



24 August 2023

Planning Department  
Guildford Borough Council  
Millmead House  
Millmead  
Guildford, GU2 4BB

Dear Sir/Madam,

**22/P/01175 – Land at Wisley Airfield, GU23 6NU - OBJECTION**

West Horsley Parish Council wishes to raise a further objection to this application in light of the documents supplied by the applicant and uploaded to the GBC planning portal on 19 July 2023.

It is absolutely devastating to the Parish Council that these documents were not provided in the appropriate timeframe for us, and the other statutory consultees, to consider within the allocated time period for this application. In particular, the documents relating to the transport plans are extremely disappointing for us to see, without any consultation by the applicant. The sequence of appeal documents that start with 109 in the documents section are of major concern to our village.

Long Reach is a very narrow, uneven road that is frequently used by residents, visitors to the Horsley Football Club, visitors to Horsley Meadows, visitors to the businesses, horse riding stables and tennis court, HGV vehicles delivering to the gardening centre and farms, other agricultural machinery and soon by many residents of the new development of 139 houses known as Manor Wood.

It is also the easiest/most direct route for those to the south to reach the A3/M25 major roads, avoiding either the extremely narrow Guilehill Lane, half being single file with passing places, and Rose Lane which apart from being very narrow as it enters Ripley Village has an awkward right turn onto Ripley High Street to join the A3.

Long Reach also avoids the busiest junction in West Horsley namely East Lane/Ockham Road North, which for some unknown reason has never been included in the various traffic surveys carried out in connection with this application; and is notorious locally for its queues especially during term time where the early morning commute coincides with school traffic to the Raleigh and Glenesk schools and similarly at afternoon school collection.

Long Reach has no pavements for the majority of its length, and is used by many children walking to the football club, dog walkers, horse riders, the elderly and disabled pedestrians. It is a country lane on the edge of the village settlement area; and towards Ockham it is regularly closed due to flooding. At weekends it is extremely dangerous as users of the football club park on the road, forcing other road users down to effectively a single lane for some considerable length.

The plans submitted by Taylor Wimpey include the installation of 24 chicanes with associated street lighting and road markings to make Long Reach a designated cycle route from Ockham through to Horsley train station. West Horsley has a dark skies policy, West Horsley Neighbourhood Plan 2018 Policy WH15, and it is unacceptable for the applicant to suggest lighting along this road without any form of consultation.

Long Reach is also on a ridge so street lighting along its length will have a greater impact. The whole of the western side of the road is Green Belt, as it is on the eastern side beyond the new properties being built at Manor Wood. The area is known for bat foraging and well over 200 moth species have been identified, which are almost all night flying. Having streetlights along its length of the road will impact these and other wildlife in the area such as foxes and badgers.

We refer you to NICE's [Air pollution: outdoor air quality and health \(nice.org.uk\)](https://www.nice.org.uk) report which indicates added pollution caused by cars slowing and accelerating through such traffic calming measures; which will effect the air quality for residents living along Long Reach. We also refer you to recent planning application [S62A/2023/0016 Warish Hall Farm, CM22 6NZ](#), refused on many grounds including a lack of consideration for a) landscape and visual character under hours of darkness (Para 40) ; and b) effects of pollution and the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation (Para 41).

Apart from the issues relating to Long Reach, cycles will be encouraged to cycle up Lollesworth Lane, a privately owned lane which happens to be a public bridleway and as such is maintained by the residents. There will undoubtedly be additional maintenance costs which will fall on its owners. Taylor Wimpey makes no suggestion regarding a contribution to those costs, which would not be incurred should Wisley not proceed.

Cyclists are then directed along Footpath 99 which, it is suggested, will be widened to 2.5m from its junction with Lollesworth Lane bridge to Kingston Avenue, East Horsley. However under most conditions, a recommended paved width for a two-directional shared use path is 3.0 m (10 feet). Any widening will be subject to the West Horsley Place Trust selling the land. To our knowledge the West Horsley Place Trustees have not been approached about the potential purchase of land or widening of this footpath. Should this application be approved, West Horsley Parish Council would wish the whole length of Footpath 99, from The Street, West Horsley through to Kingston Avenue, East Horsley be widened, not just that part from Lollesworth Lane bridge to Kingston Avenue.

It appears that these documents have been produced to part satisfy the requirements of the appeal process with the planning inspectorate and the Guildford Borough Council requirements stated for the site regarding sustainable transport. Little thought has been given to the impact of the proposals on the residents of West Horsley.

Please also note the detailed assessment submitted by the Guildford Bike User Group G-Bug to the proposals which, in normal circumstances, one would expect to be supportive, but do in fact object.

As such we request that our objection to these plans be considered by the Planning Inspector due to the following:

West Horsley Neighbourhood Plan Policies:

- WH2 – Design Management within the Settlement
- WH3 – Design Management within Rural settings
- WH14 – Biodiversity
- WH15 - Dark Skies

Guildford Local Plan Policies:

- P2 – Greenbelt
- D1 – Place Shaping

## NPPF

- Para 185c) Planning policies and decisions should..... c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- Para 112c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

Yours faithfully

Julia McClung  
Clerk & RFO  
On behalf of West Horsley Parish Council  
24 August 2023  
[clerk@westhorsley.info](mailto:clerk@westhorsley.info)