

## Lovelace Neighbourhood Area consultation

| Respondent Organisation                | Comment  | Officer's response  |
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| <p>Wisley Property Investments Ltd</p> | <p>Dear Sir/Madam</p> <p><b>LOVELACE NEIGHBOURHOOD AREA CONSULTATION – REPRESENTATIONS ON BEHALF OF WISLEY PROPERTY INVESTMENTS</b></p> <p>I write on behalf of Wisley Property Investments Ltd (WPI), whom Savills represents in respect of the ongoing promotion of a sustainable new settlement at Wisley Airfield. As Guildford Borough Council (GBC) is aware, the Site is presently subject to a planning application for up to 2,100 dwellings.</p> <p><b>Introduction/ Statement of Purpose</b></p> <p>The Localism Act 2011 (“the 2011 Act”) made amendments to the Town and Country Planning Act 1990 (“the 1990 Act”). Sections 61E-61Q were inserted into the 1990 Act, introducing provisions which empower parish councils and designated neighbourhood forums to initiate the process for making neighbourhood development orders and neighbourhood development plans in relation to a designated neighbourhood area. The National Planning Policy Framework (NPPF) states that <i>‘neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need’ (Paragraph 183).</i></p> <p>WPI supports this broad aim and echoes the sentiments of the NPPF and agrees that community engagement is an important facet of good planning. However, WPI has concerns over the inclusion of Wisley Airfield (the Site) within the proposed Neighbourhood Plan Area. WPI contends that including the airfield within the area would go against the spirit and intention of the legislation, plus it would be incompatible with the process to review/ release</p> | <ul style="list-style-type: none"> <li>• Conflict with the spirit/intention of the Localism Act and strategic planning</li> </ul> <p>Officers do not agree that including the Site in the NA would be against the spirit and intention of the legislation. Neighbourhood plans must meet the ‘Basic Condition’ of contributing to the achievement of sustainable development so NP policies may have a positive role to play in shaping development on the Site outside the requirements of strategic policy.</p> <p>Officers agree that should the Site be developed, it is very likely to have implications and impacts beyond the neighbourhood area. However,</p> |

Green Belt via the Local Plan process and kindly requests that Guildford Borough Council (GBC) excludes the Site in order not to fetter future decision making in the Borough.

The following section demonstrates that the Council would be entirely within its statutory powers to designate a revised area and this has been supported by relevant examples.

### **Precedents**

The first statutory stage in bringing forward a neighbourhood planning proposal, either a plan or order, is by defining the neighbourhood area. The proposed area must be agreed by the Local Planning Authority, following a period of consultation.

Section 61G of the Localism Act provides discretion to the Local Planning Authority (LPA) to consider whether the neighbourhood area is appropriate. If it determines that the proposed area is not appropriate, the LPA must issue a refusal notice, explaining why, and designate a revised area to include some or all of the area originally proposed by the qualifying body, in this case Ripley Parish Council.

There are now a number of precedents for revised neighbourhood areas. Lewes District Council refused to designate the area applied for by Newhaven Town Council. It then designated an area excluding land within the harbour estate. The Council wanted to ensure the neighbourhood plan would not conflict with the Lewes District Joint Core Strategy (JCS) proposals for the modernisation of Newhaven Port, which were seen as bringing socio-economic benefits to an area far beyond the parish of Newhaven: *“development of the port’s area is of strategic importance and impacts on a larger area than the immediate neighbourhood of the parish of Newhaven. There are larger communities of interest”* (Decision Notice, July 2013).

In addition, there is a legal challenge brought by the Daws Hill Neighbourhood Forum (DHNF) that claimed Wycombe District Council had acted unlawfully in its decision to exclude the former RAF site at Daws Hill from the proposed neighbourhood area.

The Council’s reasoning for the refusal of the Neighbourhood Area as applied for, can be summarised as follows (emphasis added):

as this would make it a strategic matter, the Local Plan will form the primary source of policy.

Neighbourhood plans and local plans sit together in the development plan for the borough. The Planning and Compulsory Purchase Act 2004 states that where two development plan documents are in conflict, the conflict must be resolved in favour of the most recently adopted. Where an NP comes ahead of a new Local Plan, the strategic policies in the new Local Plan would therefore take primacy over any NP policies that conflict. Neighbourhood plans must plan positively to support the strategic policies in an adopted local plan (NPPF para. 184) so where an NP comes after a new Local Plan it will need to plan positively to support delivery of the strategic sites.

- Any development of the key strategic sites (RAF Daws Hill and Wycombe Sports Centre) outside the existing ‘immediate’ neighbourhood will have implications that impact upon a wider sphere of influence. Strategic issues come into play with the planning of these sites, including any supporting transport measures. **There are larger than local impacts and larger ‘communities of interest’.**
- It is considered likely that if and when a neighbourhood plan, including one or more of the ‘strategic’ sites, came to examination, an Inspector would judge (presuming the emerging plan was found ‘sound’ and ‘compliant’) that the referendum would need to take place over a wide area, reflecting the wider “community of interest”.
- In the interests of the investment of time, energy and cost, the resulting work on a neighbourhood plan needs to be well targeted. **With planning matters advancing on the two key strategic sites (Wycombe Sports Centre and RAF Daws Hill), this introduces an important consideration of timeliness.** An outline planning application is under consideration by the Council at Wycombe Sports Centre, and a planning application for the former RAF Daws Hill site is expected. A Neighbourhood Plan would have to follow the various statutory stages set out in regulations culminating in an Examination and, after that, a Referendum. For both the original and amended areas proposed, significant cost is likely to be incurred and it is considered that the investment (not only by the community but also WDC) in such an exercise would not be timely because of the existing and expected timing of planning applications and associated decisions. **Furthermore there are other opportunities for input to decisions under consideration for the key strategic sites.**
- To designate a Neighbourhood Area to include the full area in the application, could unrealistically raise expectations as to the effectiveness of a Neighbourhood Plan in relation to the strategic development sites. **The community and the Local Planning Authority cannot stop the submissions of planning applications and the likelihood is that a neighbourhood plan would be overtaken by events. This could lead to frustration and confusion.**
- Among the responses received to the original Neighbourhood Area application (whose consultation period ran from 18 May to 29 June), were two from landowning interests in the proposed area objecting to their sites being included therein. One respondent also suggested that **including the strategic sites at RAF Daws Hill and Wycombe Sports Centre in the Neighbourhood Area would be inappropriate, as the proposals at these sites will have ‘wider than local’ impacts, particularly on strategic transport measures for the southern quadrant area.**

In neighbourhood planning, *“the ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area”* (NPPF para. 184). Increasing the supply of housing has been identified in both national policy and emerging local policy as a strategic objective. A neighbourhood plan for Lovelace will need to support this objective.

- Emerging policy and precedent

Officers agree that the Council has broad discretion in determining applications for NAs and agree that the policy and factual basis surrounding the Site is important. However, officers do not agree that the Wycombe and Lewes cases set precedents that would necessarily apply in this case.

When Wycombe District Council excluded the two

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The High Court Judge dismissed the claim. The Court of Appeal has subsequently upheld this ruling. The judge in the case found that the, *'discretion given to the authority is a broad one. The exercise of discretion turns on the specific factual and policy matrix that exists in the individual case at the time the determination is made'* (Justice Supperstone, 13 March 2013).

### **Wisley Airfield**

In the judgement of Mr Justice Supperstone in the Daws Hill case, section 61G(5) gives the planning authority a broad discretion when considering whether the specified area is an appropriate area to be designated as a Neighbourhood Area. In exercising that discretion the authority should, in the view of the Court, have regard to the particular circumstances existing at the time the decision is made. Accordingly this representation now turns to consider the policy and factual position that exists within the Borough at this time.

#### **The Site**

Wisley Airfield is located within Guildford Borough, to north of the village of Ockham, west of East/West Horsley and east of the A3/village of Ripley. It comprises the site of the former Wisley Airfield, disused since 1972, and closed in 1979. The majority of buildings were demolished in 1988. The Borough boundary with Elmbridge is adjacent to the Site on the eastern side (along Old Lane). The Site may be accessed from the A3 Ockham Interchange, Old Lane and Ockham Lane.

The Site measures approximately 114.7ha and is bounded to the west by the A3, the north by the curtilage of residential properties (Elm Corner), the Ockham Common (designated partly as SSSI and partly as the Thames Basin Heaths Special Protection Area) and 'Snakes Field' which is outside of the SPA. The Site has no physical boundary with the SPA. To the east the Site is bounded by Old Lane, the south-east by Ockham Lane and the south by agriculture/ vegetation. The village of Ockham lies beyond these fields. To the south-west, the Site is bounded by a belt of trees, containing Stratford Brook.

strategic sites from the NA, the strategic site RAF Daws Hill was already the subject of an adopted development brief and a current planning application. Handy Cross, the other strategic site, already had planning permission. Both were previously developed land where the principle of development had been accepted.

In the Lewes District Council case, the site that was excluded from the NA was Newhaven Harbour. The area was previously developed land and development on some of the site was supported by saved policies in the adopted Local Plan. The whole of the site enjoyed Port Permitted Development rights and was subject to an existing Port Masterplan brought forward by the Port Authority.

The factual and policy matrix surrounding the Site differs significantly. The Site is

The Site is currently either in derelict or agricultural use. The last comprehensive use of the Site was in the 1970s as an Airfield. The previously developed part of the Site comprises circa 30 hectares.

#### Emerging Policy

GBC's replacement Local Plan has progressed to Preferred Options stage (The Local Plan: Strategy and Sites document (GBLP) (July 2014)). The emerging GBLP sets out GBC's vision for the Borough and how it will develop up until 2031, with Draft Policy 2 setting out that GBC will make provision for 13,040 new homes (652 dwellings per annum), 21.6 to 29.2 ha of employment land and 10,900 to 14,800 additional jobs. There will be 99 hectares of greenbelt land protected and 43 permanent pitches for Gypsies and Travellers will be provided.

Within the emerging GBLP, Wisley Airfield is identified for 2,100 new homes, 4,500 sq m of employment floor space and 1,000 sq m of retail floor space (Table 1 GBC The Local Plan: Strategy and Sites document). Wisley Airfield is identified as a "potential new urban local centre".

Draft Allocation 66 sets out the proposed use classes which include housing (C3), traveller pitches (sui generis), employment uses including Offices (B1), general industry (B2), storage and distribution (B8), education, community and health services buildings (D1) and open space. In addition to these uses, the Wisley new settlement proposal seeks to incorporate circa 50ha of SANGs.

WPI submits that these policy documents make clear that a detailed, fairly prescriptive policy framework was in the process of being completed which addresses size, type, and dwelling mix for the Site which has been the subject of substantial consultation.

Furthermore, it is the case that the GBLP is supported by evidence related to the Green Belt Review (Green Belt and Countryside Study, Pegasus, 2013). It is only the Local Plan process which is capable of reviewing Green Belt boundaries, as outlined by the NPPF (Paragraph 83). It is understood that a neighbourhood plan cannot propose alterations. The designation of a Neighbourhood Plan over land at Wisley Airfield threatens to fetter due process, create confusion and impact on wider strategic interests.

predominantly agricultural with areas of previously developed land and is currently Green Belt where there is a general presumption against inappropriate development. The planning application has not yet been determined.

Additionally, the Council now intends to produce a further draft Local Plan and it is not yet certain whether the Site will be included as a strategic development site. The previous draft Local Plan is accorded very little weight due to its early stage in preparation and the level of unresolved objection. Excluding the Site from the NA on the grounds of impact on the delivery of a strategic site would therefore be premature.

Since designation of the NAs in Lewes and Wycombe, the NPPG has been updated and now states that when designating an NA '*a local planning authority should*

## Planning Application

As GBC is aware, in January 2015 WPI submitted an outline planning application for the development of up to 2,100 dwellings with associated accesses (submitted for approval), and green, social and other hard infrastructure ('the Development'). The Green Infrastructure would mostly comprise areas of Suitable Alternative Natural Greenspaces (SANGs), as well as other areas of informal and formal open spaces. All matters are reserved (appearance, landscaping, layout and scale), except for the accesses for which full planning approval is sought.

The scheme would comprise up to 2,100 dwellings with a mix of dwelling types and sizes and a care home/ sheltered accommodation. The mix is presently indicative, as this would be fixed at the appropriate Reserved Matters stages. Other land uses include employment, retail, food & drink, education, assembly & leisure and open spaces.

In regard to site specific consultation, over 750 people attended public exhibitions, held to outline the draft plans for the Development Site. Around 30% of attendees submitted a feedback form. The main topics raised were the local road network, social infrastructure, the scale of the Development and the inclusion of Travellers' pitches in the Site. The previously developed nature of the Site was also commented on as a suitable location for housing.

Two thirds of feedback respondents left positive or neutral feedback. Only one third (11% of public exhibition attendees) stated a negative opinion.

Following feedback, further consultation dates and venues were added to accommodate those within The Horsleys and on-site. A formal presentation of the emerging Development was also provided to all Members of GBC in April 2014, with feedback provided at the session.

Public exhibitions were held at popular locations in Guildford Town, Ripley, East Horsley and on the runway of Wisley Airfield itself, to maximise accessibility to the Guildford population. Information boards were used to explain the Development and were staffed by members of the planning team. A preview event was also held for interested stakeholders.

*avoid pre-judging what a qualifying body may subsequently decide to put in its draft neighbourhood plan or Order.* (neighbourhood planning, para. 36, updated March 2014). Therefore, the Council is unable to consider whether a future Lovelace neighbourhood plan would present any risk to the delivery of a potential future strategic site, as Lewes and Wycombe District Councils did.

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The public exhibitions were widely advertised by leaflets, letters, newspaper adverts and a radio advert. The exhibition details were also advertised on the Wisley Airfield website and featured in an editorial piece on the front page of the Surrey Advertiser.

Specific attention was given to residents living near the Site that would be affected by proposed road closures – those living in Elm Corner – and hard to reach groups.

The Wisley Project Engagement Panel (PEP) was established to discuss the Development in depth with a variety of individuals and groups, regardless of their stance on the Development. The group discussed different elements of the Development and took the opportunity to ask questions directly to the Wisley project team. The PEP remains, as part of the iterative process.

WPI remains committed to keeping local residents and stakeholders up to date on the progress of its application for a new community on Wisley Airfield and, in addition to the Project Engagement Panel, will keep its community contact lines open throughout the planning process.

It is clear from the preceding sections that the Site has been the subject of ongoing planning promotion via the Local Plan process spanning the last 18 months. GBC consulted on its Local Plan Issues and Options paper in Autumn 2013, where it gave several options for the distribution of development within the Borough between 2011-2031. The Application Site was identified at this stage as a draft development option to provide a new settlement. In July 2014 the Guildford Local Plan: Strategy and Sites document was published (GBLP) in which the Site was included as a strategic site for up to 2,100 dwellings (Draft Policy 66) and associated Suitable Alternative Natural Greenspaces (SANGs) (Draft Policy 116). As such, it can be seen that there is a strong emerging policy basis for the proposal.

### **Conclusions**

As set out in the Daws Hill Officers Report, it is clear that strategic issues come into play in the planning of strategic development sites, including balanced decisions having to be made about resolving the very challenging

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|                | <p>transport/ infrastructure issues in the area, and meeting wider housing and economic development needs, and all of these issues have ‘larger than local’ impacts. GBC therefore needs to carefully consider whether the extent of this proposed neighbourhood area is an appropriate one for neighbourhood planning, and whether it may conflict with wider strategic priorities.</p> <p>Suzanne Ornsby QC (instructed by Wycombe District Council) submitted that in considering whether the proposed neighbourhood area was appropriate, it was open to the Council to take into account the strategic nature of the Daws Hill and the Handy Cross sites, and to find that there was a substantial mismatch between the proposed neighbourhood forum and the area which it sought to control.</p> <p>WPI contends that there a number of key similarities to be drawn between the Daws Hill case and Wisley Airfield, in that there are larger communities of interest and kindly request that Guildford takes account of the factual and policy matrix that exists and use its discretion to exclude Wisley Airfield from the proposed Neighbourhood Plan Area.</p> <p>WPI therefore proposes that the draft Policy 66/116 areas are excluded from the area covered by the proposed neighbourhood plan area (see attached plan).</p> <p>Should you have any queries regarding this submission please do not hesitate to contact me.</p> <p>Yours faithfully</p> <p>[Name redacted]</p> <p>Savills Planning</p> <p>Enc</p> |   |
| Online imaging | A Neighbourhood Plan for the Lovelace ward as a whole is clearly a sensible way to combine the resources of three contiguous parishes and utilises the established ward boundary. Approve.  | We note your support for the proposed neighbourhood area. |



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|                              | <p>Can I register my support for the proposed Lovelace Neighbourhood Plan area for the reasons outlined in the application 7th January. There are natural synergies in terms of infrastructure and geography and it would be difficult for either Wisley or Ockham to generate the resources to produce individual plans.</p>   | <p>We note your support for the proposed neighbourhood area.</p> |
| <p>Ockham Parish Council</p> | <p>The civil Parish of Ockham is shown on the attached digital map by the dark blue boundary line (see Appendix 1).</p> <p>The Ockham Parish area is bordered by the Parishes of Wisley, Ripley, West Horsley, East Horsley, Effingham and Cobham. Cobham Parish lies within the Elmbridge Borough Council area.</p> <p>The Ockham Parish boundary is very long established and well understood by local people. This makes it a logical boundary on its own account and the eastern and southern boundary to the proposed Lovelace Ward Neighbourhood Area.</p> <p>The Ockham Parish Area covering some 1,213 hectares, lies within the Borough of Guildford and is washed over by the Metropolitan Green Belt. The village is very much rural in character with nine distinct defined Settlement Areas: Ockham Court, South End, Church End, Hautboy Triangle, Bridge End, Martyr’s Green, May’s Green, Hatchford End, and Elm Corner. All of these settlements appear on the 1816 OS map apart from the Hautboy Triangle which was developed by the Earl of Lovelace around the Hautboy Hotel in the 1860s.</p> <p>The Parish stands on the Western side of the watershed between the River Mole to the East and the River Wey to the West. The two rivers are divided by Ockham Common where the rivers are only one mile apart. Ockham Common and the land to the north of Stratford Brook and Ockham is formed by Bagshot sand. South of Ockham Lane the land is rolling clay land. Outside, and between, the nine Settlement Areas the land is countryside and agricultural used for both arable crops and livestock.</p> <p>The Ockham Conservation Area takes in three of the settlements which make up Ockham: Bridge End in the East, Church End in the West and the Hautboy Triangle between the two. Its full extent is shown on the map set out at Appendix 2. The settlement of Ockham Court is included in the Ockham Mill Conservation Area a map of which is shown in Appendix 3.</p> | <p>We note your support for the proposed neighbourhood area.</p> |

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The nine settlements in the Parish are connected with each other and with Ockham Common by public footpaths and bridleways. There are some 12 miles of public rights of way.

Ockham has been settled for over a thousand years. There have been several bronze age finds (1400 – 1250 BC) including a bronze age hoard recently discovered at the Hautboy Inn. Ockham is recorded in the Domesday Book of 1086.

Ockham was formerly owned and husbanded for some 300 years by the King family which owned the Ockham Park Estate. The eighth Baron King was created the first Earl of Lovelace by Queen Victoria upon her accession. The first earl created his own brickworks on Long Reach, refurbished many farm cottages and built a number of new buildings (eg the Hautboy) in his own distinctive style with Star and Bugle insignia on his bricks. The nine village settlements and Ockham Common form an integral whole created by the symbiosis over many centuries of people, farmhouses and the land. The special character of the built environment in Ockham is acknowledged by the fact that 29 buildings have been listed by English Heritage the most noteworthy of which is the 11th century Ockham Church which is listed as Grade 1. Over hundreds of years the villagers and their animals have trudged across the footpaths to Ockham Common and, with Nature, have created the special lowland heath ('rarer than rainforest'). Ockham Common is now an Internationally recognised nature reserve: a Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA).

Historically, Ockham is uniquely positioned as the home of William of Ockham in the 14th century and Ada Lovelace in the 19th century.

William of Ockham was a Catholic monk whose thinking anticipated the Protestant Reformation by several hundred years. In popular history he is best known for 'Ockham's Razor', an axiom which can be explained as "everything should be made as simple as possible, but not simpler". Isaac Newton, Albert Einstein and Stephen Hawking have all relied on Ockham's razor in distilling the kernel of metaphysical concepts.

Ada Lovelace was the only legitimate daughter of the romantic poet Byron in the 19th century. She lived at Ockham Park and was the world's first computer scientist and the first to envisage machines capable of logical alphanumeric and symbolic processing. She set up a pioneering school in Ockham which, inter alia, helped slaves to escape from the Confederate States during the American Civil War.

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Total population of the Parish, as recorded in the 2011 Census, is 410 and there are 164 dwellings within the Parish area, nearly all of which are located in the nine defined Settlement Areas. Apart from Pound Farm Nursery at Martyr's Green the Parish does not have any schools or children's playgrounds. The nearest playgrounds are in East Horsley and Downside. There is no Post Office and there are no shops. The Parish has few local services and facilities. The nearest shopping facilities are in Ripley, East Horsley and Cobham. There is no local bus service along Ockham Lane, Plough Lane, Guileshill Lane or Old Lane. The only available bus stops are on the A3 at Elm Corner and outside the Parish at East Horsley. The nearest train stations are at Horsley and Effingham Junction.

The local road infrastructure comprises medieval lanes which are narrow and without any footpaths along most of their lengths. In many places these lanes have no verges so there is no refuge from traffic for pedestrians, horses and cyclists. Speeding traffic especially during the rush hour represents a real danger to slower moving farm vehicles, horses and pedestrians. Old Lane, Ockham Lane, Guileshill Lane, and Plough Lane have Heavy Goods Vehicle restrictions on their use. Old Lane has a conservation verge and passes through the Special Protection Area.

Access to the national road network is restricted to the southbound carriageway of the A3 at Old Lane and the northbound carriageway of the A3 at the Ripley roundabout. During the rush hour both of these intersections are heavily congested with regular tailbacks northbound from the Ripley turning all the way to the M25 on most mornings. The next nearest points of access to the A3 are at Painshill near Cobham and at Burnt Common south of Ripley. The Painshill roundabout provides access to both north and southbound carriageways of the A3. This junction is extremely busy during the rush hour with queues of cars regularly stretching back to Cobham and down the Byfleet road towards Byfleet. The Burnt Common junction with the A3 south of Ripley only provides access to the southbound carriageway. During the rush hour long tail backs can stretch through most of Ripley. The A246 which can be accessed via Effingham and East Horsley is also congested in the rush hour.

Ockham benefits from being a closely knit community with an active residents' association – the Ockham and Hatchford Residents' Association (OHRA). Many local clubs and associations meet at Ockham Parish Hall through the week. The Parish hall was designed for the village by the renowned architect Charles Voysey and is owned by a charitable trust. The Village Hall Management Committee meets regularly and is comprised of representatives from the Parish Council.

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Ockham Meadow near the Hautboy was donated for use as playing fields and is home to Ockham Cricket Club. In the Winter it hosts local football teams and in the Summer it is used for the Ockham Village Fete, which is very well supported by local residents.

Other notable facilities enjoyed by the local community are the historic Black Swan public house, which has featured in a number of films. Although the pub is in Martyr's Green it stands just across the Parish and borough boundary in Elmbridge. The only other facility serving food and drink is Ockham Bites on Ockham Common which provides a service to visitors to the Common. There is one church in Ockham, All Saints (Church of England), which currently shares a priest with Downside.

The Parish Plan prepared published in 2013 encapsulated the genuine interest and desire of villagers in the health and future of Ockham as a caring, forward looking Parish.

Ockham and the neighbouring parishes draw large numbers of visitors travelling on foot (often arriving at Horsley station), by cycle or by car throughout the year to enjoy the walks, scenery and nature. Ockham and Plough Lanes have been popular with London cycle clubs for over a hundred years. A number of riding stables operate in the parish and are a further source of recreation for visitors.

Residents' current concerns relate to maintaining Ockham's intrinsically rural and historic character while accommodating organic changes to the community which caters for both young and old people, within this context.

The OPC Parish Plan of 2013 shows that more than 50% of people employed in Ockham live in the borough and have held their work position in Ockham for more than 5 years. 25 of these employees expressed an interest in living in the Parish if an affordable one, two or three bedroom home became available. Ockham will actively seek to integrate housing provision for those who have demonstrated a significant commitment to the Parish of Ockham through existing rental, schooling or work choices.

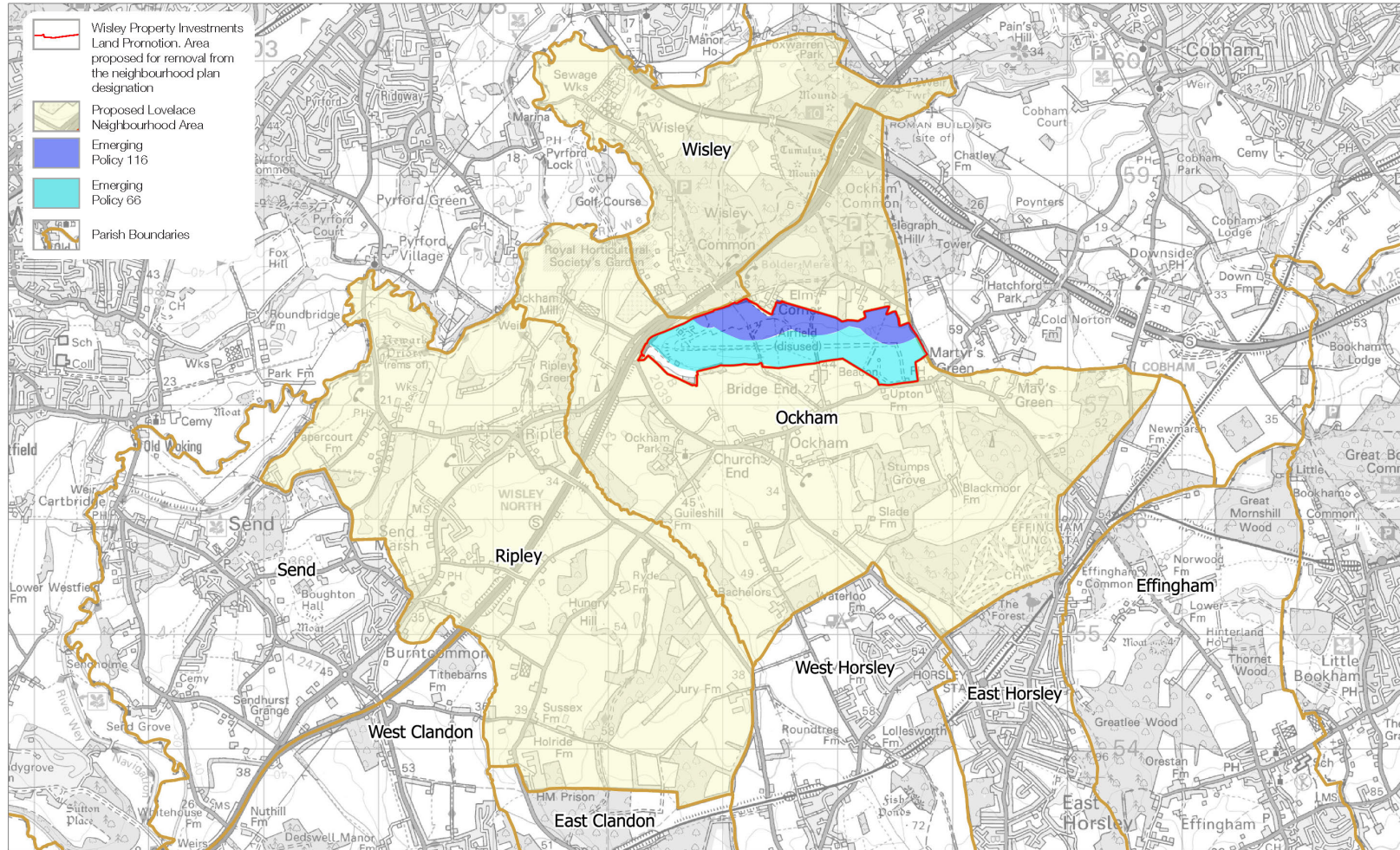
*The Parish Council has a long established record in fighting to retain the small dwellings stock within the parish area, primarily to have a community of all ages. This is endorsed by the community representations to the parish council.*

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|                       | <p>The Ockham Parish area is predominantly rural in character whilst neighbouring parishes such as Cobham and East Horsley are more developed with much larger populations. Ockham and Wisley Commons are adjacent to each other and together form an integral nature conservation area protected as a Special Protection Area under European legislation, providing Ockham with an affinity with the Parish of Wisley. Ockham Parish Council has sought to foster and wishes to maintain close relationships with Ripley and Wisley, as well as other neighbouring parishes whilst recognising the unique character and legal entity of Ockham.</p> <p>Ockham Parish is establishing a Steering Group to participate actively within the applied for Lovelace Ward Neighbourhood Area and take forward any ensuing Neighbourhood Plan.</p>  |   |
| Ockham Parish Council | <p><b>Application for the designation of the Lovelace Ward as a neighbourhood area.</b></p> <p>I write on behalf of Ockham Parish Council in support of the application dated 7 January 2015 by Ripley Parish Council on behalf of the Parishes of Ripley, Ockham and Wisley to designate the Lovelace Ward as a neighbourhood area, in accordance with regulation 5 of the Neighbourhood Planning (General) Regulations 2012.</p> <p>Ripley, Ockham and Wisley Parishes have commonly shared links, not least because they together constitute the Lovelace Ward. They also have separate and distinct geographical, social, economic and historical characteristics which we believe can with care can be maintained and enhanced within a Lovelace Ward Neighbourhood Area and subsequently Lovelace Ward Neighbourhood Plan to the benefit of the three constituent Parishes individually and collectively, and indeed the wider area.</p> <p>In essence, Ripley which has a proud history not least as an important staging post on the London to Portsmouth mail and passenger coaching route, is the largest of the three Parishes in terms of population and has a post office, shops, pubs and restaurants which also benefit the wider area. Ockham is the largest Parish in terms of acreage but a small population and no post office, shops, pubs or restaurants. It is primarily agricultural and comprises 9 separate historical hamlets linked by rural lanes, bridleways and footpaths. Wisley is the smallest Parish in terms of acreage and has a small resident population and is well known locally, nationally and internationally as a home of the Royal Horticultural Society Gardens.</p> | We note your support for the proposed neighbourhood area. |

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|  | <p>These differences are in fact strengths which complement one another to a significant degree.</p> <p>I set out below some further background information relating specifically to Ockham which shapes its contribution to the Lovelace Ward and which we hope will be both of interest and relevance to the Neighbourhood Area application and the framing of any subsequent Neighbourhood Plan.</p> <p>Ockham Parish Council awaits with interest the result of the Lovelace Ward application.</p>   |  |
|  | <p>I fully support that a Neighbourhood Plan for the Lovelace Ward should encompass the communities of Ripley, Ockham and Wisley.</p>  | <p>We note your support for the proposed neighbourhood area.</p> |
|  | <p>I SUPPORT the principle of this application as working together across the three parishes in accordance with the Lovelace Ward boundary is logical and pragmatic, and many of the areas impacting on the parish where I reside (Ripley) are impacted, or impact upon, residents of the other two (Ockham and Wisley). To work separately in this area could easily become counter-productive.</p> <p>Specifically, this proposal will permit cohesive conservation plans, the community will be able to drive forward responses to parish and wider (political) town plans, we will be able to share resources for environmental, landscape and design plans in order to retain distinct and ancient features of the locality, as we seek to preserve the land for future generations. Importantly, economy of scale will enable effective use of overhead expenditure on resources and uniquely, a single survey of residents across the whole Ward.</p> | <p>We note your support for the proposed neighbourhood area.</p> |
|  | <p>Dear Sir / Madam,</p> <p>I fully support the designation of Lovelace as a Neighbourhood Planning area.</p> <p>[Personal Details Redacted]</p>   | <p>We note your support for the proposed neighbourhood area.</p> |

Wisley Property Investments Ltd., image submitted with representation.

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date | 25/03/2015  
drawn by | SL  
checked by | CC

drawing | Area To Be Excluded From The  
Proposed Neighbourhood Plan  
job no. | SNPL 308034  
drawing no. | NPE001  
rev |

