



Ripley Parish Council, Victory House, Ripley Village Hall, High Street, Ripley, GU23 6AF

10th May 2022

To: Members of the Planning & Environment Committee

**PLANNING & ENVIRONMENT COMMITTEE MEETING on MONDAY 16th MAY 2022 at 1800hrs
at VICTORY HOUSE**

Your attendance is required at the above meeting; the Agenda is shown below. Details of Planning Applications are available at www.guildford.gov.uk

**Jim Morris, BSc (Hons), PSLCC
Clerk to the Council**

AGENDA

1. APOLOGIES FOR ABSENCE

To RECEIVE any apologies for absence from Planning & Environment Committee members.

2. DISCLOSURE OF INTERESTS

To RECEIVE any disclosure by members of non-pecuniary interests in agenda items.

To RECEIVE any written requests for new disclosable pecuniary interests dispensations Without a dispensation a member may not participate in any discussion on the matter nor vote.

3. MINUTES

To RECEIVE and SIGN as a correct record the Minutes of the Planning & Environment Committee meetings held 14.03.2022 & 04.04.2022.

4. PLANNING APPLICATIONS

To RECEIVE and CONSIDER the following planning applications and any applications received before the meeting but after Agenda dispatch. Applications received before the meeting but after Agenda publication are publicised at www.ripleyparishcouncil.gov.uk

22/P/00564

Location: 8 Perseverance Cottages, High Street, Ripley, GU23 6AG.

Proposal: Construction of open porch to front entrance, single storey rear extension to form new orangery, conversion of roof space to form habitable accommodation including front and rear dormer and changes to fenestration.

Contact: Sakina Khanbhai sakinia.khanbhai@guildford.gov.uk

Closing date: 17.05.2022

22/P/0645

Location: Honeysuckle Cottage, 1 West End Cottages, High Street, Ripley, GU23 6AD.

Proposal: Proposed side porch and two storey side extension with new fenestration.

Contact: Benjamin Marshall benjamin.marshall@guildford.gov.uk

Closing date: 20.05.2022

22/T/00099

Location: Kiln House, Kiln Lane, Ripley, GU23 6EX.

Proposal: Lime (T1) – cut back over phone line to give 3m clearance and remove deadwood overhanging the driveway (Tree Preservation Order P1/201/79).

Contact: Tim Holman tim.holman@guildford.gov.uk

Closing date: 30.05.2022

5. PLANNING ENFORCEMENT, APPEALS, & DECISIONS

To RECEIVE and CONSIDER reports on any enforcement actions, decisions, and informatives on recent planning applications.

6. PLANNING & ENVIRONMENT

To RECEIVE and CONSIDER matters ongoing under the remit of the P&E Committee:

- i) Correspondence: *Former Ripley CofE Primary School – Education Endowment Order Notice.*
- ii) Eight Parishes Group update.
- iii) Correspondence: *Final recommendations for Guildford Borough Council published.*
- iv) Former Wisley Airfield Community Liaison Group.
- v) Community Land Trust.

7. DATE OF THE NEXT P&E COMMITTEE MEETING

Monday 6th June 2022 at 1800hrs at Victory House.

**MINUTES of RIPLEY PARISH COUNCIL PLANNING & ENVIRONMENT COMMITTEE
MEETING held on MONDAY 25th APRIL 2022 at 1800HRS at VICTORY HOUSE**

Present: Cllr Peter Shoesmith (Chairman)
Cllr Sarah Gill
Cllr Suzie Powell-Cullingford
Cllr Vernon Wood
Jim Morris, Clerk of the Council

P&E 109/21 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Richard Ayears, and Cllr Rowland Cornell.

P&E 110/21 DISCLOSURES OF INTEREST

No disclosures of interest were received.

P&E 111/21 MINUTES

The Minutes of the meetings held on Monday 14th March and Monday 4th April 2022 were received, confirmed, and signed as a true and correct record by Cllr Powell-Cullingford.

P&E 112/21 PLANNING APPLICATIONS

The Planning & Environment Committee considered the following planning applications, formulated the following observations and **RESOLVED: That the agreed comments of the Planning Group be forwarded to Guildford Borough Council (GBC) and reported to the Ripley Parish Council meeting scheduled to be held on Thursday 16th June 2022.**

22/P/00449

Location: 5 Heath Rise, Ripley, GU23 6ET.

Proposal: Erection of a single storey rear extension and creation of habitable accommodation in roof space along with insertion of two rear rooflights following demolition of the existing outbuilding.

Contact: Maria Vasileiou maria.vasileiou@guildford.gov.uk

Ripley Parish Council supports Planning Application ref 22/P/00449, although care should be taken to adhere to the parking standards set out in Lovelace Neighbourhood Plan Policy LNPI4.

22/P/01577

Location: Land at Nutberry Fruit Farm, Portsmouth Road, Ripley, GU23 9XX.

Proposal: Temporary Planning Permission until 31 May 2024 for change of use to site compound for highway works with formation of new access to A3 / B2215 Ockham roundabout; erection of boundary hoarding and fencing 2.4m high; removal of topsoil; formation of cess pit and protective swale to Stratford Brook; hard surfacing for circulation road, car park (243 spaces), HGV parking (150 vehicles), outdoor storage and waste storage; and installation of 3 No linked modular buildings for 2,145sqm Class E (g) (i) offices.

Contact: Peter Luder peter.luder@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 22/P/01577. The application is premature as the Development Consent Order for the proposed scheme for M25 J10/A3 Wisley Interchange has yet to be resolved by the Secretary of State. Ripley Parish Council supports and reiterates the viewpoint expressed by Ockham Parish Council.

22/P/00536 & 22/P/00537

Location: 17 Rose Lane, Ripley, GU23 6NE.

Proposal: Planning and Listed Building Consent for a single storey side extension to former outbuilding following various demolition works.

Contact: Chris Gent christopher.gent@guildford.gov.uk

Ripley Parish Council supports Planning Applications refs 22/P/00536 & 22/P/00537, although care should be taken to adhere to the parking standards set out in Lovelace Neighbourhood Plan Policy LNPI4. Any removed trees should be replaced in accordance with advice from Guildford Borough Council's Arborist.

21/P/00030

Location: Yana Alpacas, Hawthorn Farm, Polesden Lane, Ripley, GU23.

Proposal: Proposed erection of a detached two storey permanent agricultural workers' dwelling, and a general purpose agricultural building; creation of new access with installation of gate and piers (amended description and amended plans received 25 November 2021).

Contact: Katie Williams katie.williams@guildford.gov.uk

Ripley Parish Council noted the date of the Guildford Borough Council Planning Committee meeting at which Planning Application ref 21/P/00030 was to be considered.

22/P/00547

Location: 38 Wentworth Close, Ripley, GU23 6DB.

Proposal: Conversion of loft space incorporating rear dormer with flat roof and two windows, and insertion of three roof lights to front elevation and removal of window on side elevation.

Contact: Mark Adams regulatoryservices@guildford.gov.uk

Ripley Parish Council supports Planning Application ref 22/P/00547, although care should be taken to adhere to the parking standards set out in Lovelace Neighbourhood Plan Policy LNPI4.

P&E 113/21 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Members received and considered current Planning Enforcement cases in the parish. No cases had been closed.

Members received and considered decisions and informatives on Planning Applications refs 20/P/01057; 20/P/01058; 21/P/02005; 21/P/02006; and 21/P/02241.

P&E 114/21 PLANNING & ENVIRONMENT

Members received and considered matters under the auspices of Planning & Environment:

i) Correspondence: *20mph Speed Limits*.

It was RESOLVED: That the correspondence be noted.

ii) Correspondence: *Possible review and potential update to the Guildford Borough Local Plan: strategy and sites (2019)*.

It was RESOLVED: That the correspondence be noted.

iii) Correspondence: *The Council's strategy for a Formal Review of the Local Plan*.

It was RESOLVED: That the correspondence be noted.

iv) Correspondence: *Neighbourhood Plan for the West Clandon Area*.

It was RESOLVED: That the correspondence be noted.

v) Former Wisley Airfield Community Liaison Group. No updates were available.

It was RESOLVED: That the item be noted.

vi) Community Land Trust. No updates were available.

It was RESOLVED: That the item be noted.

P&E 115/21 DATE OF THE NEXT P&E COMMITTEE MEETING

The next meeting of the parish council's Planning & Environment Committee was scheduled to take place on Monday 16th May 2022.

The meeting closed at 1850hrs

Date:

Chairman



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www.guildford.gov.uk

Mr Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 26 April 2022

Dear Mr Morris,

Reference: 22/P/00564

Location: 8 Perseverance Cottages, High Street, Ripley, Woking, GU23 6AG
Proposal: Construction of open porch to front entrance, single storey rear extension to form new orangery, conversion of roof space to form habitable accommodation including front and rear dormer and changes to fenestration.
Contact : Sakina Khanbhai (Direct Line 01483 444640, Email sakina.khanbhai@guildford.gov.uk) planningenquiries@guildford.gov.uk

I am writing to inform you of the above application which can also be viewed online at www.guildford.gov.uk/planning

Should you wish to make any observations of this application, please write to this office within 21 days of the date of this letter. It would be helpful if you could quote the above reference number on any correspondence.

I would add that under the provisions of the Local Government (Access to Information) Act 1985, any representations you wish to make are available for inspection by the public.

Yours sincerely

Daniel Ledger
Interim Head of Place



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www.guildford.gov.uk

Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 29 April 2022

Dear Mr. Morris,

Reference: 22/P/00645

Location: Honeysuckle Cottage, 1 West End Cottages, High Street, Ripley, Woking,
GU23 6AD

Proposal: Proposed side porch and two storey side extension with new fenestration.

Contact : Benjamin Marshall (Direct Line 01482 505050, Email
benjamin.marshall@guildford.gov.uk) planningenquiries@guildford.gov.uk

I am writing to inform you of the above application which can also be viewed online at
www.guildford.gov.uk/planning

Should you wish to make any observations of this application, please write to this office within 21 days of the date of this letter. It would be helpful if you could quote the above reference number on any correspondence.

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Daniel Ledger
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Mr. Jim Morris
Ripley Parish Council
Ripley Council Office
4 Rio House
Ripley
Surrey
GU23 6AE

Date: 09 May 2022

Dear Mr. Morris,

Reference: 22/T/00099

Location: Kiln House, Kiln Lane, Ripley, Woking, GU23 6EX
Proposal: Lime (T1) - cut back over phone line to give 3m clearance and remove deadwood overhanging the driveway (Tree Preservation Order P1/201/79).
Contact : Tim Holman (Direct Line 01483 444946, EMail tim.holman@guildford.gov.uk) planningenquiries@guildford.gov.uk

I would be grateful if you could let me have your views, within 21 days of the date of this letter. It would be helpful if you could quote the above reference number on any correspondence.

I would add that under the provisions of the Local Government (Access to Information) Act 1985, any representations you wish to make are available for inspection by the public.

Yours sincerely

Daniel Ledger
Interim Head of Place

Current Enforcement Cases Ripley

Report date: 01/05/2022

Total Number of all Open Cases: 15

Total Number of **HIGH** Priority Cases Open: 0

Total Number of **MEDIUM** Priority Cases Open: 4

Total Number of **LOW** Priority Cases Open: 11

Ripley	Total cases for parish: 15
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1 **Case No:** EN/18/00104 **Received:** 23/04/2018 **Case Status:** Appeal Received

Officer: Joanna Searle **Priority:** Medium

Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY

Description: Without planning permission, the material change of use of the land from a nil use to the mixed use of the land for residential purposes, through the stationing of a park home and the use of the land and buildings for non-agricultural storage, including but not limited to the storage of motor vehicles

Without planning permission; the construction of two steel portal –framed buildings labelled A and B on Plan 2 attached to the Notice; the laying of concrete hardstanding hatched in black on Plan 2; the construction of retaining walls cross-hatched in green on Plan 2 attached to this notice; the construction of breeze block planters shown cross-hatched in red on Plan 2 attached to this notice and the construction of tracks cross-hatched in black on Plan 2 attached to this notice.

2 **Case No:** EN/18/00232 **Received:** 24/07/2018 **Case Status:** Investigating

Officer: Lee Payne **Priority:** Low

Location: Hampton House, High Street, Ripley, Woking, GU23 6AZ

Description: Alleged non-compliance with approved application 14/P/00337

3 **Case No:** EN/19/00013 **Received:** 14/01/2019 **Case Status:** Investigating

Officer: Lee Payne **Priority:** Low

Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY

Description: Alleged siting of mobile homes for residential purposes without planning permission

4 **Case No:** EN/19/00016 **Received:** 17/01/2019 **Case Status:** Investigating

Officer: Joanna Searle **Priority:** Medium

Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE

Description: Alleged that without planning permission;

- creation of a bund
- Installation of hard surfacing
- erection of a retaining wall
- Land level changes

5	Case No: EN/20/00048	Received: 12/03/2020	Case Status: Investigating
	Officer: Alison Adams	Priority: Low	
	Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY		
	Description: Alleged unauthorised Development - erection of large scaffolding structure		
6	Case No: EN/20/00084	Received: 30/03/2020	Case Status: Serve Enforcement Notice
	Officer: Joanna Searle	Priority: Low	
	Location: Land lying to the west of Polesden Lane, Ripley, Guildford, GU23 6DX also known as land between Grafton and The Ha		
	Description: Without planning permission; i) the making of a material change of use of the land from a nil use to use of the land for residential purposes through the stationing of a static mobile home and for the storage of vehicles ii) the erection on the land of a day room, outbuildings, fencing and a children's play structure iii) the laying of hardstanding and the construction of a cesspit to facilitate the stationing of the mobile home and the development in i) and ii) above		
7	Case No: EN/20/00103	Received: 02/04/2020	Case Status: Investigating
	Officer: Lewis Bookham	Priority: Low	
	Location: Grafton, Polesden Lane, Ripley, Woking, GU23 6DX		
	Description: Alleged unauthorised use of land as builder's yard		
8	Case No: EN/20/00155	Received: 10/06/2020	Case Status: Investigating
	Officer: Lewis Bookham	Priority: Low	
	Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS		
	Description: Alleged that outbuilding being used for habitable accomodation		
9	Case No: EN/20/00156	Received: 10/06/2020	Case Status: Investigating
	Officer: Lewis Bookham	Priority: Low	
	Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS		
	Description: Alleged change of use of the land to a commercial dog training and exercise area and the use of an outbuilding as residential accomodation without planning permission.		
10	Case No: EN/20/00342	Received: 09/11/2020	Case Status: Investigating
	Officer: Lee Payne	Priority: Low	
	Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY		
	Description: Alleged construction of a building without planning permission		
11	Case No: EN/21/00004	Received: 05/01/2021	Case Status: Investigating
	Officer: Lewis Bookham	Priority: Low	
	Location: Fernwood Nurseries, Tithebarns Lane, Send, Woking, GU23 7LE		
	Description: Alleged erection of replacement buildings rather than refurbishment as approved by planning approval 19/P/00207		

12 **Case No:** EN/21/00019 **Received:** 18/01/2021 **Case Status:** Investigating

Officer: Lewis Bookham **Priority:** Medium

Location: Land north of Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT

Description: Alleged unauthorised construction of hard surface and track

13 **Case No:** EN/21/00105 **Received:** 29/03/2021 **Case Status:** Investigating

Officer: Alison Adams **Priority:** Low

Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY

Description: Alleged unauthorised portacabin

14 **Case No:** EN/21/00135 **Received:** 19/04/2021 **Case Status:** Investigating

Officer: Lewis Bookham **Priority:** Medium

Location: Watsons Bakery, High Street, Ripley, Woking, GU23 6AZ

Description: Alleged unauthorised installation of UPVC windows

15 **Case No:** EN/22/00037 **Received:** 17/01/2022 **Case Status:** Investigating

Officer: Lee Payne **Priority:** Low

Location: The Paddocks, Rose Lane, Ripley GU23 6NE

Description: Alleged unauthorised increase in area of site

Enforcement Cases Closed Ripley

Report date: 01/05/2022

Actions since: 01/04/2022

Ripley	Total cases for parish: 2
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1 Case No: EN/18/00421 Enforcement Officer: Peter Muir

Location: Garage Adjacent To, Newlands Trading Company, Portsmouth Road, Ripley, Woking, GU23 6EY

Description: Alleged unauthorised hand-car wash. Unauthorised development consisting of hoardings adjacent to the highway with unauthorised advertisements on the hoardings.

Sign-Off Date:

Action Notes:

12/04/2022

The alleged unauthorised hand-car wash is not considered development consisting of a material change of use, and so does not require planning approval. The unauthorised advertisements that were displayed on the hoardings have been removed. The permitted development height for an enclosure in this location is 2 meters, which is only 15 centimetres lower than the hoardings in question. The hoardings serve a practical purpose, and consist of see-through plastic structures located within the confines of an existing commercial site, and within that context are considered to have a minimal impact on the wider character of the area. The development does not cause sufficient planning harm to warrant formal enforcement action. It complies with the provisions of the NPPF and the development plan and it is likely that the Council would grant planning permission for this development. It is therefore not expedient to take formal enforcement action in this case. This has been agreed by the Head of Environment and Regulatory Services.

2 Case No: EN/20/00060 Enforcement Officer: Lee Payne

Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE

Description: Non compliance with enforcement notice relating to an unauthorised mixed use of the land specifically steps requiring the cessation of; (c) for the storage, parking and/or sale of motor vehicles; (e) for the storage of

Sign-Off Date:

Action Notes:

14/04/2022

Following the approval of planning application 19/P/01881 at appeal and subsequent site visits, this case has been reviewed and a decision has been made not to pursue legal action due to reduced public interest in prosecuting. No further action to be taken.

Detail:

1

Application Number: 22/P/00225**Stat Start Date:** 23/02/2022**App type:** Full Application**Grid Ref:** 505117 155684**Parish:** Ripley**Ward:** Lovelace**Final Decision:** Approve
Decision Date: 04/05/2022
Decision Level: Delegated**Location:** Land to the west of the A3, Grove Heath Road, Ripley, Guildford, GU23 6ES**Proposal:** Five agricultural field shelters.**Conditions & Reasons****Drawing numbers**

The development hereby permitted shall be carried out in accordance with the following approved plans: AFS/SP/001 and AFS/BP/001 received on 08/02/2022 and AFS/FPLN/001 and AFS/PA-BFP/001 received on 23/02/2022 and AFS/ELV/002 received on 27/04/2022.

Reason: To ensure that the development is carried out in accordance with the approved plans and in the interests of proper planning.

Full Permission - three years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

PD removal - general

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any subsequent Order revoking or re-enacting that Order, the building hereby approved shall only be used for uses falling within agriculture and not any other use classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any subsequent Order revoking or re-enacting that Order.

Reason: In order to preserve the character, amenity, highway safety and purposes of the Green Belt and including land within it.

Informatives**National Planning Policy Framework**

This statement is provided in accordance with Article 35(2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. Guildford Borough Council seek to take a positive and proactive approach to development proposals. We work with applicants in a positive and proactive manner by:

Offering a pre application advice service

Where pre-application advice has been sought and that advice has been followed we will advise applicants/agents of any further issues arising during the course of the application

Where possible officers will seek minor amendments to overcome issues identified at an early stage in the application process

However, Guildford Borough Council will generally not engage in unnecessary negotiation for fundamentally unacceptable proposals or where significant changes to an application is required.

Notes from 8 Parishes Meeting – Thursday 28th April 2022

Imogen Jamieson – Ockham
Greg Ganjou – East Clandon
Robert Taylor – East Horsley
Guy Murray – West Horsley
Antony Etwell – East Horsley
Simon Moxon – Ripley

Apologies received from Catherine Young (WH), Jonathan Murphy (WC), Pat Oven (Send), Ian Symes (Effingham), Jan Lofthouse (Ockham)

Discussion regarding the TW presentation for the FWA that took place on 26th April 2022 which some had attended. All agreed that any application put forward for planning by TW is inextricably linked to the HE M25J10A3 DCO. DCO decision due on 12th May.

RT and GM advised that E & W Horsley have jointly appointed a planning consultant and a traffic consultant. IJ advised that OPC has not but is aware that WAG have spoken to a planning consultant.

Concern about impact on roads agreed and comment made that as SCC Highways repeatedly don't object on planning apps we need to encourage SCC to take a different approach when addressing the Highways impacts of FWA proposal. Discussed Matt Furniss, SCC Cabinet Member for Transport and Infrastructure and agreed that an approach to the tier below, Kirsty Wilkinson, Snr Transport Development Planning Officer for SCC would be a practical first call for this. Resolved that the 8 parishes would agree a strategy to move forward on this on receipt of the transport modelling for FWA and that initially, each parish would make contact on an individual basis rather than collectively.

Brief discussion about the speed in which GBC are determining applications at present. AE advised that the requirement is that they are determined within 6 months by the local authority.

AE said that in light of the Climate Emergency declared by GBC in July 2019, there seems to have been little / no change made to any policies to reflect this. Can 8 parishes group do anything to lobby for change.

RT advised that planning decisions are based on policy at the time of the original determination. ie outline application for Lollesworth Fields was determined in 2019 and decisions made by GBC regarding detailed design reflect policy at determination rather than being updated to reflect policy of present day. Further note re Lollesworth: incomprehensively to all parishes, SCC Highways have recommended that the number of car parking spaces for the development is reduced.

Agreement that if the DCO is approved we should meet shortly afterwards to discuss strategy and next steps. Date agreed 7 pm Tuesday 17th May at East Horsley Parish Hall.

Thanks to East Clandon for hosting.

From: The Local Government Boundary Commission for England reviews@lgbce.org.uk
Subject: Final recommendations published for Guildford Borough Council
Date: 10 May 2022 at 10:44
To: clerk@ripleyparishcouncil.gov.uk



No images? [Click here](#)

The
Local Government
Boundary Commission
for England

**Final recommendations for
Guildford Borough
Council published**

**View our final recommendations
on our consultation portal**

Today we published our final recommendations for future electoral arrangements for Guildford Borough Council.

We are proposing that Guildford Borough Council should have **48** councillors.

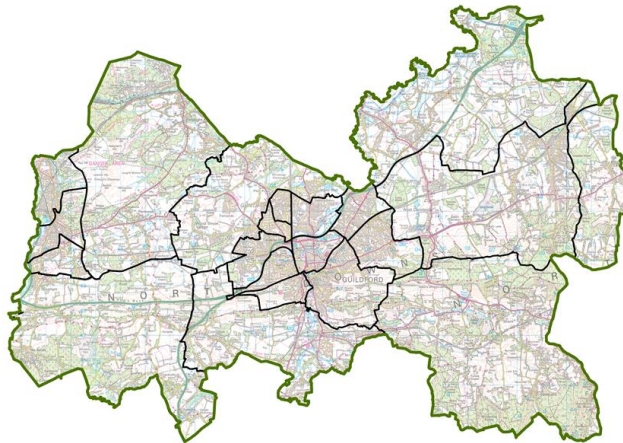
Those councillors should represent eight three-councillor wards, 11 two-councillor wards and two one councillor wards, across the borough.

We are also proposing that the boundaries of most wards should change.

We have now completed our electoral review of Guildford Borough Council.

We are extremely grateful to the people of Guildford who took the time and effort to send us their views.

We considered every piece of evidence we received before finalising our recommendations.



Final recommendations report

Final recommendations map

**Summary of the final
recommendations**

As a result of our recommendations for new warding patterns, we are making changes to the parish electoral arrangements for the following parish and town councils:

- [Ash Parish Council](#)

The changes we have proposed must now be approved by Parliament.

A draft Order - the legal document which brings into force our recommendations - will now be laid before Parliament.

The draft Order will provide for new electoral arrangements for Guildford Borough Council to be implemented at the local elections in **2023**.



Local Government Boundary Commission for
England, 1st Floor, Windsor House, 50 Victoria
Street, London, SW1H 0TL.

You're receiving this email because you represent
an organisation that we believe will be interested in
this electoral review.

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