



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

12th July 2023

To: Members of the Planning & Environment Committee

PLANNING & ENVIRONMENT COMMITTEE MEETING on WEDNESDAY 19th JULY 2023 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. PUBLIC QUESTIONS

To RECEIVE and CONSIDER questions from members of the public.

4. MINUTES

To RECEIVE and SIGN as a correct record the Minutes of the Extra-Ordinary Planning & Environment Committee meeting held 04.07.2023.

5. 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

23/P/00818

Location: The Barn House, Rose Lane, Ripley, GU23 6NE.

Proposal: Conversion of barn into habitable accommodation, linkway extension, internal alterations.

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

Closing date: 25.07.2023

23/P/00953

Location: Woodside Barns, Ripley Road, Send, GU23 7LT.

Proposal: Single storey dwelling with accommodation within the roof following demolition of the existing dwelling and outbuildings.

Contact: Russell Smith russell.smith@guildford.gov.uk

Closing date: 25.07.2023

22/P/01624**APP/Y3615/W/23/3318370**

Location: Ripley Cricket Club, The Green, Ripley.

Proposal: Removal of existing single glazed windows and doors and replacement with new double glazed A++ high energy efficient PVC windows to match existing in design and colour.

Contact: Claudia Jaulimsing claudia.jaulimsing@guildford.gov.uk

Closing date: 25.07.2023

5. PLANNING ENFORCEMENT, APPEALS, & DECISIONS

To RECEIVE and CONSIDER reports on current Planning Enforcement cases and Planning Application decisions and informatives.

6. PLANNING & ENVIRONMENT INFRASTRUCTURE SUB-COMMITTEE

To RECEIVE and CONSIDER reports on matters ongoing under the remit of the P&E Infrastructure Sub-Committee.

i) National Highways – M25 J10/A3 Wisley Interchange Improvement Scheme update; Development Consent Order Regulation 19.

ii) National Highways compound at Nutberry Farm.

7. PLANNING & ENVIRONMENT

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

i) Pavement parking

ii) Inquiry ref: APP/Y3615/W/23/3320175 Ripley Parish Council and Send Parish Council joint Rule 6 Statement of Evidence.

iii) Inquiry ref: APP/Y3615/W/23/3320175 Statements of Case entered by other Rule 6 parties.

iv) Ripley Parish Council and Send Parish Council representation at Inquiry ref: APP/Y3615/W/23/3320175 Pre-Inquiry Meeting.

8. DATE OF THE NEXT P&E COMMITTEE MEETING

Wednesday 16th August 2023 at 1800hrs at Victory House.



Ripley Parish Council Office
Victory House
High Street
Ripley
Surrey
GU23 6AF
Phone: 01483 224847
clerk@ripleyparishcouncil.gov.uk
www.ripleyparishcouncil.gov.uk

**MINUTES of RIPLEY PARISH COUNCIL EXTRA-ORDINARY PLANNING &
ENVIRONMENT COMMITTEE MEETING held on TUESDAY 4th JULY 2023 at 1800HRS
at VICTORY HOUSE**

Present: Cllr Richard Ayears
Cllr Ian Baker
Cllr Rowland Cornell
Cllr Sarah Gill (Chairperson)
Cllr Paddy McLaughlin
Jim Morris, Clerk of the Council

P&E 020/23 APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Cllr Caroline Bimson and Cllr Peter Shoesmith.

P&E 021/23 DISCLOSURES OF INTEREST

No disclosures of interest.

P&E 022/23 PUBLIC QUESTIONS

No public questions.

P&E 023/22 MINUTES

The Minutes of the Planning & Environment Committee meeting held on Wednesday 14th June 2023 were received, confirmed, and signed as a true and correct record by the Chairperson.

P&E 024/22 PLANNING APPLICATIONS

The Planning & Environment Committee considered the following planning applications, formulated the following observations, and **RESOLVED: That the agreed comments of the Planning & Environment Committee be forwarded to Guildford Borough Council (GBC) and reported to the Ripley Parish Council meeting scheduled to be held on Wednesday 20th September 2023.**

23/P/00944

Location: The Cow Shed Outbuildings, Grove Heath Road, Ripley. Proposal: Erection of stables following demolition of existing stables.

Contact: Russell Smith russell.smith@guildford.gov.uk

Ripley Parish Council supports Planning Application Ref 23/P/00944.

23/P/00869

Location: 1 Homewood Farm Cottages, Newark Lane, Ripley, GU23 6DJ.

Proposal: Single storey side extension and minor change to rear fenestration.

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

Ripley Parish Council supports Planning Application ref 23/P/00869.

23/P/00948

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

Proposal: Resurfacing the means of access lane to Valentines Farm from Rose Lane.

Contact: Morgan Laird morgan.laird@guildford.gov.uk

Ripley Parish Council objects to Planning Application ref 23/P/00948. The proposed scheme lies entirely within both the Green Belt and Ripley Conservation Area. This development would, by definition, be harmful to the openness and character of the Green Belt and would cause significant harm to the Ripley Conservation Area. Rose Lane is wholly unsuitable for the large number of Heavy Goods Vehicle movements associated with the site. The areas beyond Ripley Court School and adjacent to the track entrance do not benefit from footways, and this proposal will increase danger to pedestrians. Ripley Parish Council contends that this application should be refused at the earliest opportunity.

P&E 025/23 PLANNING ENFORCEMENT, APPEALS, & DECISIONS

Decisions and informatives on Planning Application refs 22/P/00471, 23/P/00259, 23/P/00480, 23/P/00512, 23/P/00579, and 23/P/00703 were considered.

It was RESOLVED: That the reports be noted.

P&E 026/23 PLANNING & ENVIRONMENT

Members received and considered matters ongoing under the remit of the P&E Committee:

i) Correspondence: *Surrey County Council Minerals and Waste Development Scheme - Update*

It was RESOLVED: That the correspondence be noted.

ii) 3320175 - Land at Former Wisley Airfield, Hatch Lane, Ockham. Ripley & Send Parish Councils' joint Rule 6 participation and Statement of Case. Members discussed the inclusion of topics such as GP surgeries, schools, and the strategic road network. The council's submission would focus on material planning considerations.

It was RESOLVED: That the joint Statement of Case be progressed.

P&E 027/23 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 Wednesday 19th July 2023.

The meeting closed at 1905hrs.

Date:

Chairperson



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www.guildford.gov.uk

Mr. Jim Morris
Ripley Parish Council
Victory House
High Street
Ripley
Surrey
GU23 6AF

Date: 04 July 2023

Dear Mr. Morris,

Reference: 23/P/00818

Location: The Barn House, Rose Lane, Ripley, Woking, GU23 6NE
Proposal: Conversion of barn into habitable accommodation, linkway extension, internal alterations.
Contact : Sakina Khanbhai (Direct Line 01483 444640, EMail sakina.khanbhai@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

Claire Upton-Brown
Executive Head - Planning Development



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Mr. Jim Morris
Ripley Parish Council
Victory House
High Street
Ripley
Surrey
GU23 6AF

Date: 04 July 2023

Dear Mr. Morris,

Reference: 23/P/00953

Location: Woodside Barns, Ripley Road, Send, Woking, GU23 7LT
Proposal: Single storey dwelling with accommodation within the roof following demolition of the existing dwelling and out buildings
Contact : Russell Smith (Direct Line 01483 444366, EMail russell.smith@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

Claire Upton-Brown
Executive Head - Planning Development



GUILDFORD
BOROUGH

www.guildford.gov.uk

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

Date : 20 June 2023

Our Ref : **22/P/01624**

Inspectorate's Ref : APP/Y3615/W/23/3318370

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Location: Ripley Cricket Club, The Green, Ripley
Proposal: Removal of existing single glazed windows and doors and replacement with new double glazed A++ high energy efficient PVC windows to match existing in design and colour.
Case Officer: Claudia Jaulimsing, Direct Line 01483 444374, Email claudia.jaulimsing@guildford.gov.uk

I write to advise that an appeal has been lodged against the Council's refusal of the above application. The Planning Inspectorate has accepted the appeal and it will be dealt with by way of Written Representations.

The appellant's grounds of appeal can be inspected at the Council Offices on Monday - Thursday between the hours of 8.30am and 5.00pm and on Fridays between 8.30am and 4.30pm.

The application, plans and documents can be viewed at Millmead House during normal office hours. If you wish to make any comments on the appeal, please do so in writing (please supply 3 copies) to **The Planning Inspectorate, 3/05 Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS16PN - quoting reference APP/Y3615/W/23/3318370** - it should arrive at the Planning Inspectorate not later than 25/07/2023. (please note any letters received by The Planning Inspectorate after the deadline will not be seen by the Inspector and they will be returned to sender).

You can also submit your comments to the Planning Inspectorate by e-mail to

Guildford Borough Council
Millmead House, Millmead, Guildford, Surrey, GU2 4BB

enquiries@pins.gsi.gov.uk, quoting the Planning Inspectorate reference number. Please note that your e-mail address will be made public unless you attach your comments to the e-mail in a separate document. Alternatively you can submit your comments through the case search facility on the Planning Inspectorate website at:

<https://www.gov.uk/appeal-planning-inspectorate>

Comments submitted electronically will be accepted up until midnight on the day before the final date.

You should quote the above Inspectorate's Reference in your correspondence, please note that any comments given will be made available to both the appellant and the Council. If you would like to know the Inspector's decision, please indicate in your letter to the Planning Inspectorate who will arrange for a copy to be forwarded to you as soon as it is received.

A copy of the Planning Inspectorate's booklet 'Guide to taking part in planning appeals' can be obtained free of charge and may help to answer any further questions you may have.

Yours sincerely

A handwritten signature in black ink, appearing to read 'C. Upton-Brown', with a long horizontal flourish extending to the right.

Claire Upton-Brown
Executive Head - Planning Development

Current Enforcement Cases Ripley

Report date: 01/07/2023

Total Number of all Open Cases: 16

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

Total Number of **MEDIUM** Priority Cases Open: 5

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

Ripley	Total cases for parish: 16
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|----------|--|--|
| 1 | <p>Case No: EN/18/00104</p> <p>Received: 23/04/2018</p> <p>Officer: Joanna Searle</p> <p>Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY</p> <p>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</p> <p>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.</p> | <p>Case Status: Appeal Decided</p> <p>Priority: Medium</p> |
| 2 | <p>Case No: EN/19/00016</p> <p>Received: 17/01/2019</p> <p>Officer: Joanna Searle</p> <p>Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE</p> <p>Description: i)Without planning permission an engineering operation consisting of the construction of a bund/raised earth platform in the approximate location outlined in blue on the attached plan.</p> <p>ii) Without planning permission an engineering operation comprising changes to the levels of the ground, construction of a wall and fence and the laying of materials to create a hard-surfaced raised area, in the approximate location outlined in green on the attached plan.</p> <p>iii)Without planning permission, operational development consisting of the installation of two structures, in the approximate location outlined in black on the attached plan and also shown in the two photographs attached to this Notice.</p> <p>iv)Without planning permission, an engineering operation consisting of the construction of a track shown in the approximate location cross hatched in black on the attached plan.</p> | <p>Case Status: Serve Enforcement Notice</p> <p>Priority: Medium</p> |
| 3 | <p>Case No: EN/20/00048</p> <p>Received: 12/03/2020</p> <p>Officer: Alison Adams</p> <p>Location: Highlands Farm, Portsmouth Road, Ripley, GU23 6EY</p> <p>Description: Alleged unauthorised Development - erection of large scaffolding structure</p> | <p>Case Status: Investigating</p> <p>Priority: Low</p> |

4	Case No: EN/20/00084	Received: 30/03/2020	Case Status: Serve Enforcement Notice
	Officer: Darren Gregory		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		
5	Case No: EN/20/00103	Received: 02/04/2020	Case Status: Serve Planning Contravention Notice
	Officer: Peter Muir		Priority: Low
	Location: Grafton, Polesden Lane, Ripley, Woking, GU23 6DX		
	Description: Alleged unauthorised use of land as builder's yard		
6	Case No: EN/20/00342	Received: 09/11/2020	Case Status: Investigating
	Officer: Enforcement		Priority: Low
	Location: Hurst Farm, Portsmouth Road, Ripley, Woking, GU23 6EY		
	Description: Alleged construction of a building without planning permission		
7	Case No: EN/21/00004	Received: 05/01/2021	Case Status: Investigating
	Officer: Enforcement		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		
8	Case No: EN/21/00019	Received: 18/01/2021	Case Status: Investigating
	Officer: Joanna Searle		Priority: Medium
	Location: Land north of Woodcote Park Nursery, Ripley Road, Send, Woking, GU23 7LT		
	Description: Alleged unauthorised construction of hard surface and track		
9	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		
10	Case No: EN/22/00037	Received: 17/01/2022	Case Status: Investigating
	Officer: Enforcement		Priority: Low
	Location: The Paddocks, Rose Lane, Ripley GU23 6NE		
	Description: Alleged unauthorised increase in area of site		

11	Case No: EN/22/00165 Officer: Peter Muir Location: Stables, Hangover House, Gambles Lane, Ripley Description: Alleged unauthorised operational development consisting of the creation of hard surfaces, and the erection of gates and fence	Received: 06/05/2022 Priority: Medium	Case Status: Investigating
12	Case No: EN/22/00265 Officer: Peter Muir Location: Valentines Farm, Rose Lane, Ripley, Woking, GU23 6NE Description: Alleged unauthorised operational development linked to multiple deliveries of concrete to the site	Received: 28/07/2022 Priority: Medium	Case Status: Investigating
13	Case No: EN/22/00397 Officer: Enforcement 2 Location: 2 Grove Heath North, Ripley, Woking, GU23 6EN Description: Alleged unauthorised development consisting of hard core being placed to the rear of the dwellinghouse, changing the land levels, and associated development to facilitate the change in land levels.	Received: 10/11/2022 Priority: Low	Case Status: Investigating
14	Case No: EN/22/00444 Officer: Peter Muir Location: White Horse Yard, High Street, Ripley, GU23 6BB Description: Alleged unauthorised development - spot lights erected on site and light pollution caused as a result	Received: 14/12/2022 Priority: Low	Case Status: Investigating
15	Case No: EN/23/00159 Officer: Peter Muir Location: Bramley Cottage, Tithebarns Lane, Send, Woking, GU23 7LE Description: Alleged unauthorised development consisting of the change of use of the existing outbuilding into an independent dwellinghouse and associated operational development to the outbuilding to facilitate the alleged change of use	Received: 04/05/2023 Priority: Low	Case Status: Investigating
16	Case No: EN/23/00204 Officer: Peter Muir Location: White Horse Yard, High Street, Ripley, GU23 6BB Description: Alleged unauthorised advertisements for Quality PX attached to the enclosure surrounding the site	Received: 05/06/2023 Priority: Low	Case Status: Investigating

Enforcement Cases Closed

Ripley

Report date: 01/07/2023

Actions since: 01/06/2023

Ripley	Total cases for parish: 3
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1 **Case No:** EN/20/00156 **Enforcement Officer:** Peter Muir
Location: Rosemont, 39 Papercourt Lane, Ripley, Woking, GU23 6DS
Description: Alleged change of use of the land to a commercial dog exercise area without planning permission.

Sign-Off Date:	Action Notes:
05/06/2023	Planning application 23/P/00797 received. If granted, this would wholly address the breach of planning control. No further action needed at this time but planning application being monitored.

2 **Case No:** EN/21/00135 **Enforcement Officer:** Bex Ali
Location: Watsons Bakery, High Street, Ripley, Woking, GU23 6AZ
Description: Alleged unauthorised installation of UPVC windows

Sign-Off Date:	Action Notes:
05/06/2023	UPVC windows have been installed in the building which is located within Ripley Conservation Area. The expediency of further action has been considered, in consultation with the Council's Conservation Officer, and on this occasion, it has been deemed not expedient to take further and the file will now be closed.

3 **Case No:** EN/23/00175 **Enforcement Officer:** Peter Muir
Location: Lovelace Works, High Street, Ripley
Description: Alleged breach of conditions 6 and 7 of planning approval 15/P/01021, specifically that the premises is operating and dispatching deliveries on a Sunday

Sign-Off Date:	Action Notes:
23/06/2023	Based on the available evidence, no breach of planning control has been established. There is no evidence of the servicing or restoration of classic cars taking place outside the permitted hours, and no deliveries associated with this use outside the permitted hours.

RIPLEY PARISH COUNCIL & SEND PARISH COUNCIL

STATEMENT OF CASE

Appeal by Taylor Wimpey UK Ltd.

Land at Wisley Airfield, Hatch Lane, Ockham, GU23 6NU.

Planning Inspectorate ref: APP/Y3615/W/23/3320175

Guildford Borough Council ref: 22/P/01175

06.07.2023



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1. Introduction

- 1.01 This Statement of Case is submitted by Ripley Parish Council (RPC) and Send Parish Council (SPC) ahead of the Inquiry into Guildford Borough Council's (GBC) non-determination of Planning Application ref 22/P/01175:

Proposal: Planning permission for a Hybrid planning application for part of a new settlement and Sustainable Natural Greenspace (SANG) (within LPSS Policy A35 Allocation) with new vehicular and pedestrian/cyclist accesses, comprising:

- a) Full Planning Application incorporating; i. a realigned section of the proposed Wisley Lane Diversion, to include a roundabout with a stub road as the primary access to serve the new settlement from Ockham Interchange, ii. a road junction access into the proposed employment area from the proposed Wisley Lane Diversion; a new road junction as a secondary access to serve as a secondary access to serve the new settlement from Old Lane; iv. SANG and associated infrastructure, including SANG car parks. v. Restricted access from Ockham Lane.*
- b) Outline Planning Application (all matters reserved) for the phased development of part of a residential-led, new settlement comprising up to 1,730 dwellings (Class C3 use), 8 gypsy and travellers pitches, up to 100 units of housing for older people (Class C2 use), a mixed-use commercial local centre with public square, community hub and employment area alongside other commercial mixed-use neighbourhood centres located throughout and an employment area (Classes E, F2(b), B2/B8, and sui-generis uses subject to specific planning permissions), a secondary school, a primary school (Class F1(a)), up to 2 nurseries (Class E (f)), also incorporating green infrastructure (including parks, neighbourhood greens and sports pitches (Class F2(c)) and associated pavilion (Classes E(b) and (d), F2(b)), SANG and other infrastructure (Class E(b)), part of Wisley Lane Diversion, a vehicular / cycle / pedestrian sustainable transport corridor (linking the proposed Wisley Lane Diversion roundabout to Old Lane) and associated infrastructure and earthworks at land at the Former Wisley Airfield (with construction access from Ockham Interchange and Elm Corner).*

- 1.02 RPC/SPC has been granted joint Rule 6(6) status at the Inquiry, in a letter dated 20th June 2023. This Statement of Case is made in advance of exchange of proofs of evidence and sets out the broad evidence to be presented by RPC/SPC.
- 1.03 This Statement of Case is submitted by RPC/SPC ahead of GBC's Planning Committee meeting scheduled for 10.07.2023, at which Planning Application ref 22/P/01175 is due to be discussed.
- 1.04 At time of writing, new evidence continues to be submitted. RPC/SPC reserves the right to add relevant evidence to its case.

2. Appeal Site and Surroundings

- 2.01 The Appeal site lies wholly in the Parish of Ockham, a community of hamlets scattered over a wide area. Ockham is the largest hamlet. There are other small settlements dotted around the Parish. The area is characterised by farm fields, high hedges, narrow lanes, and areas of woodland.
- 2.02 Ockham, Ripley, Send, and Wisley parishes collectively comprise the Send & Lovelace Ward of Guildford Borough Council.

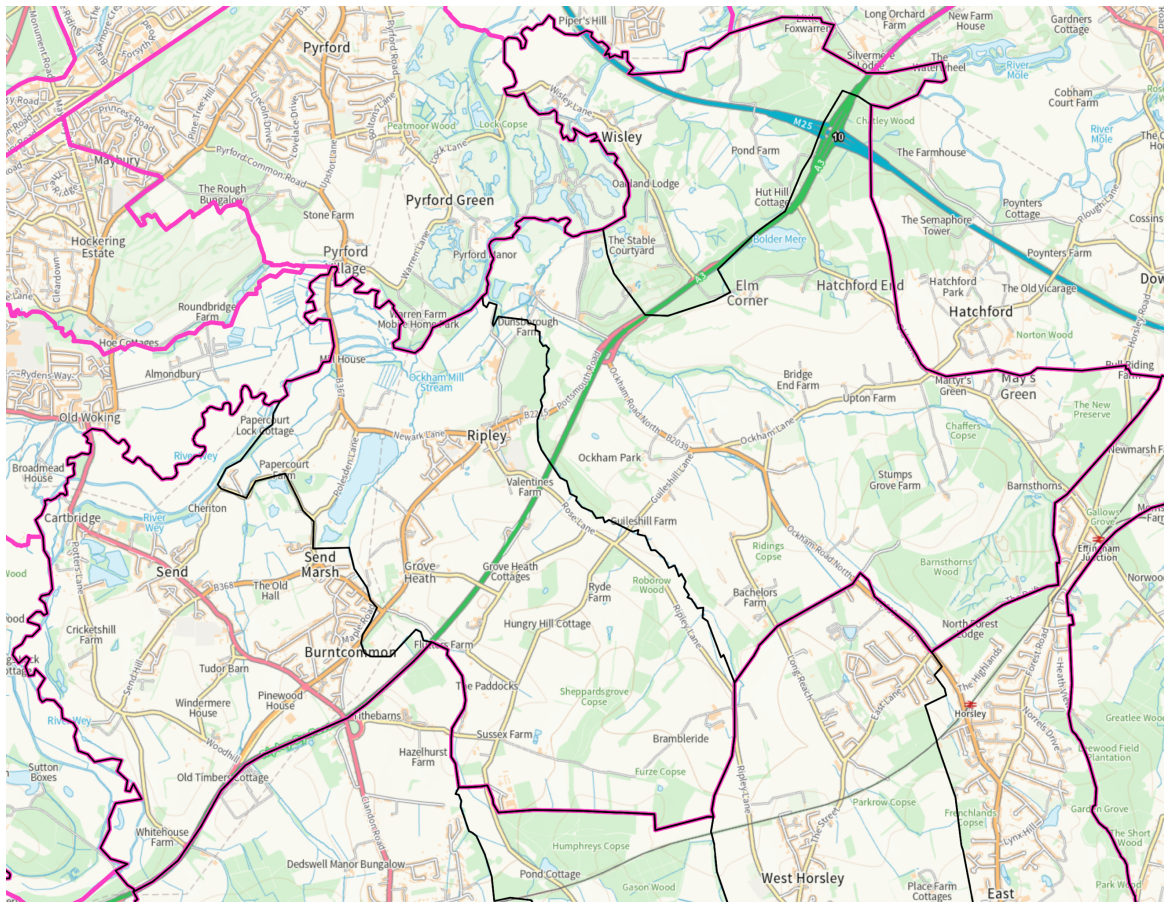


Figure 1. Send & Lovelace Ward, screenshot Ordnance Survey Election Maps, available at: <https://www.ordnancesurvey.co.uk/election-maps/gb/> (accessed 05.07.2023).

- 2.03 The western extent of the proposed development site lies less than 1km from the eastern boundary of Ripley Parish. The Parish of Send, Send Marsh, and Burntcommon (to be referred to as Send Parish) lies to the west of Ripley Parish.
- 2.04 Ripley and Send Parishes closely link to the Appeal site via the local road network: A247 Send Road, B2215 Portsmouth Road, and B367 Newark Lane.

- 2.05 The B2215 Portsmouth Road runs from Ockham Roundabout to join the A247 at Burntcommon. The A247 connects to the A3 at Burntcommon and runs through Send towards Woking. The B367 Newark Lane provides another route towards Woking. It is width-restricted to 6' 6" and weight restricted.
- 2.06 Send and Ripley Parish are also interconnected by very narrow lanes that are single-track in places and are used as 'rat runs' for traffic at peak times. These lanes consist of Newark Lane, to the West of Ripley High Street, Polesden Lane, connecting with Send Marsh Road and Papercourt, through to Tannery Lane which connects to the A247. There is a Business Centre situated in Tannery Lane that is set for expansion as it has been designated as a Strategic Employment Site, in accordance with Policy E3 of the LPSS.

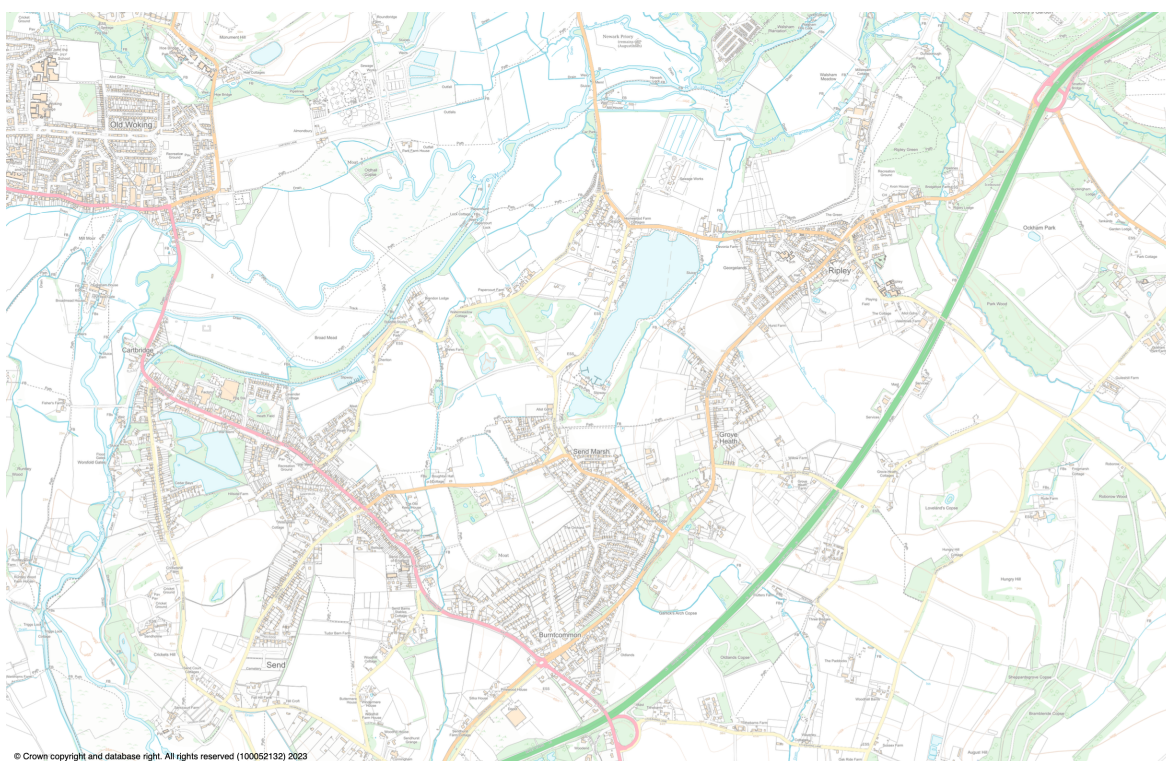


Figure 2. Ripley and Send Local Road Network. *Parish Online*. (05.07.2023)

- 2.07 Send Parish, Ripley Parish, and West Clandon Parish are all served by the Villages Medical Centre, located at Send Barns Lane, GU23 7BP. Residents are referred to Royal Surrey County Hospital.
- 2.08 Ripley Primary School has closed and therefore Send CofE Primary School now serves both villages and beyond.
- 2.09 Ripley is a District Shopping Centre under Policy E8 of the GBLPSS. There is a Co-Op and a One Stop in Ripley, and a small Waitrose connected to a petrol station at Burntcommon. There is a McColls convenience store at Send Shopping Parade,

which is a Local Shopping Centre in the GBLPSS.

- 2.10 Major food supermarkets involve car or public transport and are situated at Burpham, to the South of the appeal site traveling along the A3, or at Cobham traveling north from the appeal site along the A3.
- 2.11 Local facilities in Ockham, such as the Hautboy and the Parish Rooms, have now closed.
- 2.12 Public transport is non-existent and the nearest railway stations are Horsley and Clandon. Horsley station would be accessed by Ockham Road North which is not suitable for large-scale cycle use. It is likely that most residents of the Appeal site would seek to travel from Woking Railway Station.
- 2.13 Ockham Lane is unsuitable and dangerous for extensive cycle traffic. It is a sunken lane and incapable of being widened.
- 2.14 Ripley High Street cannot accommodate segregated cycle lanes. The High Street is a designated alternative route for emergency vehicles in the event of closures on the A3 and M25.

3. Planning Policy Context

- 3.01 Planning and development Policies relevant to the Appeal site are included in the Lovelace Neighbourhood Plan, Guildford Borough Local Plan Strategy & Sites (LPSS) 2019, and the National Planning Policy Framework (NPPF).
- 3.02 Lovelace Neighbourhood Plan
- 3.03 The Lovelace Neighbourhood Plan was adopted as part of Guildford's Development Plan following referendum held 6th May 2021. Lovelace Plan Policies are applicable to developments across Ockham, Ripley, and Wisley parishes.
- 3.04 The Case Officer recommends refusal based on noncompliance with Lovelace Neighbourhood Plan Policies LNPI1 and LNPI2, reproduced below:

Policy LNPI1: Infrastructure

Major developments requiring new or changed infrastructure should demonstrate how provision of these infrastructure improvements will be delivered taking account of infrastructure requirements and planned infrastructure developments in the area during the life of this plan.

All developments where new or improved infrastructure is required must ensure:

- a) *Infrastructure improvements are delivered at each stage of the development in response to need and population growth.*
- b) *Proposals for infrastructure must not lead to adverse impacts upon the TBHSPA.*
- c) *All roads and footways within the development are paved prior to occupation to ensure safe walking and cycling routes.*
- d) *Fast broadband infrastructure provided prior to occupation.*
- e) *Sufficient sewage treatment and disposal facilities which do not pollute existing or new waterways or the TBHSPA.*
- f) *Where new buildings are in areas not connected to the national gas grid they should be heated using low carbon sources. Stored oil heating systems will not be acceptable.*

Policy LNPI2: Public Transport and Sustainable Travel

Major developments which reduce the need for car use are supported and all such developments should support sustainable transport choices to be made. Where necessary to make the development acceptable and directly, fairly and reasonably related to it, major developments will be required to contribute financially to the delivery of public transport during the lifetime of this plan, particularly to the major towns of Guildford and Woking.

Encouragement of car sharing and the addition of electric car charging points are supported.

- a) *Major developments should, where appropriate, submit a Green Travel Plan as defined by the Surrey County Council Green Travel Plan Good Practice Guide 2010 or subsequent updated publications, with the planning application.*

- b) *The provision of public transport should be directed away from the European designated sites and must not lead to adverse impacts on the TBHSPA through pollution or increased visitor pressure.*
- c) *All major developments should be located within 500m of an existing regular bus service or where one is to be provided.*
- d) *Development at the Former Wisley Airfield site is encouraged to include a regular bus service to Woking station, particularly at rush hour, provided and secured in perpetuity as part of the bus network required in Guildford Local Plan: Strategy and Sites Allocation Policy A35.*
- e) *Major developments should provide public electric car charging points with a minimum of 1 per 10 dwellings, off the highway and unobtrusive.*
- f) *Major developments will provide car parking spaces, as detailed in Policy I4, b) and e), for commuter car-sharing at the following rates:*
 - i. *Up to 50 dwellings or 5,000 square metres – As appropriate*
 - ii. *51 to 500 dwellings or 5,001 – 50,000 square metres – Up to 10 spaces*
 - iii. *All larger developments – 11-50 spaces*

3.05 Significant weight should be given to Lovelace Neighbourhood Plan Policy LNPEN5: Air Quality & Traffic, reproduced below:

Planning proposals which actively encourage the transition to a low carbon future and demonstrate that air quality will not significantly deteriorate due to increased traffic, whether temporary or permanent, will be supported.

Developments which significantly increase traffic movements in Lovelace such as to increase the level of air pollutants above European and UK legal limits or would have an adverse impact on the European designated sites by way of pollution, reduced air quality or increased nitrogen levels, will not be supported.

Major developments of 100 or more dwellings must provide measurable mitigation for any significant increase in traffic movements in sensitive locations where the level of air pollutants currently exceeds legal limits. Such proposals should meet all the provisions below when submitting a planning application:

- a) *Provide alternative measurable mitigation to increasing poor air quality in areas currently above EU and UK legal limits.*
- b) *Provide an ecological impact assessment for the development site and its immediate surrounding area to assess the effects of developments, in particular traffic, on biodiversity, with special regard to the TBHSPA.*
- c) *Provide an Air Quality Assessment to assess the impact of the development on locations where air quality is currently below EU and UK legal limits, taking into account the proposed development and cumulative developments affecting Lovelace.*
- d) *Provide a Construction and Environmental Plan (CEMP) to manage the planning and implementation of construction and ongoing traffic with regard to the rural environment and the TBHSPA.*
- e) *Provision of a Construction Transport Management Plan (CTMP) for any construction traffic activities, to include details on:*
 - i. *Identification of potential impacts on the local road network*
 - ii. *HGV routing and timetabling with particular reference to Ripley Village centre, Ockham Road North, Ockham Lane, Old Lane and Wisley Lane*
 - iii. *How construction traffic will be encouraged to use the strategic road network where possible*
 - iv. *Restrictions for site deliveries (especially for HGVs) taking into account any local factors, i.e. proximity to schools*

- 3.06 In addition to planning and development Policies in the documents already noted, RPC/SPC may refer to Policies contained within South East Plan (SEP) 2009; Surrey Waste Local Plan (SWLP) 2019-2033; GBC Strategic Development Framework 2020; and Guildford Borough Local Plan Development Management Policies (LPDMP) 2023.

4. Overview of Ripley and Send Parish Councils' Case

- 4.01 Ripley and Send Parish Councils' joint Statement of Case focuses on issues which affect these parishes. The councils do not wish to duplicate evidence being put forward by other parties.
- 4.02 In preparing the LPSS, Guildford Borough Council adopted a spatial strategy to assess the most and least sustainable locations for development. Villages, including Ockham, Ripley, and Send Parish were ranked at the bottom of the spatial strategy in terms of their sustainability for development. However, the Inspector found GBC's approach sound and consistent with the NPPF, concluding that the site could be made sustainable as site A35 could deliver a 'new settlement' with the necessary supporting infrastructure to ensure a sustainable new community.
- 4.03 In accordance with the adopted LPSS, site A35 contains several requirements to make the site sustainable. These are as follows:

This is a residential led mixed use development, allocated for:

- (1) *Approximately 2,000 homes (C3), including some specialist housing and self-build plots and*
- (2) *Approximately 100 sheltered/Extra Care homes (C2 use) and*
- (3) *8 Gypsy and Traveller pitches and*
- (4) *Approximately 1,800 sq m of employment floorspace (B1a) and*
- (5) *Approximately 2,500 sq m of employment floorspace (B2/B8) and*
- (6) *Approximately 500 sq m of comparison retail (A1) and*
- (7) *Approximately 600 sq m of convenience retail (A1) and*
- (8) *Approximately 550 sq m services in a new Local Centre (A2 –A5) and*
- (9) *Approximately 500 sq m of community uses in a new Local Centre (D1) and*
- (10) *A primary school (D1) (two form entry) and*
- (11) *A secondary school (D1) (four form entry, of which two forms are needed for the housing on the site and two for the wider area)*

Transport strategy

- (1) *Primary vehicular access to the site allocation will be via the A3 Ockham interchange*
- (2) *A through vehicular link is required between the A3 Ockham interchange and Old Lane*
- (3) *Other off-site highway works to mitigate the impacts of the development. This will include mitigation schemes to address issues:*
 - (a) *on the A3 and M25 and at the M25 Junction 10/A3 Wisley interchange*
 - (b) *on B2215 Ripley High Street*
 - (c) *at the junctions of Ripley High Street with Newark Lane/Rose Lane*
 - (d) *on rural roads surrounding the site*
 - (e) *at junction of Old Lane with A3 on-slip (Guildford bound).*

- (4) *The identified mitigation to address the impacts on Ripley High Street and surrounding rural roads comprises two new slip roads at A247 Clandon Road (Burnt Common) and associated traffic management*
- (5) *A significant bus network to serve the site and which will also serve Effingham Junction railway station and/or Horsley railway station, Guildford and Cobham. This will ~~to~~ be provided and secured in perpetuity to ensure that residents and visitors have a sustainable transport option for access to the site*
- (6) *An off site cycle network to key destinations including Effingham Junction railway station, Horsley railway station/Station Parade, Ripley and Byfleet to be provided with improvements to a level that would be attractive and safe for the average cyclist*

Other infrastructure

- (7) *When determining planning application(s), and attaching appropriate conditions and obligations to planning permission(s), regard will be had to the delivery and timing of delivery of the key infrastructure requirements on which the delivery of the plan depends, set out in the Infrastructure Schedule in the latest Infrastructure Delivery Plan, or otherwise alternative interventions which provide comparable mitigation*
- (8) *The airfield site hosts an aeronautical navigation beacon, known as the Ockham DVOR/DME. This is an integral part of the UK aeronautical infrastructure and serves a number of major airports in the South East. When considering planning application(s), engagement with the operator (NATS En Route PLC) should be sought as early as practicable in order to ensure that any impact may be assessed and so that any relevant conditions and obligations to planning permission(s) can be attached*
- (9) *Other supporting infrastructure must be provided on the site, including a local retail centre including a GPs surgery and community building, open space (not associated with education provision) including playgrounds and allotments; and a two-form entry primary school to serve the development*
- (10) *Secondary educational need will be re-assessed at the time a planning application is determined at which time any recent new secondary school provision will be taken into account. The associated playing fields must be dual use and secured through the planning application process*
- (11) *Every effort must be made to reduce the harm to the SNCI through appropriate avoidance and mitigation measures*
- (12) *Green corridors and linkages to habitats outside of the site, and the adjoining SANG*
- (13) *Bespoke SANG to avoid adverse effects on the integrity of the SPA (See the IDP for further information)*
- (14) *Appropriate mitigation for flood risk and flood risk management, and have regard to the recommendations of the Level 2 SFRA*
- (15) *Ensure that sufficient capacity is available within Ripley wastewater treatment works to accept wastewater from this development within its permitted limits*

- 4.04 RPC/SPC support the GBC planning officer's report that the requirements of A35 have not been delivered and that the Appeal site is neither sustainable nor meets the requirement of the Development Plan as set out in points a-c below.
- 4.05 Evidence will be provided by RPC/SPC to demonstrate that the site does not meet the requirement of sustainable transport.
- 4.06 Evidence will be provided that the site is not sustainable in terms of impact on the local road network.

- 4.07 Evidence will be provided that the proposed development is not sustainable for local infrastructure.
- 4.08 RPC/SPC will provide evidence to demonstrate that housing need identified in the LPSS is being met through cumulative approved planning applications and windfall sites.
- 4.09 **a) Reason for refusal - Sustainable transport has not been demonstrated.**
- 4.10 RPC/SPC supports the GBC planning officer's reports that the proposed development does not meet the requirement to provide sustainable transport in accordance with paragraphs 104-106, 110 and 111 of the NPPF (2021). Or the requirements of the LPSS policies, ID1, ID2, and ID3, and ID9.
- 4.11 RPC/SPC contends that the proposed development does not comply with the Lovelace Neighbourhood Plan: Policy LNP12(d).
- 4.12 The proposed development does not comply with the Surrey County Council Local Transport Plan 2022-32.
- 4.13 RPC/SPC notes the response of the County Highways Authority officer James Cooper, dated 23rd of May 2023 stating: *1. It has not yet been demonstrated to the satisfaction of the County Highway Authority that appropriate opportunities to promote sustainable transport have been taken up. The proposed development does not yet have a robust sustainable transport strategy that overcomes the free-standing nature of the site, contrary to Policy A35 of Guildford Borough Council's Local Plan (2019), Section 8 of Guildford Borough Council's Strategic Development Framework (2020), and Section 9 of the NPPF (2021).*
- 4.14 **b) Reason for refusal - Impact on local Road network**
- 4.15 The Appellant has produced a bespoke strategic transport model based on the SATURN modeling package. It is noted that data from this base model is yet to be fully disclosed into the public domain for scrutiny. However, Motion Transport consultants have reviewed the Transport Assessment and the Transport Position of the applicants of the site and have concluded that "the impact of development-related trips is significantly underestimated". RPC/SPC support the Motion Assessment findings on the likely impact on the local highways network.
- 4.16 The Appellant's Traffic Assessment (paras. 12.2.5-12.2.13) contends that anticipated additional traffic arising from the development will not adversely affect the B2215 Ripley High Street/Portsmouth Road nor the B367 Newark Lane.

- 4.17 RPC/SPC is engaging a further independent study to gather further data and information relating to vehicle trips and movements on the local highways network. This study will be referred to in our evidence submission. RPC/SPC contends that the proposed development does not comply with NPPF para. 111.
- 4.18 The proposed development does not comply with Transport Strategy Requirement 4 of LPSS Policy A35: *The identified mitigation to address the impacts on Ripley High Street and surrounding rural roads comprises two new slip roads at A247 Clandon Road (Burnt Common) and associated traffic management.*
- 4.19 RPC/SPC notes the response of the County Highways Authority officer James Cooper, dated 23rd of May 2023 stating: *2. It has not yet been demonstrated to the satisfaction of the County Highway Authority that the significant traffic impacts from the development on the local transport network, in terms of capacity and highway safety, can be cost-effectively mitigated to an acceptable degree, contrary to Policy A35 of Guildford Borough Council's Local Plan (2019), Section 8 of Guildford Borough Council's Strategic Development Framework (2020), and Section 9 of the NPPF (2021).*
- 4.20 **c) Reason for refusal - Impact on existing local infrastructure**
- 4.21 Sewage and Foul Water Disposal
- 4.22 Thames Water has stated (21.04.2023) that it has capacity to treat foul water from the first 600 dwellings and 420-pupil primary school. This equates to around 33% of the entire proposal.
- 4.23 Thames Water proposes that appropriately worded Planning Conditions are attached to any approval to ensure development doesn't outpace the delivery of essential infrastructure: *"There shall be no occupation beyond the 600 dwellings & Primary School (420 pupils) until confirmation has been provided that either:- 1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan."* Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.

- 4.24 Thames Water has not provided specific calculations. Anecdotal reports of overload at Ripley treatment plant leads RPC/SPC to assume that the works are running near capacity, with some safety factor, and would be at 100% capacity with 600 houses. Major Infrastructure build will be required for the next 1,200 houses.
- 4.25 Recent social and political pressure on water companies around spills and discharges into water courses has clearly led to Thames Water taking a more defensive position because the future cost of spillage will likely be very severe.
- 4.26 Primary School Education
- 4.27 The Appellant states that it will provide a two-form entry (2FE) Primary School on site which will cater for 420 primary aged children. The Appellant's Amended Infrastructure Delivery Plan states that delivery will be "around the commencement of Master Phase 2".
- 4.28 RPC/SPC anticipates that, should planning permission be granted, primary school provision would be available on site from 2029-2030 at the earliest.
- 4.29 We challenge the Appellant's assertion that there are likely to be enough primary school places in the area to accommodate children from the development in the interim period (until the 2FE school is built).
- 4.30 RPC/SPC do not believe that the Appellant has taken into consideration the impact of additional approved housing within the local area. Primary school places need to be looked at in conjunction with the other housing that has already been approved in the local area and not only against current demand. There will not be surplus primary school places to accommodate the children from the WNS development in the interim.
- 4.31 RPC/SPC do not believe that the Appellant has taken into consideration the effect of the additional 100 twice-daily school runs during this interim period will have on traffic through villages such as Ripley and Send.
- 4.32 Cumulative Development
- 4.33 GBC's Land Availability Assessment (2022) (para. 4.11) states that it expects up to 4,181 new homes to be delivered within the Plan period's first five years, and that *this represents a Five Year Housing Land Supply position of 6.46 years*.
- 4.34 Following the adoption of the Guildford Borough Local Plan on 25 April 2019, Send and Ripley Parishes have seen a huge spike in the number of planning applications

seeking residential development on land within and on the edge of the Parishes. The village settlements within the Parishes have been removed from the Green Belt during the production of the Plan, and much of the land now under pressure was included in that removal.

- 4.35 Affinity Water states (24.08.2022) that the development site is: *within a water stressed area*.
- 4.36 A total of 59 additional dwellings were proposed in Send parish in the first three months of the plan period alone. We wish therefore to set out common strategic concerns in respect of the cumulative results of all housing developments in the parishes that make up Send & Lovelace Ward which add to the pressures on all infrastructure.
- 4.37 Windfall sites and housing numbers
- 4.38 Part of the function of the planning system is to identify suitable land in appropriate, sustainable locations to meet the growing needs of a place over a defined period. In Send parish, for example, the Guildford Local Plan identified an area of land at Garlick's Arch for 550 homes, with further sites at Clockbarn Nursery (60) and Send Hill (40). These were tested at an Inquiry and, balancing their impact upon transport and other services in the parish, were found to be within the limits of what is acceptable, despite local objection. The Inspector allowed these allocations within the Green Belt partly justified by the exceptional circumstances of housing need. Clockbarn, with additional 15 dwellings, has now been built and Garlick's Arch is underway.
- 4.39 Additional developments are emerging as 'windfalls' (unidentified sites that have come forward so far since the commencement of the Local Plan period). Whilst the Parishes can prepare for the expected applications on allocated sites, there is already concern the high number of windfall sites is adding to the pressure upon services and the transport issues faced in the village in an uncoordinated and reactive way.
- 4.40 The Inspector at the Local Plan Inquiry was cautious in making allocations in villages that would risk eroding their character and undermining the ability to provide social facilities and sustainable transport that the larger sites could deliver (para 96 in his report). The present reality in the villages is that the windfall sites add a further percentage to the estimated capacity of the Local Plan allocated sites, which risks delivering the type of consequences the Inspector was keen to avoid. We will provide evidence that the cumulative development since the adoption of the Local Plan has provided a surplus of housing over and above Guildford's stated housing need.

- 4.41 The Local Plan Sustainability Appraisal recommended that clarification be made regarding the risk of severe traffic congestion in Send and Ripley Parishes (para 10.4.6). We will provide evidence that the additional cumulative highway impacts of all the developments in the parishes and around (on all roads infrastructure), will be unacceptable. The evidence will include details of the number of dwellings approved for construction in the Parishes since the Local Plan was adopted in 2019. We will also provide an independent traffic survey which has currently been commissioned and will provide additional evidence on the unacceptable pressures on our road networks.

5. Conclusions

- 5.01 RPC/SPC submits that the Appeal should be dismissed at the earliest opportunity.
- 5.02 By Sections 70(2) and 79(4) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, this appeal must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.03 The appeal proposal conflicts with a number of policies in the Development Plan and cannot be considered to be in accordance with the Development Plan as a whole.
- 5.04 The appeal site is not sustainable in accordance with paragraphs 104-106, 110 and 111 of the NPPF (2021) and harm will outweigh the benefit of this development.
- 5.05 RPC/SPC objects to the development proposal based on:
- The proposal does not meet the requirements of LPSS Policy A35
 - Objectives for sustainable transport have not been met
 - Both the Local Road Network and Strategic Road Network will be significantly impacted. This cannot be mitigated.
 - Sewage and foul water infrastructure is inadequate for the site
 - Prior to the approval of Site A35, housing figures are already on and above target, placing significant pressures on existing local infrastructure
 - The development proposal will disproportionately impact Send & Lovelace Ward
- 5.06 This Statement of Case is entered as Ripley Parish Council's and Send Parish Council's joint Rule 6 Party's case as dated. New supporting evidence is continuing to be provided. RPC/SPC therefore reserve the right to add to their case, following submission of further evidence.

6. Documents

- 6.01 RPC/SPC may refer to the following documents in the preparation of evidence and at the Inquiry:

All documents that form part of Planning Application ref 22/P/01175

Guildford Borough Local Plan Strategy & Sites 2019

GBC Strategic Development Framework 2020

GBC Land Availability Assessment 2022

Guildford Borough Local Plan Development Management Policies 2023

Lovelace Neighbourhood Plan

Send Neighbourhood Development Plan

National Planning Policy Framework 2021

South East Plan 2009

Surrey Waste Local Plan 2019-2033

- 6.02 RPC/SPC reserve the right to add to this list of documents, including updated versions thereof.