

Site Allocations DPD consultation online questionnaire.

About This Form

This is the online form which you can use to give us your comments on the draft Site Allocations development plan document (DPD). The public consultation documents are available at [Woking2027 website](#).

The public consultation is open from **Thursday 18 June to Friday 31 July 2015**. Unfortunately we cannot accept responses received after 5pm on the closing date.

You can let us have your comments in a number of ways:

- 1. Use this online questionnaire – instructions are set out below.
- 2. Complete a downloadable / printable questionnaire and return this either by email to planning.policy@woking.gov.uk or by post to the Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.
- 3. Complete the comments form accompanying the online Site Allocations interactive map (see www.woking2027.info).
- 4. You can also register your comments with the Planning Policy Team at one of our public consultation events (see www.woking2027.info)

If you have any questions about completing this form please contact the Planning Policy team by email on planning.policy@woking.gov.uk or telephone on 01483 743871.

Mandatory Fields

This questionnaire will ask you for your views on the various consultation documents: the draft Site Allocations document, the Sustainability Appraisal and the Habitats Regulations Assessment. If you have no comments on any one of these, simply choose 'next' to move to the next page of the questionnaire.

You can also suggest a new potential development site or make a general comment (not specific to any one of the consultation documents).

Some fields are mandatory, so must be completed. They are marked with a red asterisk.

Please note we are unable to accept anonymous responses.

You must complete all the form in one session, no information will be saved. If a form is half completed and closed, you will need to start again.

Data Protection

Please be aware that representations received by the Council will be made publicly available.

The Council may also use this information within the Council to exercise functions of a public nature in the public interest.

Contact Details

Title*	Mr
First name*	Jim
Surname*	Morris
House name and/or number	Ripley Parish Council Office
TownYou can overwrite the default "Woking" text in this field.*	Woking
County*	Surrey
Post code*	GU23 6AF
Email address*	[REDACTED]
Street*	High Street
Telephone number	[REDACTED]
Locality	Ripley
Please select your status or that of any party your are representing	<input type="checkbox"/> Resident of Woking Borough
	<input type="checkbox"/> Someone who works in Woking Borough
	<input type="checkbox"/> Someone who visits Woking Borough
	<input checked="" type="checkbox"/> Someone representing a group or organisation
	<input type="checkbox"/> Owner of land in Woking Borough
	<input type="checkbox"/> Planning / Land agent
	<input type="checkbox"/> Developer
	<input type="checkbox"/> Other (please specify)

Please note that everyone responding to this consultation will be notified of future Woking Borough planning policy consultations. If you would prefer not to be contacted in the future, please tick this box

Your views on the Site Allocations document

This section is for providing comments regarding the Draft Site Allocations DPD. Please provide as much detail as possible, for example the page or paragraph numbers to which your comment relates and explain any changes you consider should be made to the document.

This section can also be used to suggest a new potential development site to the Council (please state the full site address and contact details for the landowner(s) in your comments).

Site allocations	Site GB13 Land E of Upshot Lane Pyrford
Would you like to	Objecting
Please give us your comment	29th July 2015

Dear Woking Borough Council,

Ripley Parish Council has the following comments to make regarding site allocations GB12 and GB13 of the 'Woking 2027' Draft Site Allocations.

Ripley is at present a pleasant and well-defined village surrounded by Green Belt land. Ripley Parish Council and Ripley villagers are justifiably proud of the Conservation Area status held along and around Ripley High Street. Guildford Borough Council has defined a Conservation Area as "An area designated as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance, designated by the local planning authority under the Listed Buildings and

Conservation Areas act 1990”.

The Leader of Guildford Borough Council, Cllr Mansbridge has written “The Borough has some... beautiful villages which need to be protected as much as possible” and that “Congestion is the unwanted product of progress during the last few decades... We now have the opportunity to start putting [this] right” and “We need to be sufficiently restrictive so as not to radically change or damage our environment.”

These comments are encouraging but do not sit well alongside the proposed development of land at the rear of Lovelace Drive, and east of Upshot Lane, Pyrford. Those who live in Ripley and try to access junction 10 of the M25 or the A3 at Burnt Common in the morning or evening will testify that quite often traffic is almost at a standstill. Furthermore, is it envisaged that Guildford and London bound traffic from these developments should pass through Ripley village? This will not ‘put right’ the congestion that already exists, nor will it ‘preserve and enhance’ the Conservation Area. The environment will certainly be ‘radically changed and damaged’. The proposed developments are completely out of scale and proportion with the villages of both Pyrford and Ripley, and other settlements nearby.

Ripley Parish Council is against any interference with the Metropolitan Green Belt. This concept was developed to provide a ‘green lung’ for the urban sprawl of London, and to keep in place an area of relaxation for all. Surrounding areas, with their proximity to the M25, are clearly defined Green Belt spaces, which are designed to meet these aims. Once despoiled, it could never be recovered, and it is our duty to protect and enhance such amenities.

‘Green Belt’ has been defined as: “A statutory designation made for the purposes of:

- Checking the unrestricted sprawl of large built-up areas
- Preventing neighbouring towns from merging into one another
- Assisting in safeguarding the countryside from encroachment
- Preserving the setting and special character of historic towns and villages
- Assisting in urban regeneration by encouraging the recycling of derelict and other urban land

The key objective is to maintain or improve the degree of openness in the landscape.” If allowed, these developments would significantly damage the openness of the green belt.

These sites are not “derelict” or “brownfield”: they are agricultural and open rural areas. There are no demonstrable “special or exceptional circumstances” which justify the removal of the sites from the Green Belt. To the contrary, there are very special reasons which dictate the ongoing status and protection of the sites within the Green Belt.

To plan and allow such housing developments at Pyrford goes entirely against the bullet points of the Green Belt definition. Each statement is being blatantly disregarded. This development would cause unacceptable damage to our village and other similar countryside areas within both Woking and Guildford Boroughs.

This is, potentially, not a stand-alone development. Other sites possibly earmarked for development in the locality, such as at Burnt Common or the former Wisley

airfield, will add even more traffic. Other points that need to be considered are:

- No slip-road infrastructure improvements are planned at either Ockham or Burnt Common. This means that any traffic from the site heading in the direction of Guildford or London will have to come through Ripley. The road infrastructure in the village is already over-stretched, and road-rage and anti-social driving incidents are common. Ripley needs to be truly by-passed before a project of this scale can be considered.
- Traffic flow is already at full capacity through Ripley during both morning and evening peak flows with traffic reduced to walking pace. Ripley High Street is used as a "short cut" by A3 users in an effort to by-pass the daily severe congestion caused by the M25 junction capacity limits being passed. Traffic flows are significantly increased during times when traffic incidents occur on the Ripley by-pass.
- There are few local pedestrian routes around the area. This effectively means that those wishing to leave the development site would have no option but to use a vehicle.
- Local secondary schools are already oversubscribed, yet no school provision is put forward in the application. Pupils leaving Ripley Primary School currently have to travel to Sheerwater for Secondary schooling, and some of this year's school leavers are being sent as far away as Addlestone.
- Severe flooding was experienced last year on Newark Lane, Ripley High Street, and at the junction of Ockham Road North and the A3 roundabout. Further large developments would increase this problem exponentially in the local area. In an era of unpredictable climate change, developments of this scale, with inadequate flood mitigation measures, is, at best, laissez-faire and, at worst, incomprehensively dangerous.
- Traffic movements during the proposed development periods will have an adverse effect on local roads, which are entirely unsuitable. Local road infrastructure could not possibly handle the goods and plant vehicles associated with developments of this scale.

In conclusion, Ripley Parish Council believes that the community of Ripley is threatened by the proposed developments at Pyrford, and the lack of proposed infrastructure, which will cause huge traffic problems in the area. There is no proven need to sacrifice Green Belt land. Acting in line with the National Planning Policy Framework, Ripley Parish Council believes that there is no case for pursuing these sites as potential development areas.

Yours faithfully,

Jim Morris,
Clerk to Ripley Parish Council.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

General comment or suggest a new site

This section is for general comment not covered by the previous pages.

Any other comments

Thank you for taking the time to respond.

You have reached the end of this questionnaire. Please ensure that you have completed all the relevant fields.

If you wish to review all the information you have supplied click on the **Review** button.

If you wish to change some of the information you have entered click on the **Previous** button to get back to the relevant page.

If you wish to discard the information you have entered click on the **Cancel** button.

When you are happy with the information you have supplied click on the **Submit** button.

What will happen next?

When you click the submit button, the information you have provided will be submitted to the Council as a formal response to the consultation. A copy will also be sent to the email address you have provided, for your records. Please note that responses will not be individually acknowledged.

After 5pm on 31 July 2015, all of the responses will be analysed. We will compile the results of the consultation and will update the Site Allocations document before asking for your views again. After that, the final Site Allocations document will be submitted to the Government for its consideration at an independent Examination.

The Council provides updates on the progress of this and other planning policy documents to those who have responded to a previous consultation and /or have expressed an interest to be kept informed. We also keep our local plan website [Woking2027](#) up to date with the latest information.