

Welcome

Welcome to the public exhibition of our proposals for a new mixed-use development at land at Grove Heath North, within the parish of Ripley.

During this consultation period, we aim to hear the views of the local community as we work towards submitting an outline planning application. Please complete the survey provided today or online to let us know your views.



ABOUT GREEN KITE HOMES

Green Kite Homes is passionate about creating communities and places where people want to live. Place-making is an essential element in all Green Kite Homes developments, ensuring that successful public spaces become the focus of a new community.

Talk to the Green Kite Homes project team today with any questions you may have about the current outline proposals.

THE TEAM



DEVELOPER AND APPLICANT



PLANNING CONSULTANTS



ARCHITECTS



LANDSCAPE ARCHITECTS



COMMUNITY ENGAGEMENT



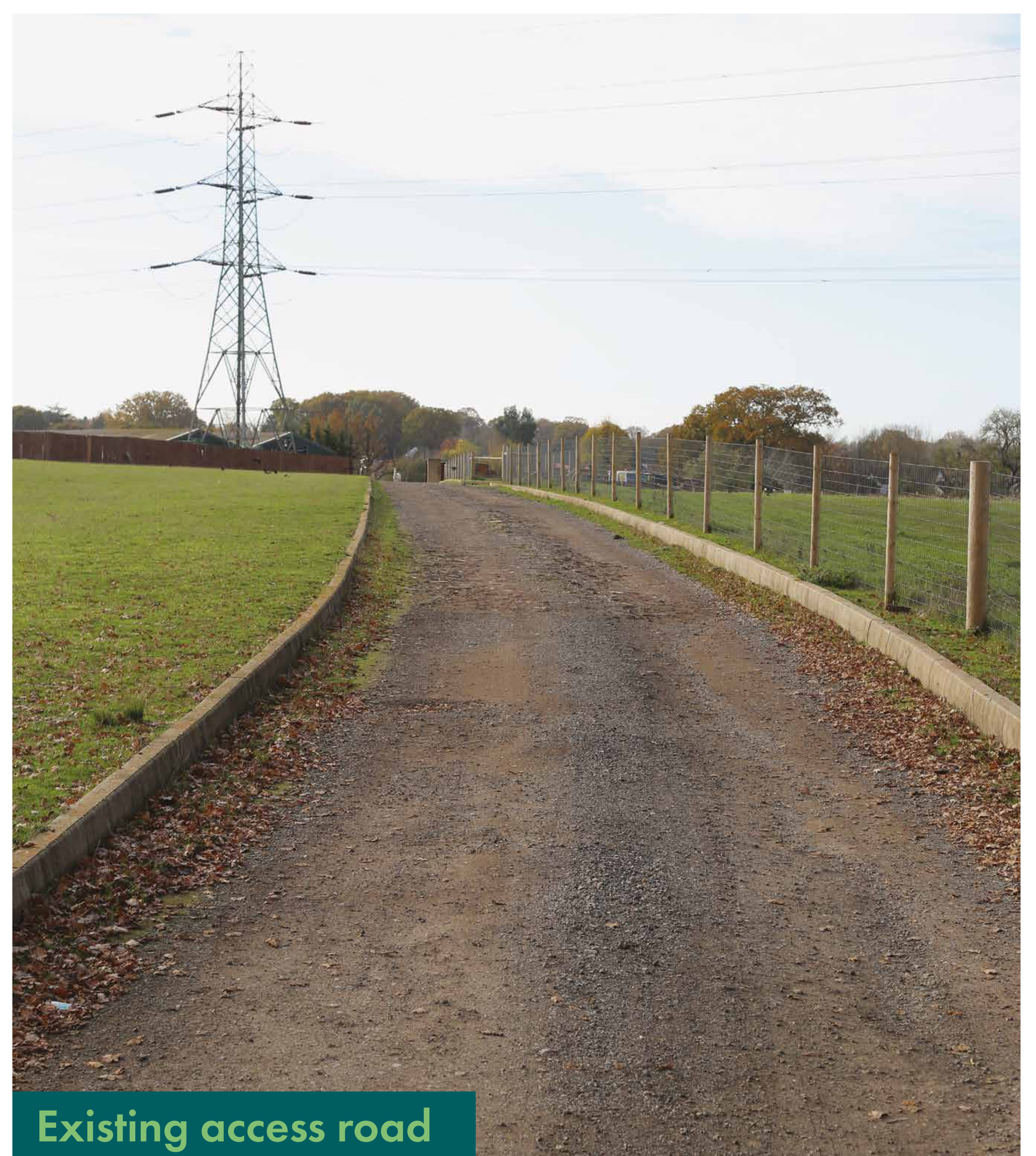
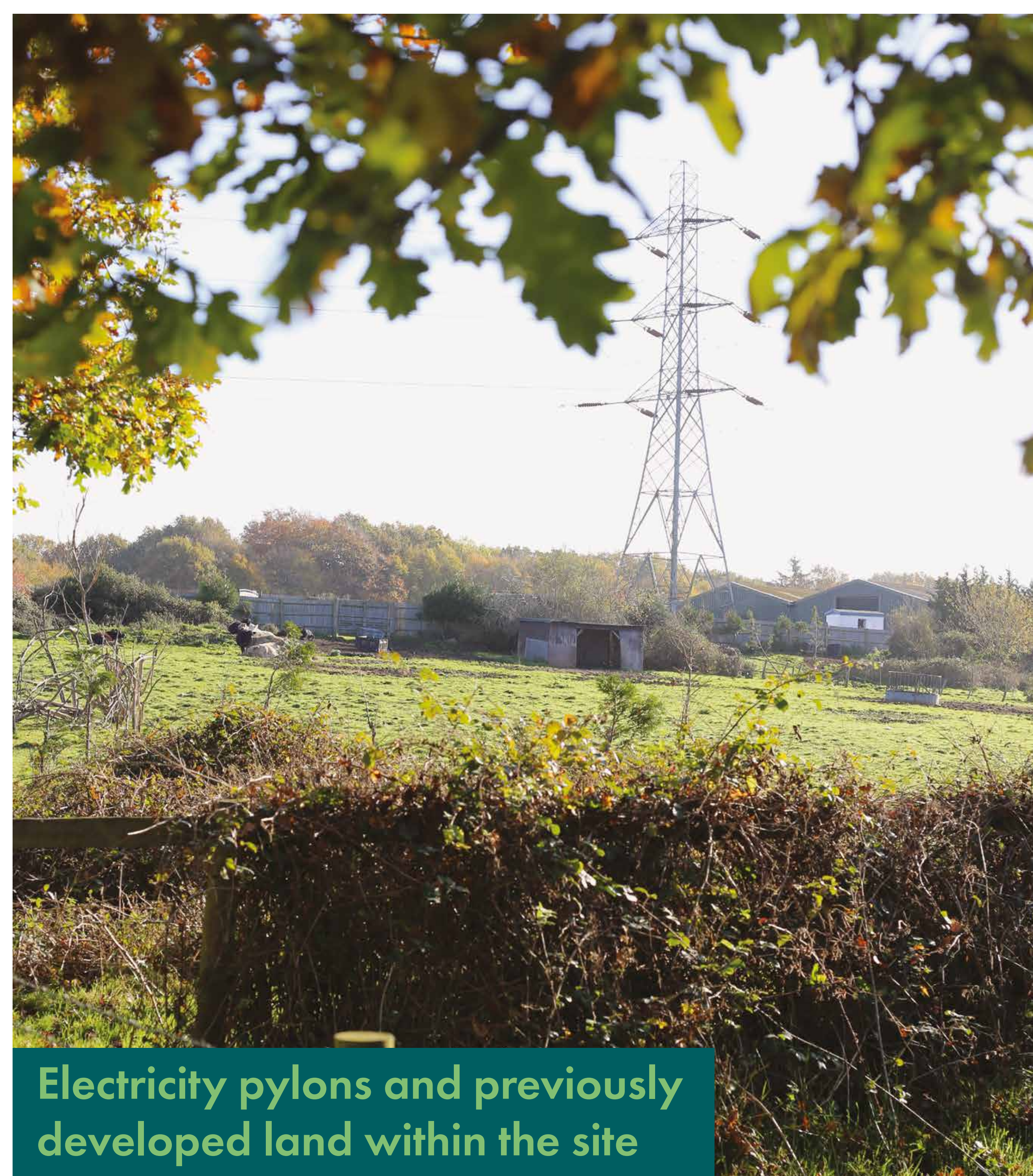
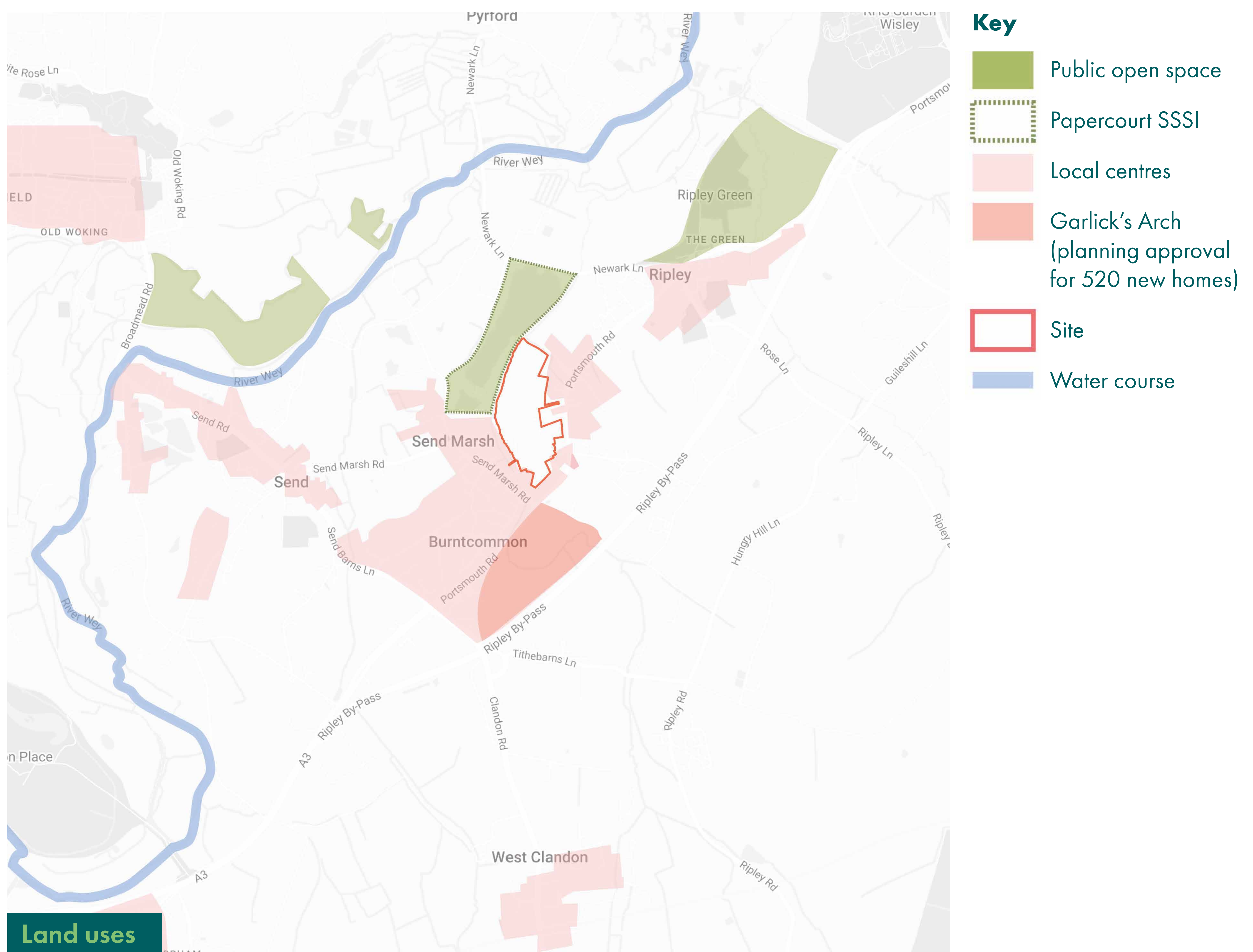
TRANSPORT PLANNING
CONSULTANTS

About the site

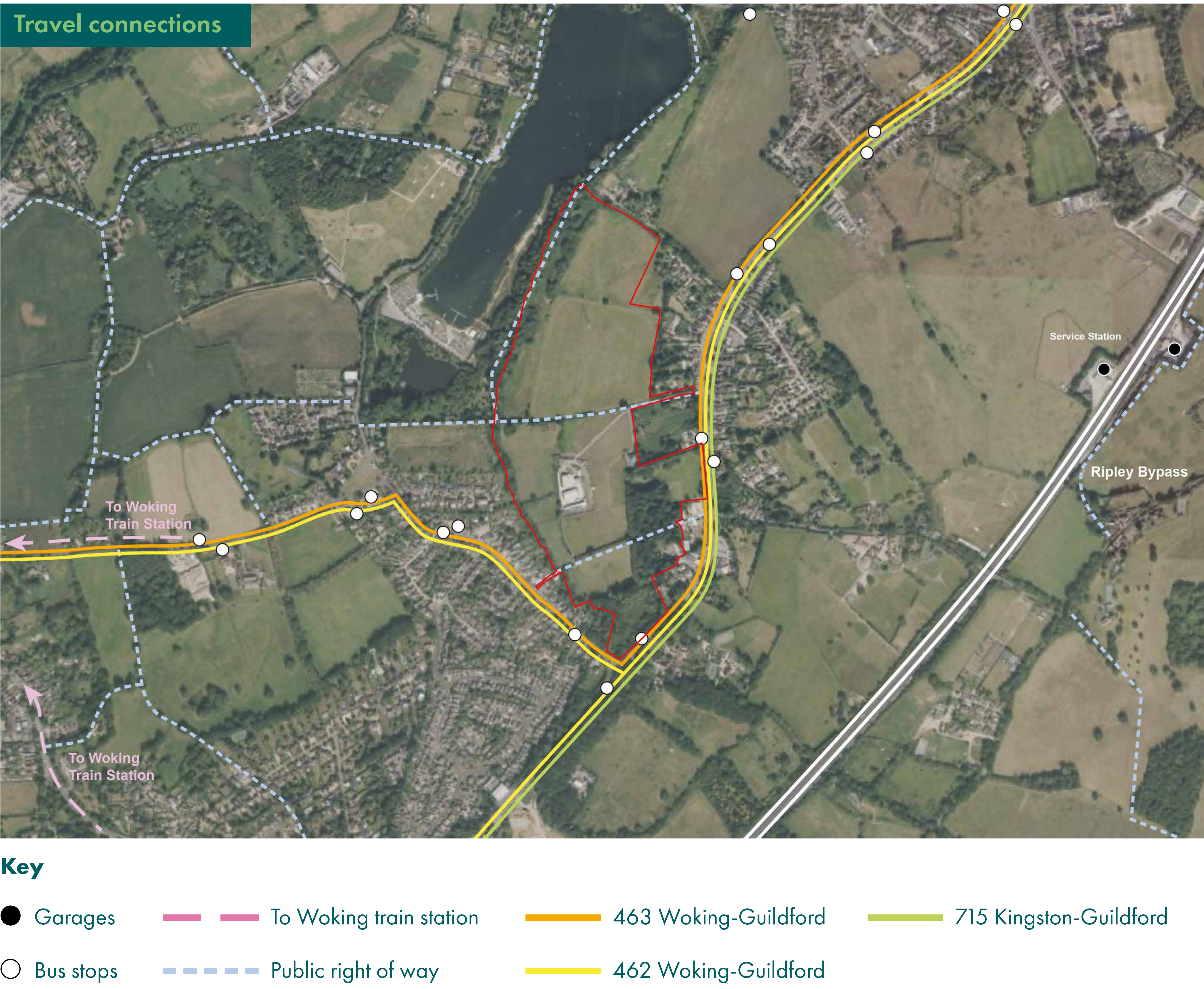
The site is a total of 25.9 hectares. It comprises an area of previous clay extraction at the north of the site, a farm building and commercial storage with hardstanding at the southern portion and grassland on the rest of the site. Grove Heath North is the name given by Guildford Borough Council to this site, through pre-application discussions. We recognise that many local people may know the site as Highlands Farm and would welcome any ideas for a new name.

SITE CHARACTERISTICS

- › Located to the north of Send Marsh village, within the Thames Basin Heath Special Protection Area (SPA)
- › Previously developed land with farm buildings on site
- › Many mature trees on the site and a woodland to the south-east. Our proposals seek to retain these
- › Existing site access from Portsmouth Road
- › Electricity power lines cross the middle of the site, north to south. These would be moved underground with UKPN permission
- › Adjacent to Papercourt Lake designated as a Site of Special Scientific Interest (SSSI). Respecting the SSSI area is a key consideration for our proposals



Site context



AMENITIES WITHIN
WALKING DISTANCE

Ripley Village Centre	14 minutes' walk
Send Church of England Primary School	25 minutes' walk
The Jovial Sailor and The Saddler's Arms pub	5 minutes' walk
Little Waitrose and Shell garage	9 minutes' walk
Papercourt Sailing Club	12 minutes' walk

TRANSPORT LINKS

Grove Heath Road bus stops	Around 200 metres
Tuckey Grove bus stops	Around 100 metres
Clandon railway station	7km
Woking railway station	7.6km

POLICY CONTEXT

The site sits within designated Green Belt in the Guildford Local Plan and within Lovelace Ward & Neighbourhood Plan Area. It is being promoted as a development site within the emerging Local Plan.

This sustainable location offers the opportunity to meet current NPPF policies on appropriate Green Belt development and help deliver the NPPF's new homes target for Guildford Borough Council.



Our vision

Indicative sketch of green open space within the development



Our proposals are for a sustainable new community that would have easy access to jobs, services, and community facilities. The community would promote active travel, be guided by principles of a landscape-led development and promote healthy living.

Our vision:

- Landscape-led development with plentiful public green space; green networks and community village greens
- Linked to but separate from the surrounding villages of Ripley and Send Marsh
- Community focused: provision of community spaces and community gardens
- Healthy living with substantial green and blue infrastructure
- Active travel-focused with design that encourages walking, cycling and access to public transport
- High-quality and sustainable homes and climate resilient planting
- Homes with gardens, including opportunities to grow food
- Design in-keeping with the identifiable local vernacular
- Climate resilience, using zero-carbon and energy positive technology

Our emerging proposals



Our current proposals are for a landscape-led residential development that would provide:

- **A significant amount of retained and enhanced green infrastructure** with at least 30 percent of the site green open space
- **Ecological enhancements** to ensure people and nature thrive together
- **Around 540 new homes** to meet identified housing need
- **High quality homes in a range of house sizes** from smaller starter homes to larger family homes
- **50% affordable housing** comprising a mix of rented and intermediate homes
- **Play areas, village green, and community gardens**
- **Enhanced dog walking routes** and improvements to the Public Rights of Way
- **Flexible community or commercial space**
- **Highways improvements** and infrastructure provision

Landscape and ecology

Enhancing the landscape and creating green infrastructure has been at the heart of the development approach. Our draft scheme incorporates a wide range of land uses and habitat types, including walking routes, public amenity space, private gardens, public parks, and orchards. The purpose is to create a vibrant and inviting garden community rooted in the local landscape allowing people and nature to thrive together.



Key

-  Existing Public Rights of Way
-  Existing Green Infrastructure
-  Proposed Landscape Buffer
-  Proposed Western Parkland Buffer

LANDSCAPE DESIGN PRINCIPLES

-  **Increased biodiversity**
Delivering a landscape which contributes to a net gain in biodiversity, retaining and enhancing existing ecosystems.
-  **Integrated green and blue infrastructure**
An integrated approach to tackle issues of water neutrality.
-  **Accessibility and inclusivity**
Creating an accessible landscape that provides opportunities for all users, with strong links to the wider landscape.
-  **Nature recovery networks**
Incorporating ecological networks into the landscape strategy for the site, delivering a network of valuable connected habitats.
-  **People, place and nature**
Delivering an environment that is loved and appreciated by residents, and which has its own distinct character.
-  **Sustainability**
Create a sustainable and resilient landscape that can meet the challenges of the future.
-  **Community enhancement**
Delivering a landscape that enhances the well-being of the community, bringing people together.
-  **Edible landscapes and community gardens**
Deliver public benefit through the creation of interactive landscapes.

LANDSCAPE FEATURES

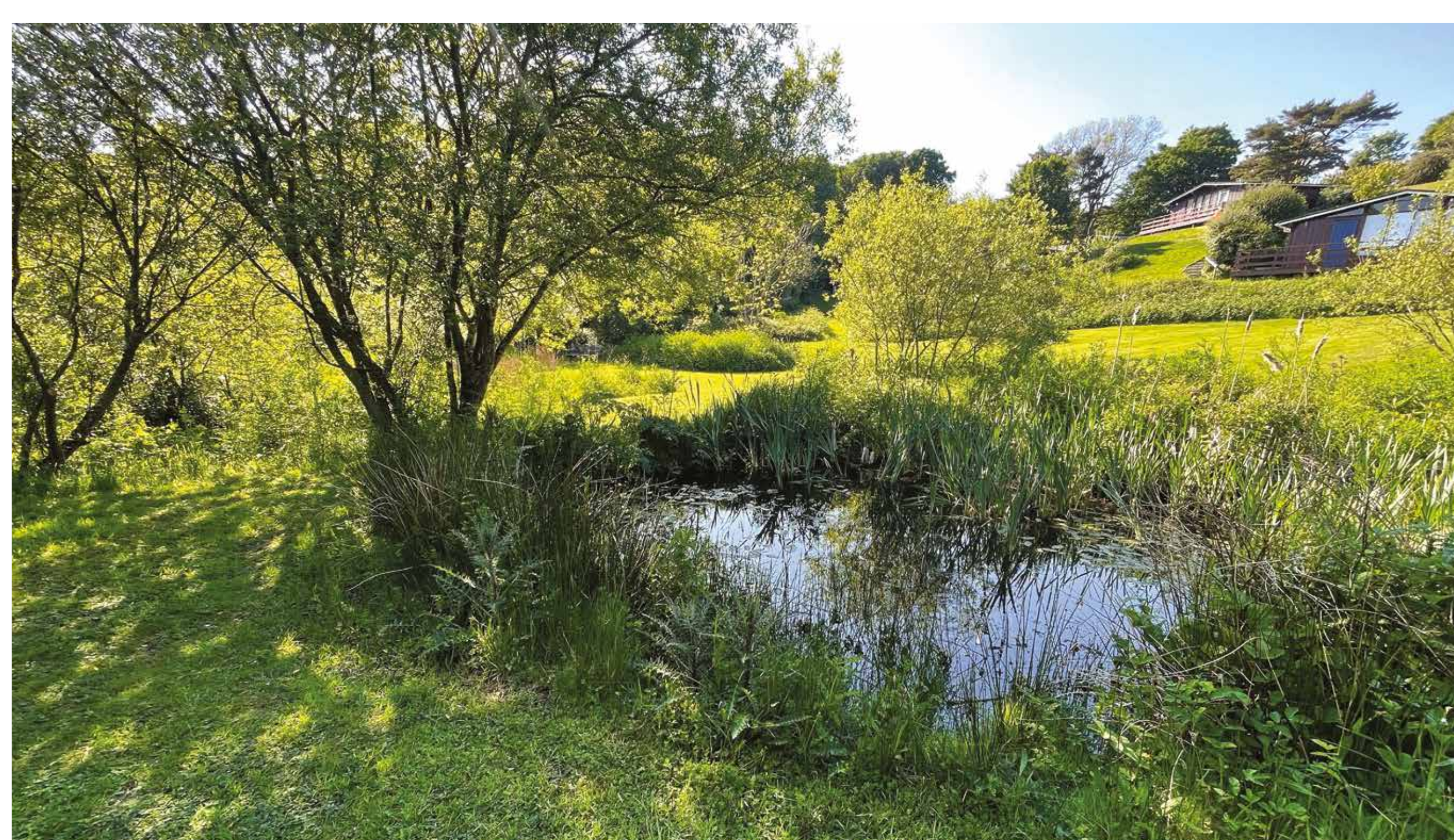
- The westernmost section of the site retained as a landscape buffer, providing separation between Send Marsh, and Papercourt SSSI and the new development
- A walkable community through enhanced Public Rights of Ways and improved connectivity and accessibility to natural assets. Potential for a 2.5km circular walking route
- Large linear parks and green infrastructure networks promoting biodiversity and allow both people and nature to thrive
- Substantial play space of 0.64ha in a mix of equipped and informal play spaces, spread throughout the site, A key focus of the play strategy will be to utilise playful routes and trails, play on the way, public art and edible landscapes to activate these spaces

Water management and sustainability

Integrating blue and green infrastructure has been a key consideration from the outset, due to the East Clandon Stream running along the site's western boundary, the unnamed Ordinary Watercourse along the north and northwestern boundary, and the Papercourt Lake SSSI outside the site to the northwest.

The site is mainly Flood Zone 1 (Low risk) with some Zones 2 and 3 at the western edge. A site-specific Flood Risk Assessment is being prepared and will be incorporated into our water strategy to produce robust flood mitigation measures and increase biodiversity.

Our proposed water management approach combines retention of existing water bodies and creation of comprehensive Sustainable Urban Drainage Systems (SUDs) to decrease flood risk and improve water quality before discharge.



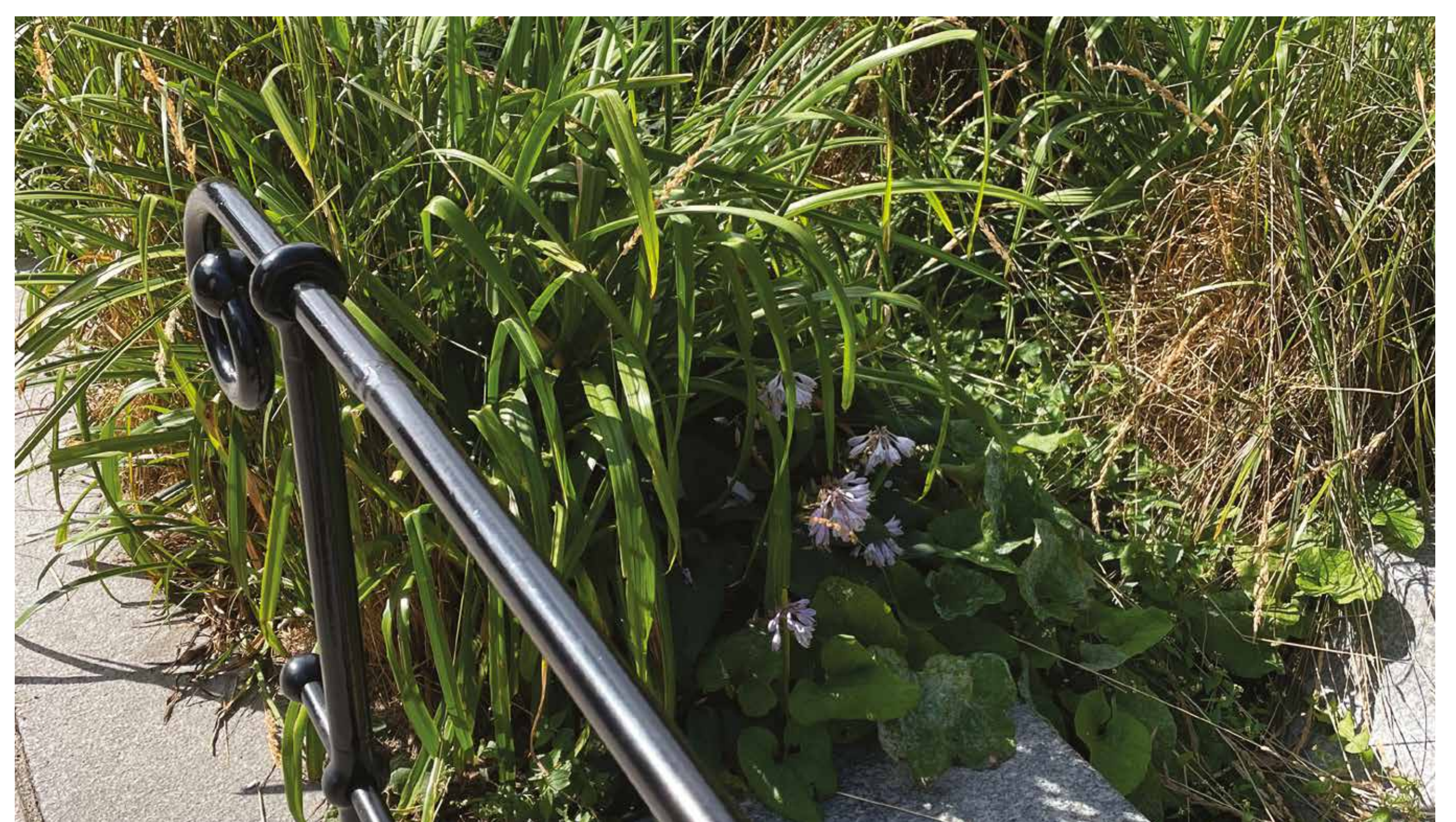
Wetlands of permanent water levels within green open space to provide attenuation and treatment of water.



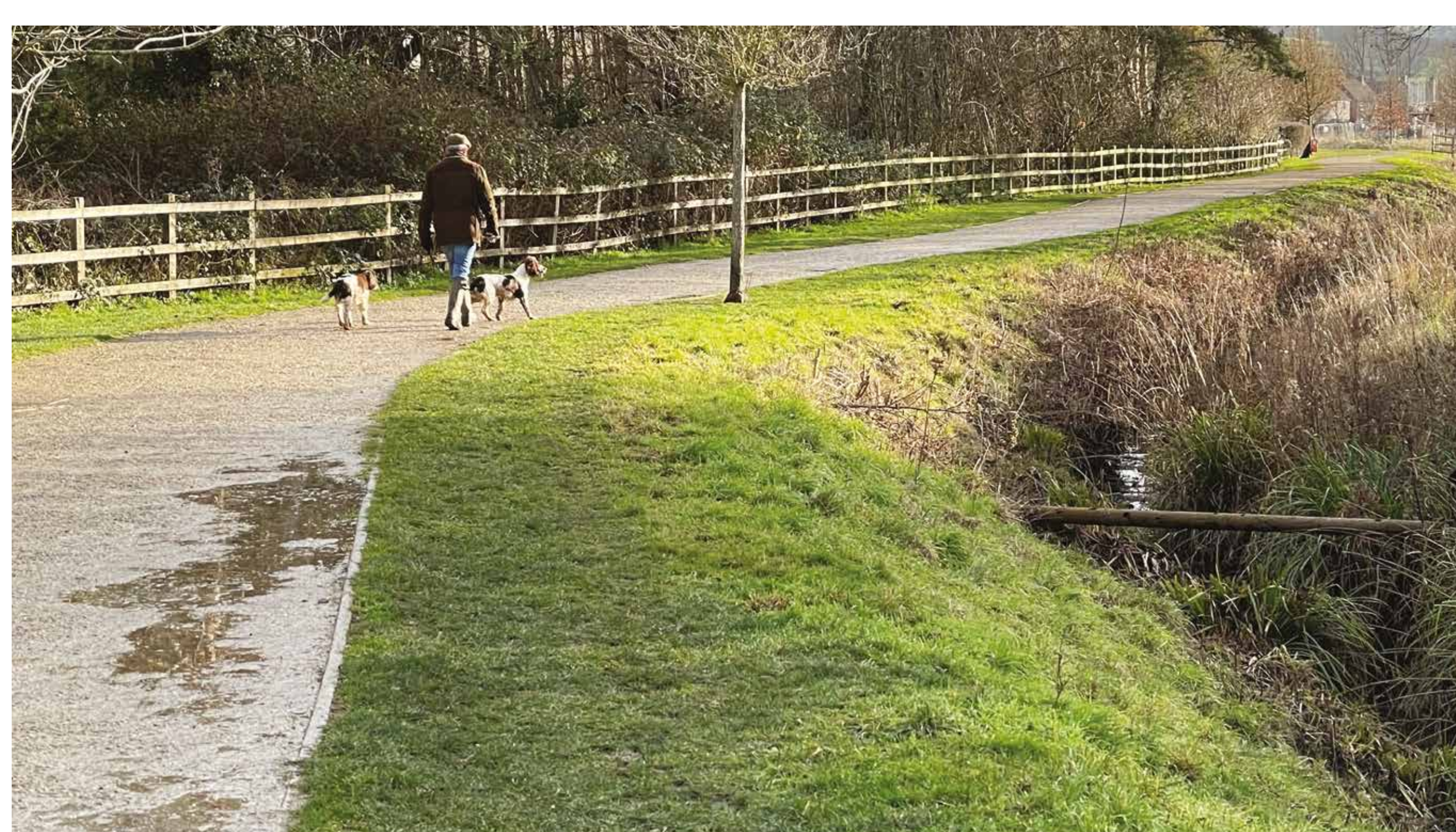
Detention basins providing attenuation during heavy rainfall, but functions as a recreational facility during the dry periods.



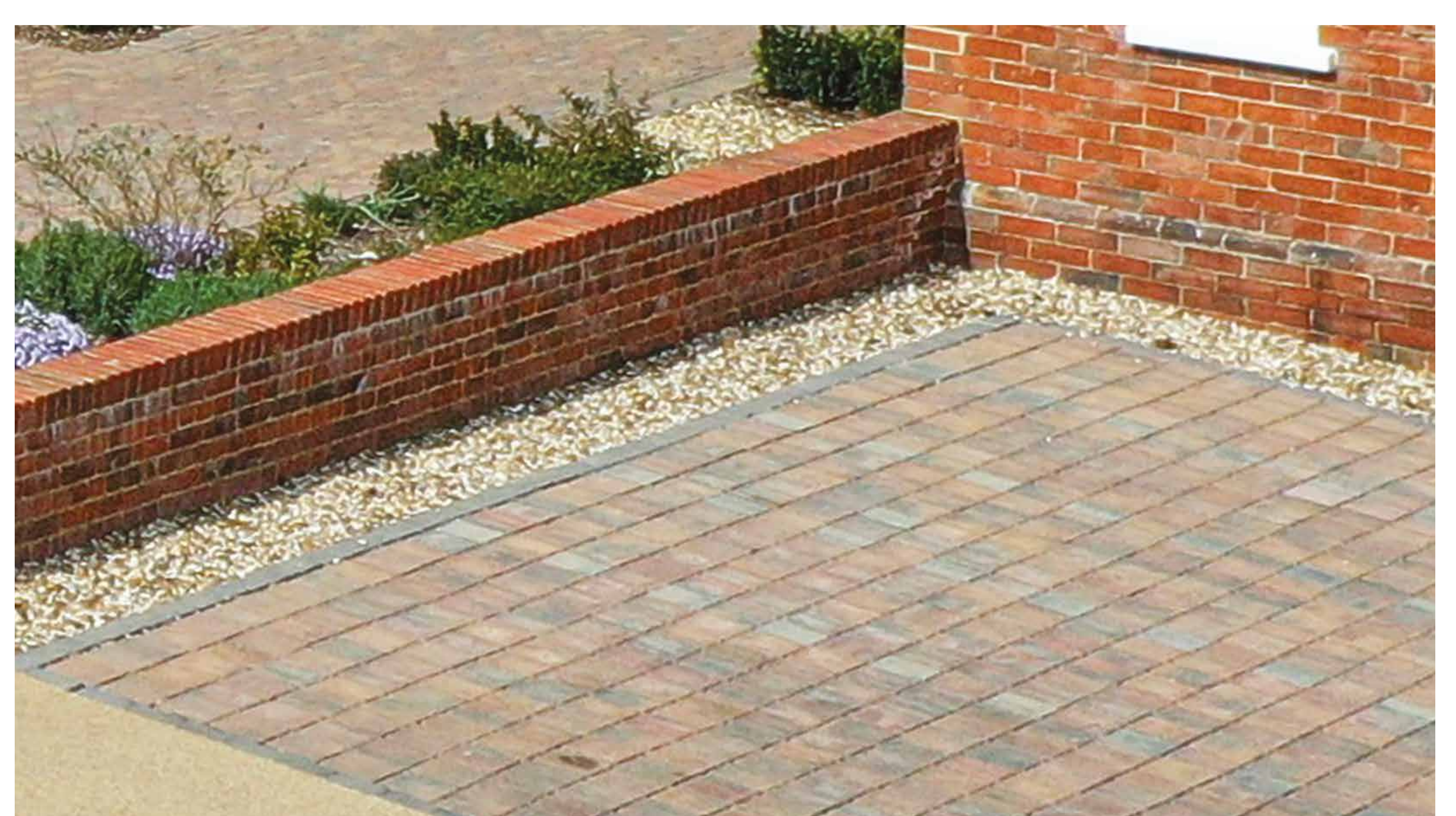
Water butts one of the most common measures for property-level SUDs, collecting rainwater.



Rain gardens located at front of properties and on traffic islands.



Swales broad shallow permeable channels to convey and store run-off.



Lined permeable pavement would provide water quality benefits, while slowing down water flows.

Transport and access

The site benefits from access to a range of local services and facilities within Ripley and the local area.

The development would enhance connectivity across the site for pedestrians and cyclists, with the internal layout prioritising these modes. The layout would incorporate a hierarchy of streets designed to ensure low vehicle speeds by design, integrating traffic calming measures, street trees and continuous crossings.

The application will be supported by a Transport Assessment and Travel Plan, prepared in consultation with Surrey County Council and National Highways.

The Transport Assessment will assess the travel demands of the development and impacts on the highway network in the local area, including taking into account traffic from other consented local developments, in addition to background traffic growth.



VEHICLE ACCESS

Vehicle access would be via a new access junction from Portsmouth Road, with existing access retained as additional emergency access to the north of the junction. All parts of the site would then be connected by secondary routes. The junction location and design would be agreed with Surrey County Council.

DEVELOPMENT BENEFITS

We welcome ideas from local residents on how this development could contribute positively to transport infrastructure. Subject to the findings of assessment work and discussions with Surrey County Council and National Highways, improvements could include:

- Financial contributions to public transport
- Speed reduction measures on Portsmouth Road
- A car club

PEDESTRIAN AND CYCLE STRATEGY

Public Rights of Way would be retained and integrated into the site layout providing connections to the east and west. Pedestrian and cycle access would be provided from Portsmouth Road via the existing access, alongside the main vehicular access and a potential connection in the south of the site.

While the street layout directs vehicles to the primary access route, pedestrians and cyclists would have a range of alternative access options. Within the site, the street network would follow the 'Healthy Streets for Surrey' design code, prioritising the needs of non-motorised users.

Infrastructure requirements

The development must provide the infrastructure required to enable it to support the new community without additional pressure on the existing community.

Through pre-application discussions with the council and its stakeholders we will be exploring:

- › Highways infrastructure and public transport requirements
- › Education requirements including nursery, primary, secondary and further education needs
- › Healthcare requirements including doctors and dentist provision
- › Onsite provision of community facilities such as community hub or small shop
- › Foul and surface water drainage capacities
- › Utility provision



Key

Schools and education

- 1 Ripley Court School
- 2 Send CoE Primary School

Restaurants, pubs and inns

- 1 The Talbot Inn
- 2 Half Moon Inn
- 3 Ripley Curry Garden
- 4 The Ship
- 5 Pinnocks
- 6 The Ripley Anchor
- 7 Toby Cottage Restaurant
- 8 The Jovial Sailor
- 9 The Saddlers Arms
- 10 The Seven Stars
- 11 Livvys Kitchen Cupcakes
- 12 Astalet Cafe Woking

Gyms and fitness

- 1 Reforma Studios
- 2 Chole Bruce HQ
- 3 Swole Gym
- 4 Sara Powell Yoga
- 5 Candice Sullivan Pilates
- 6 Optimal Health Inspired
- 7 Maven Brazilian Jie Jitsu
- 8 The Feel Good Project

Places of worship

- 1 St Mary's Church
- 2 Ebenezer Strict Baptist Chapel

Shops and retail

- 1 Ferma Farm Shop
- 2 One Stop, The Bakery Shop
- 3 Nest Home & Cafe, Miss Bush, Ripley Guitars
- 4 Service Station
- 5 Titan Garden Buildings
- 6 Ripley Nurseries
- 7 Shuriwood Storage
- 8 Wolsely Plumb & Parts
- 9 Waitrose
- 10 Heaven Sent Photography
- 11 Villages Medical Practice
- 12 Livvy's Kitchen Cupcakes

Community centres

- 1 Ripley Village Hall



Timeline and next steps



Thank you for attending this exhibition. We hope this exhibition has been informative and allowed you to form your view of our proposal.

Please take the time to complete our survey to give us valuable feedback about your priorities for the community. The survey is available to complete today, submit to us via **FREEPOST SEC NEWGATE UK LOCAL**, or access online at our consultation website **groveheathnorth.co.uk**. You can also register to be kept informed at every stage, and email us any time with questions or comments.

If you wish to access exhibition information and materials please scan the QR code.



PROJECT TIMELINE

Throughout the planning application process, GKH and the development team will work with parish councils, local organisations, and planning, transport, and ecology experts from Guildford Borough Council and Surrey County Council to refine our proposals.

