

Lovelace ward

List of sites

Ref no	Address	Suggested Land Use
53	Former Wisley Airfield	Mixed Residential and Commercial
54	Former Wisley Airfield	Residentially led, mixed use scheme
55	Brick Kiln Copse	Green Belt / Woodland
91	Ripley smallholdings	Open to suggestions
104	Land north of former Wisley Airfield	Waste Treatment
157	Former Highland Nurseries, Portsmouth Road, Ripley, Surrey	Residential
159	RHS Garden Wisley, Woking, Surrey, GU23 6QB	Development of existing activities
180	White Hart Court, Ripley	Residential and Parking
190	Land west of Ripley	Residential and / or commercial
*72	Polesden Lane, Send	Residential / Mixed Use

*Site 72 is also within Send ward

The summaries of responses for sites in Ripley can be read in conjunction with the ongoing work on the Ripley Community Action Plan. See page 5 for further information on Community Action Plans or visit our website at www.guildford.gov.uk/planningpolicy > Community Action Plans.

See the Site Allocations Site Proformas for more information about each site, including site map and site area. The Site Proformas are available to download from the Council's website at www.guildford.gov.uk/planningpolicy > Guildford Development Framework > Site Allocations.

Site reference number	53	
Site address	Former Wisley Airfield	
Suggested land use	Mixed residential and commercial	
Number of comments received	253	
Number of respondents in agreement with the suggested land use	14	6%
Number of respondents suggesting alternative uses	27	

Most common supporting comments

- Support based on the inclusion of affordable housing.
- Support for commercial development but not residential (based on the flood risk).
- Good road access and supermarkets relatively nearby.
- Support based on the provision adequate infrastructure.

Most common objections

- Loss of Green Belt land outside of the Settlement Boundary.
- Development would conflict with the aims of the Guildford Development Framework.
- Loss of important farmland.
- Insufficient transport links and poor access to the A3.
- Insufficient infrastructure and services to cope with residential development.
- Increase in traffic.
- Adverse impact on and proximity to the Special Protection Area (SPA).
- Increase in noise and pollution.
- Too close to a Site of Special Scientific Interest (SSSI).
- Adverse impact on the rural character and quality of life of the surrounding areas.
- Development at risk of flooding.

Local information gathered

- More schools would be needed.
- The airfield is the only means for horse riders in Ripley to get access to Ockham Common and Wisley Common bridle paths.
- Low water pressure in the area.
- Local schools are over subscribed.
- There is well established wildlife on site.
- There are rare birds, animals and plants on the adjoining commons.
- The village of Ockham is mentioned in the Domesday Survey of 1086 and the village church is one of the few Grade 1 listed parish churches in the country.
- The site has a high water table.

Any additional relevant information

None applicable.

Alternative use suggestions

- Commercial uses and Gypsy site.
- Sport or cultural uses.
- Car boot sales
- Farmers and or general market.
- Recreational facilities.
- County showground.

Site reference number	54	
Site address	Former Wisley Airfield	
Suggested land use	Residentially led, mixed-use scheme	
Number of comments received	244	
Number of respondents in agreement with the suggested land use	15	6%
Number of respondents suggesting alternative uses	21	

Most common supporting comments

- Support based on the inclusion of affordable housing.
- Support for commercial development but not residential (based on the flood risk).
- Good road access and supermarkets relatively nearby.
- Support based on the provision adequate infrastructure.

Most common objections

- Loss of Green Belt land outside of the Settlement Boundary.
- Development would conflict with the aims of the Guildford Development Framework.
- Loss of important farmland.
- Insufficient transport links and poor access to the A3.
- Insufficient infrastructure and services to cope with residential development.
- Increase in traffic.
- Adverse impact on and proximity to the Special Protection Area (SPA).
- Increase in noise and pollution.
- Too close to a Site of Special Scientific Interest (SSSI).
- Adverse impact on the rural character and quality of life of the surrounding areas.
- Development at risk of flooding.

Local information gathered

- More schools would be needed.
- The airfield is the only means for horse riders in Ripley to get access to Ockham Common and Wisley Common bridle paths.
- Low water pressure in the area.
- Local schools are over subscribed.
- There is well established wildlife on site.
- There are rare birds, animals and plants on the adjoining commons.
- The village of Ockham is mentioned in the Domesday Survey of 1086 and the village church is one of the few Grade 1 listed parish churches in the country.
- The site has a high water table.

Any additional relevant information

None applicable.

Alternative use suggestions

- Commercial uses and Gypsy site.
- Sport or cultural uses.
- Car boot sales
- Farmers and or general market.
- Recreational facilities.
- County showground.

Site reference number	55	
Site address	Brick Kiln Copse	
Suggested land use	Green Belt / Woodland	
Number of comments received	13	
Number of respondents in agreement with the suggested land use	4	31%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

- Sensible to make this Green Belt land.

Most common objections

No detailed relevant opposing comments made.

Local information gathered

None applicable.

Any additional relevant information

There is a possibility that the suggested land use has been misunderstood by many respondents, as many comments refer to built development of the site.

Alternative use suggestions

No alternative uses were suggested.

Site reference number	91	
Site address	Ripley smallholdings	
Suggested land use	Open to suggestions.	
Number of comments received	144	
Number of respondents in agreement with the suggested land use	2	1%
Number of respondents suggesting alternative uses	16	

Most common supporting comments

- The village needs new young people to keep it alive.
- Support based on adequate parking provision.

Most common objections

- Loss of Green Belt land outside of the Settlement Boundary, which forms an important buffer with Woking.
- The village infrastructure cannot support any large development.
- Increase in traffic.
- Roads are unsuitable for an increase in traffic (too narrow).
- Residential development and or commercial development would not be suitable on this site.
- Development would have an adverse impact on the character of the area.
- Loss of valuable farmland.
- Development would contribute to the creation of urban sprawl.
- Adverse impact on the village community.
- Development would conflict with the aims of the Core Strategy.
- Poor transport links (especially to the A3).
- Adverse impact on Paper Court Sailing Club.
- Development would increase flood risk elsewhere.
- Increase in pollution.
- Loss of natural habitat for wildlife.
- Adverse impact on the views of nearby properties.
- Over development of the local area.

Local information gathered

- The following services will all need to receive additional investment if development goes ahead: buses and local transport, GP surgery, water and sewerage services, electricity and gas provision.
- The local schools are over subscribed.
- Existing low water pressure.
- The land is privately owned.
- Papercourt Sailing Club offers an excellent recreational facility to a very large membership, including the disabled, disadvantaged and youths.
- There is no footpath on Polesden Lane.
- History of flooding in the area.

Any additional relevant information

None applicable.

Alternative use suggestions

- Small holdings.
- Vital amenities for water sports including disabled facilities.
- Allotments
- Playing fields

- Retain as current use.
- Sailing / recreational purposes
- Nature reserve

Site reference number	104	
Site address	Land north of former Wisley Airfield	
Suggested land use	Waste treatment	
Number of comments received	247	
Number of respondents in agreement with the suggested land use	2	1%
Number of respondents suggesting alternative uses	12	

Most common supporting comments

- Wisley is ideally situation for access to the M25

Most common objections

- Loss of Green Belt land outside of the Settlement Boundary.
- Development would conflict with the aims of the Guildford Development Framework.
- Loss of important farmland.
- Unsuitable transport links and poor access to the A3.
- Increase in heavy goods vehicles.
- Adverse impact on and proximity to the Special Protection Area (SPA).
- Increase in noise and air pollution and subsequent health problems.
- Too close to a Site of Special Scientific Interest (SSSI).
- Adverse impact on the rural character and quality of life of the surrounding areas.
- Development at risk of flooding.
- Too close to Wisley Village and RHS Wisley for the suggested use to be appropriate.
- Objection to an incinerator on this land.
- Too close to houses at Elm Corner.

Local information gathered

- The airfield is the only means for horse riders in Ripley to get access to Ockham Common and Wisley Common bridle paths.
- There is well established wildlife on site.
- There are rare birds, animals and plants on the adjoining commons.
- The village of Ockham is mentioned in the Domesday Survey of 1086 and the village church is one of the few Grade 1 listed parish churches in the country.
- The site has a high water table.
- The site is close to RHS Wisley, a world famous site.
- There is no history of waste use on this site.

Any additional relevant information

None applicable.

Alternative use suggestions

- Farm land.
- Green Belt agricultural land.
- Recreational facilities.
- County showground.

Site reference number	157	
Site address	Former Highland Nurseries, Portsmouth Road, Ripley	
Suggested land use	Residential	
Number of comments received	73	
Number of respondents in agreement with the suggested land use	5	7%
Number of respondents suggesting alternative uses	7	

Most common supporting comments

- The area is a natural extension to the village.
- There is a good road network that will cope with extra traffic and good bus links.
- Support development which recognises the current traffic problems and helps alleviate them.
- Residential development adjacent to the site.

Most common objections

- Loss of Green Belt land outside of the Settlement Boundary.
- Development would conflict with the aims of the Core Strategy.
- Poor transport links and access (especially to the A3).
- The roads are unsuitable for an increase in traffic
- The village infrastructure cannot support any large development.
- Increase in traffic congestion.
- Adverse impact on the rural character of the area.
- Development would create urban sprawl.
- Loss of habitat for wildlife.
- Development would contribute towards joining two settlements (Send and Ripley).
- Adverse impact on the views of properties nearby.
- Over development of the area.

Local information gathered

- This property has been a nursery since 1920s.
- The following services will all need to receive additional investment: buses and local transport, GP surgery, water and sewerage services, electricity and gas provision.
- Existing low water pressure in the area.
- Local secondary schools are over subscribed.
- There is a footpath alongside the site which is in constant use for walking and access.

Any additional relevant information

None applicable.

Alternative use suggestions

- A lido
- Retain current use.
- Agricultural use in the Green Belt.

Site reference number	159	
Site address	RHS Garden Wisley, Woking, Surrey, GU23 6QB	
Suggested land use	Development of existing activities	
Number of comments received	16	
Number of respondents in agreement with the suggested land use	9	56%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

- Support essential development on grounds of health, recreation or education which will benefit the community.
- Sustainable development.

Most common objections

- Loss of Green Belt land outside of the Settlement Boundary.
- This land is close to its limit for development.

Local information gathered

None applicable.

Any additional relevant information

Some comments have been made for many sites and although attached to this site, do not relate to the proposals.

Alternative use suggestions

No alternative uses suggested.

Site reference number	180	
Site address	White Hart Court, Ripley	
Suggested land use	Residential and Parking	
Number of comments received	33	
Number of respondents in agreement with the suggested land use	17	52%
Number of respondents suggesting alternative uses	10	

Most common supporting comments

- Ideal site for low cost housing as it is close to bus route and shops.
- The village shops need people and car parking otherwise they will lose custom.
- Agreement based on the provision of accommodation for the elderly.

Most common objections

- Lack of infrastructure to support additional housing in the area.
- Development at risk of flooding.

Local information gathered

- Affordable housing and parking badly needed in the area.

Any additional relevant information

There is considerable support for housing for elderly people on the site only.

Alternative use suggestions

- Retain for use by elderly people.
- Redevelop as sheltered housing
- Affordable housing
- Sheltered housing
- Parking

Site reference number	190	
Site address	Land west of Ripley	
Suggested land use	Residential and / or commercial	
Number of comments received	128	
Number of respondents in agreement with the suggested land use	1	1%
Number of respondents suggesting alternative uses	6	

Most common supporting comments

- Agreement based on care given to traffic and access.

Most common objections

- Insufficient infrastructure to support additional housing.
- Loss of Green Belt land outside of the Settlement Boundary, forming a buffer with Woking.
- Other suitable Previously Development Land should be considered before Green Belt sites.
- Loss of farmland.
- Poor transport links and access to the A3.
- Development would create urban sprawl.
- Adverse impact on the character of the area.
- Adverse impact on the quality of life of local residents.
- Increase in traffic – existing roads will not be able to cope.
- Increase problems parking and traffic accidents.
- Disproportional increase in the size of the village.
- Over development of the area.
- The proposal conflicts with the aims of the Core Strategy.
- Development at risk of flooding.
- Adverse impact on the Special Protection Area (SPA).
- Increase in air pollution.
- Adverse impact on Paper Court sailing club.
- Loss of habitat for wildlife.
- Adverse impact on nearby Site of Special Scientific Interest.
- Scale of development inappropriate to a village setting.

Local information gathered

- Low water pressure and sewage disposal problems locally.
- Pressure on places at local secondary schools.
- The following services will all need to receive additional investment: buses and local transport, GP surgery, water and sewerage services, electricity and gas provision.
- A local survey has reported that over 91% of the Send Residents do not want further development of any sort on Green Belt land in the village.
- Narrow roads.
- This land is 'wetland'.
- A review of all unused commercial floor space in Ripley should be undertaken. There are commercial units not currently being used.
- History of flooding in the area.

Any additional relevant information

None applicable.

Alternative use suggestions

- Recreational space
- Farmland / agricultural
- Open space / Green Belt
- Retain existing use.

Site reference number	72	
Site address	Polesdon Lane, Send	
Suggested land use	Residential / Mixed Use	
Number of comments received	992	
Number of respondents in agreement with the suggested land use	2	<1%
Number of respondents suggesting alternative uses	34	

Most common supporting comments

Most common objections

- Loss of Green Belt land outside of the Settlement Boundary, forming a buffer with Woking.
- Other suitable Previously Development Land should be considered before Green Belt sites.
- Loss of farmland.
- Development would create urban sprawl.
- Increase in traffic – existing roads will not be able to cope.
- Increase problems parking and traffic accidents.
- Insufficient infrastructure to support additional housing.
- Adverse impact on the character of the area.
- Adverse impact on the quality of life of local residents.
- Development would encroach onto allotments on the site border.
- The public transport is not sufficient to support large scale development.
- Over development – the site is too large. Development of this size would have a tremendous impact on the village and local residents.
- Poor transport links and access to the A3.
- Disproportional increase in the size of the village.
- The proposal conflicts with the aims of the Core Strategy.
- Development at risk of flooding.
- Adverse impact on the Special Protection Area (SPA).
- Increase in air pollution.
- Adverse impact on Paper Court sailing club.
- Loss of habitat for wildlife.
- Adverse impact on nearby Site of Special Scientific Interest (SSSI).
- Scale of development inappropriate to a village setting.
- Ripley, Send and Send Marsh would become one town and lose their identity.

Local information gathered

- Low water pressure and sewage disposal problems locally.
- Pressure on places at local secondary schools.
- The following services will all need to receive additional investment: buses and local transport, GP surgery, water and sewerage services, electricity and gas provision.
- A local survey has reported that over 91% of the Send Residents do not want further development of any sort on Green Belt land in the village.
- Narrow roads.
- This land is 'wetland'.
- A review of all unused commercial floor space in Ripley should be undertaken. There are commercial units not currently being used.
- History of flooding in the area.
- Extensive wildlife on this site including skylarks, lapwings and deer.

Any additional relevant information

- There was considerable concern that this site was listed within the Lovelace section of sites rather than the Send section.
- Many replicated comments received.

Alternative use suggestions

- Recreational space
- The land should be returned to farmland
- Agriculture and recreation.
- Retain current use.