guildford.gov.uk](mailto:local.plan@guildford.gov.uk)

View it online:  
[www.guildford.gov.uk/  
newlocalplan](http://www.guildford.gov.uk/newlocalplan)

### GUILDFORD BOROUGH REVISED LOCAL PLAN

## **WHAT IT MEANS FOR RIPLEY**

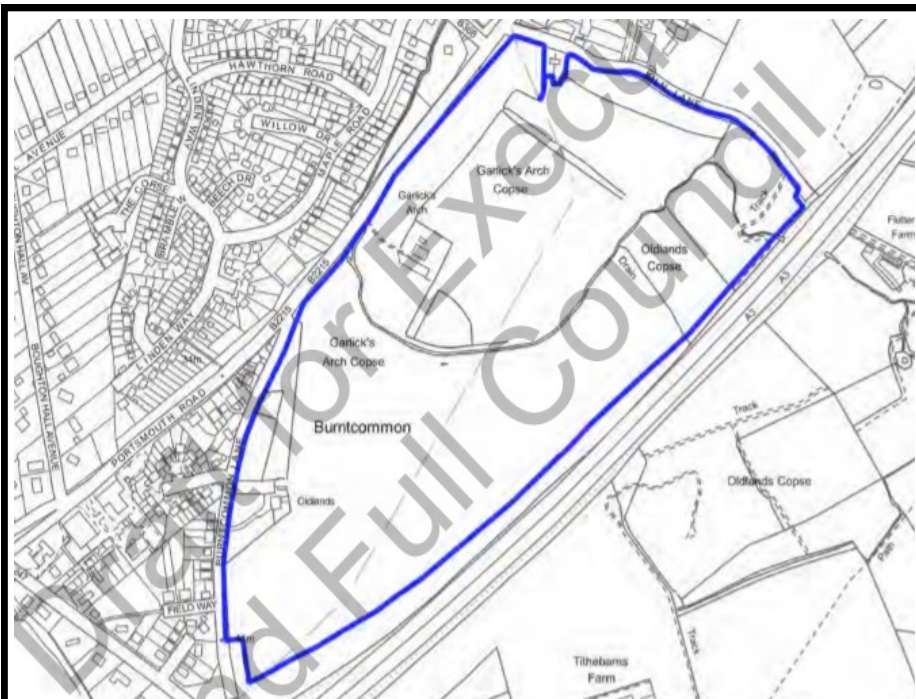
Despite 32,500 responses to the previous 2016 draft Local Plan, our local Borough Council is pushing ahead with their strategy that Guildford must accommodate a huge amount of new housing and new employment sites. Much of this development is proposed for sites in and around WHERE YOU LIVE and will have a significant impact on your quality of life, in particular because of huge increases in traffic trying to use our already clogged up local road networks.

## **WHAT YOU NEED TO KNOW:**

### **Site A43 Garlicks Arch**

This is a big issue for all residents of both Ripley and Send. The original proposal has been altered to allocate a **MINIMUM OF 400 HOUSES**. The industrial space has been removed to a new site A58 just up the road at Burnt Common. In effect this may mean that up to 650 homes will be built on the Garlicks Arch site.

In addition, there will be “6 x TRAVELLING SHOWPEOPLE PLOTS WITH ASSOCIATED MIXED USE YARDS AND LARGE ANCILLIARY STORAGE FACILITIES FOR EQUIPMENT.” This is essentially huge fairground rides requiring storage with the associated articulated lorries and transportation vehicles and the permanent provision of residential plots. See map overleaf

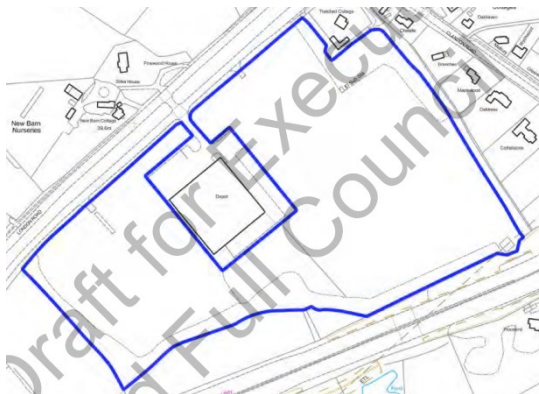


## Site A58 Burnt Common

### STRATEGIC EMPLOYMENT SITE

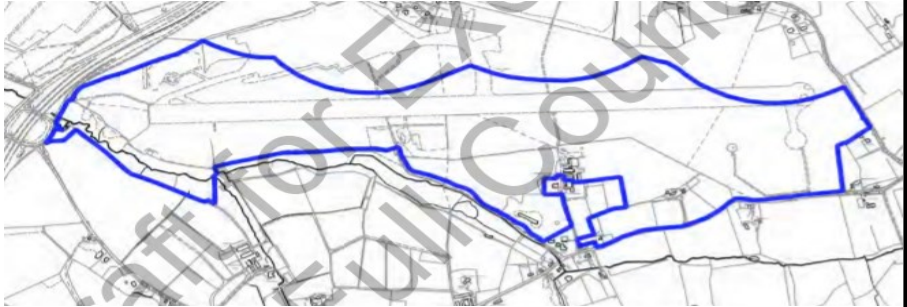
This is a new inclusion of a 9 hectare site for a minimum 7000sq m of light industrial, general industrial, storage and distribution. However, it is likely to be substantially more than this as the site is identified as having POTENTIAL FOR FURTHER INDUSTRIAL FLOORSPACE TO MEET FUTURE BOROUGH NEEDS. A

further concern is that WASTE MANAGEMENT FACILITIES will be directed to the strategic industrial sites potentially at Burnt Common



## Site A35 Former Wisley airfield

Size increase to 95.9 hectares. The sheer volume of traffic which will be using our High Street and local roads will cause congestion and pollution. Nitrous oxide levels are already above safe levels.



## Site A42 Tannery Lane, Send

An increase from 45 to 60 new homes

**MAKE YOUR VOICE HEARD AND  
ENCOURAGE ALL YOUR FRIENDS  
AND NEIGHBOURS TO OBJECT  
WHAT YOU NEED TO DO:**

The consultation period for ALL RESIDENTS OF THE BOROUGH will be for a 6 week period from 9<sup>th</sup> June to 24<sup>th</sup> July 2017

You should only comment (online or by letter) on changes to the Local Plan, such as at the 4 sites mentioned above. All comments received from the 2016 Local Plan will also be put forward to the Government Inspector. Any comments made at this consultation that do not refer to any specific changes to the 2017 version will not be registered.

For help please contact Ripley Parish Council on 224847 or  
[clerk@ripleyparishcouncil.gov.uk](mailto:clerk@ripleyparishcouncil.gov.uk)

# IT IS REALLY IMPORTANT THAT YOU REGISTER YOUR OBJECTIONS TO THESE LOCAL SITES

We would suggest the following responses be incorporated into your objection:

Housing at Site A43 Garlicks Arch would be on Greenbelt Land  
The potential increase from 400 houses at site A43 Garlicks Arch is extremely harmful to the rural nature of the surrounding villages of Ripley, Send and Clandon and will cause coalescence of these villages

The inclusion of 6 x Travelling Showpeople plots with associated storage facilities is entirely inappropriate in a rural environment within the Greenbelt and there is no identified need within the Local Plan documentation. The allocation of 6 Travelling Showpeople plots is the designated formula for 1500-1999 homes on the same site according to the 2017 Local Plan and so is out of scale with the proposed development

The potential for a substantial increase in industrial floorspace from 7000 sq m to an unspecified amount at the site A58 Burnt Common does not provide local residents with enough information for a full and proper consultation given the ambiguity and lack of detail within the document

The potential for a Waste Management Facility at site A58 Burnt Common is briefly mentioned, tucked away in policy 4.4.23a and does not allow for full and proper consultation

The increase in housing numbers from 45 to 60 at Site A42 in Tannery Lane will have a significant impact on the already highly congested local rural road network around and within Ripley

There are many other changes within the 2017 Revised Local Plan that will affect us all within the Borough. Please take time to look at the documents online at [www.guildford.gov.uk/newlocalplan](http://www.guildford.gov.uk/newlocalplan) and make any further comments that are relevant for you **AS LONG AS YOU ONLY COMMENT ON ANY OF THE CHANGES WHICH ARE HIGHLIGHTED IN RED**

email [localplan@guildford.gov.uk](mailto:localplan@guildford.gov.uk)

or post your comments to: Planning Policy Team,  
Guildford Borough Council, Millmead, Guildford, GU2 4BB