

# Public Consultation - Land off Salt Box Road

## Closing date for responses - 28 November 2025

Findings compiled by Victoria Fear, Assistant Clerk

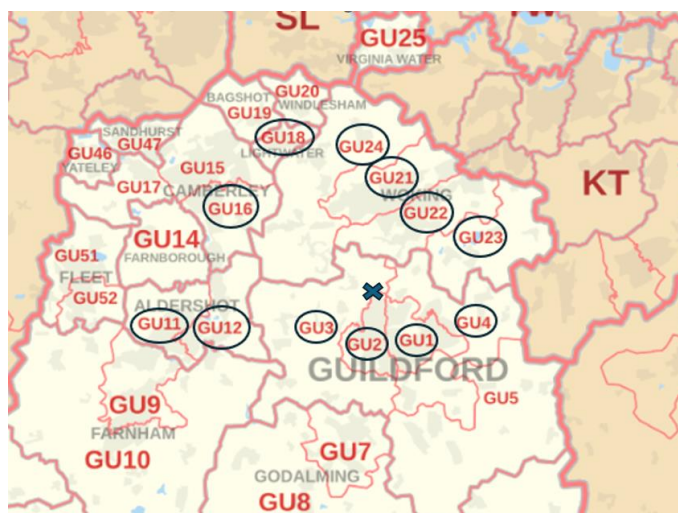
### SUMMARY:

A public consultation flyer was hand-delivered to approximately 3,600 properties across the Parish and into Grange Park estate. Posters were placed on each of the Parish noticeboards, and duplicate posters were circulated on social media and on the Parish Council website. The Clerk and Cllrs Ahier, Burch, Chancellor, and Crampin also handed out flyers on Whitmoor Common to publicise the consultation.

By the closing date Worplesdon Parish Council had received 640 responses. Of the 640, 567 of these responses were from Survey Monkey, 65 were received via email, and 8 through Royal Mail. This represents an **18% response rate** (from 3,600 delivered flyers).

Of the responses received **95%** were in support of the Parish Council purchasing the field and **96%** were in support of the Parish Council taking over the responsibility for the site through a Community Asset Transfer.

Responses were received from a wide range of postcodes, so the feedback was not limited to residents of Worplesdon Parish.



*Map showing highlighted postcodes which responded to the survey*

### ✕ Approximate location of horsefield

This, together with the vast majority of feedback received through the comments sections of the consultation and other correspondence submitted, is perceived as a **clear mandate for the land to remain as open green space and preferably within the ownership of a council prepared to facilitate access whilst encouraging biodiversity.**

## In greater detail:

80% of respondents would consider a monetary donation towards the Parish Council's purchase of the land.

67.5% of respondents indicated that they would be prepared to make a donation towards the provision of rudimentary facilities on the site.

With regard to the suggestions for uses of the site, across the hundreds of comments, the community's views fall into several clear themes:

### **1. Very Strong Support for Keeping the Field Green, Open, and Natural**

Most respondents want the field to:

- Remain undeveloped and primarily natural
- Protect wildlife, enhance biodiversity, and act as a buffer to Whitmoor Common (SSSI/SAC/SPA)
- Support rewilding, wildflower meadows, native tree planting and hedgerows
- Maintain or enhance wildlife corridors
- Be kept free from housing development

Many referenced:

- Ground-nesting birds (nightjar, Dartford warbler, woodlarks)
- Concerns about disturbance from dogs
- The field's role as part of a wider, fragile ecosystem

**This is the single strongest and most consistent theme across responses.**

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### **2. Access, Public Use & Recreation**

While wanting to protect nature, many respondents also supported **light-touch public access**, such as:

- Walking routes
- Nature trails / boardwalks / wheelchair-friendly paths
- Guided walks, foraging sessions, outdoor education
- Spaces for wellbeing (yoga, meditation, quiet areas)

Some suggested:

- Connection with Britten's Pond or Stringer's Common
- A trail or cycle route to Worplesdon Station
- Safe crossing / improved access via Salt Box Road traffic lights

A minority wanted:

- Small playgrounds or natural play areas
- Activity hubs (fitness trails, trim trail)

A few wanted:

- Child-friendly cycling (BMX / cyclocross)
  - Sports pitches (football/cricket) – but this was rare
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### 3. Facilities – Mixed Opinions

Views on facilities were **divided**, but broadly:

#### Support for small-scale facilities

- **Small car park** – widely supported to ease pressure on Whitmoor Common
- **Small kiosk/coffee trailer** – many positive comments, especially referencing Normandy café
- **Basic toilets** – supported by some, but concerns about maintenance
- **Information boards** – popular (history, wildlife, cultural heritage)

#### Concerns about development creep

Common objections:

- “Do not overdevelop.”
  - “Minimal facilities only.”
  - “Visitor centre unnecessary, too costly, and would increase footfall.”
  - Worries about car park overflow onto Salt Box Road
  - Fears that facilities would attract too many visitors and harm the Common
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### 4. Dogs & Dog Walking – A Major Theme

Views were mixed, but frequently mentioned:

#### Support for:

- A **secure/enclosed off-lead dog field**, helping protect Whitmoor’s ground-nesting birds
- Using the Horse Field as a SANG-style space to redirect dog walkers away from the SPA/SSSI

#### Concerns:

- Out-of-control dogs disturbing wildlife
  - Too many dogs already on the Common
  - Some advocated for **no dogs at all** inside the field
  - Others wanted continued free dog walking
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### 5. Grazing, Agriculture & Traditional Land Use

A recurring suggestion was to **restore traditional low-intensity land use**:

- Grazing with rare-breed cattle, ponies, goats or sheep
- Orchards (community orchard widely supported)
- Tree planting / hedgerow restoration
- “Mini-farm” or forest school
- Herb / vegetable gardens
- Allotments (some interest but concerns about wildlife conflict)

A few respondents wanted:

- Continued use as a **horse field**, with some offering to rent or buy part of it.
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## 6. Revenue-Generating Ideas (Low-impact preferred)

People emphasised:

- Only **small-scale** revenue ideas acceptable
- Must not harm the landscape or wildlife

Examples suggested:

- Café/kiosk
  - Hireable space for classes (yoga, wellbeing, workshops)
  - Bookable secure dog field
  - Natural burial ground
  - Biodiversity Net Gain “habitat bank” (multiple respondents saw this as a good fit)
  - Community events (very low impact)
  - Memorial benches or engraved stones (public fundraising)
- 

## 7. Housing / Development

Extremely clear consensus:

- **Overwhelming opposition to housing**, apart from a very small number of comments
- Many expressed fear of:
  - Travellers acquiring the land
  - Private developers subdividing the site
  - Loss of green belt
  - Loss of habitat corridor

Some specifically said:

- “Buy it, then leave it alone.”
  - “Do not sell the land.”
  - “Not even a visitor centre.”
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## 8. Traffic, Access, and Safety Concerns

Common points:

- New entrance should come via Salt Box Road traffic lights, not Mount Pleasant
  - Height-restriction barriers to prevent unlawful access
  - Car park should be sized appropriately
  - Avoid overflow parking into residential areas
- 

## 9. Community Use & Education

Strong support for:

- School visits, scouts, guides, youth groups
- Outdoor classrooms / forest school
- Interpretation boards
- Opportunities for conservation volunteering
- Citizen science, wildlife monitoring
- Small natural amphitheatre / shelter for talks

## **Overall Consensus & Conclusion**

### **What the community MOST wants (clear consensus):**

1. **Protect nature first** – create or enhance a wildlife-friendly landscape with minimal built development.
2. **Keep the field green, open and natural** – wildflower meadow, rewilding, grazing, tree planting.
3. **No housing** – extremely strong majority view.
4. **Sensitive, small-scale public access** – walking routes, guided nature activities, outdoor education.
5. **A small car park** to relieve pressure on the Common and to prevent verge parking.
6. **Possibly a small café/kiosk**, but opinions vary.
7. **Avoid overdevelopment** – no visitor centre, no large buildings, no large playgrounds.
8. **Dog management is important**, with many supporting a secure dog area to protect the SSSI.

### **What the community is divided on:**

- Café/kiosk
- Toilets
- Play areas
- Extent of public access
- Use for dogs vs. wildlife protection

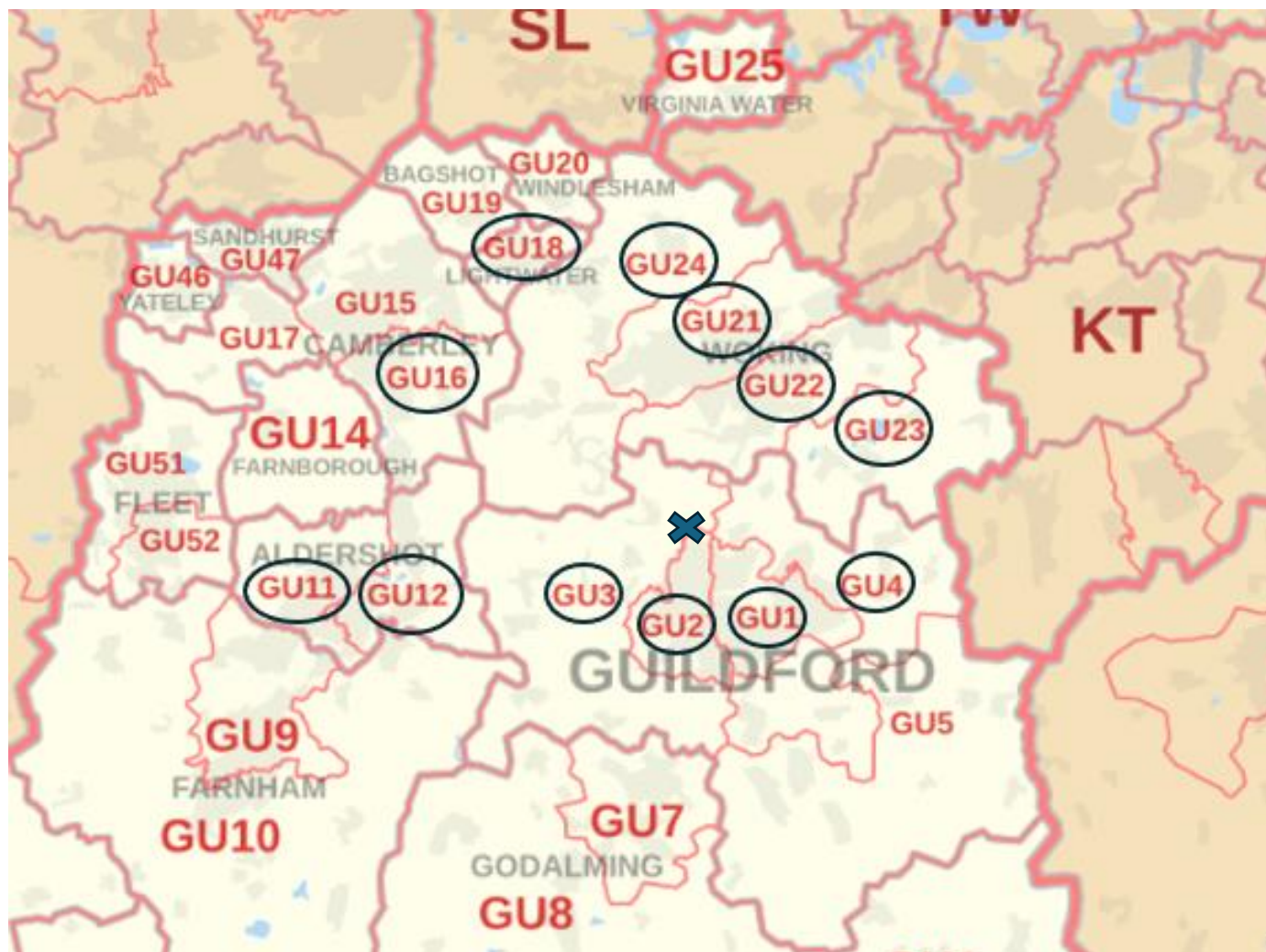
### **What the community mostly rejects:**

- Housing
- Selling the land to private individuals
- Heavy infrastructure, visitor centre, large-scale community building
- Anything that increases traffic or harms wildlife

Survey responses were received from across Guildford because the consultation was not limited to Parish residents.

Each of the postcodes which submitted a response is highlighted on the map below.

This highlights that the feedback received is not just from residents of Worplesdon Parish but from across a much wider area.



*Map showing highlighted postcodes which responded to the survey*

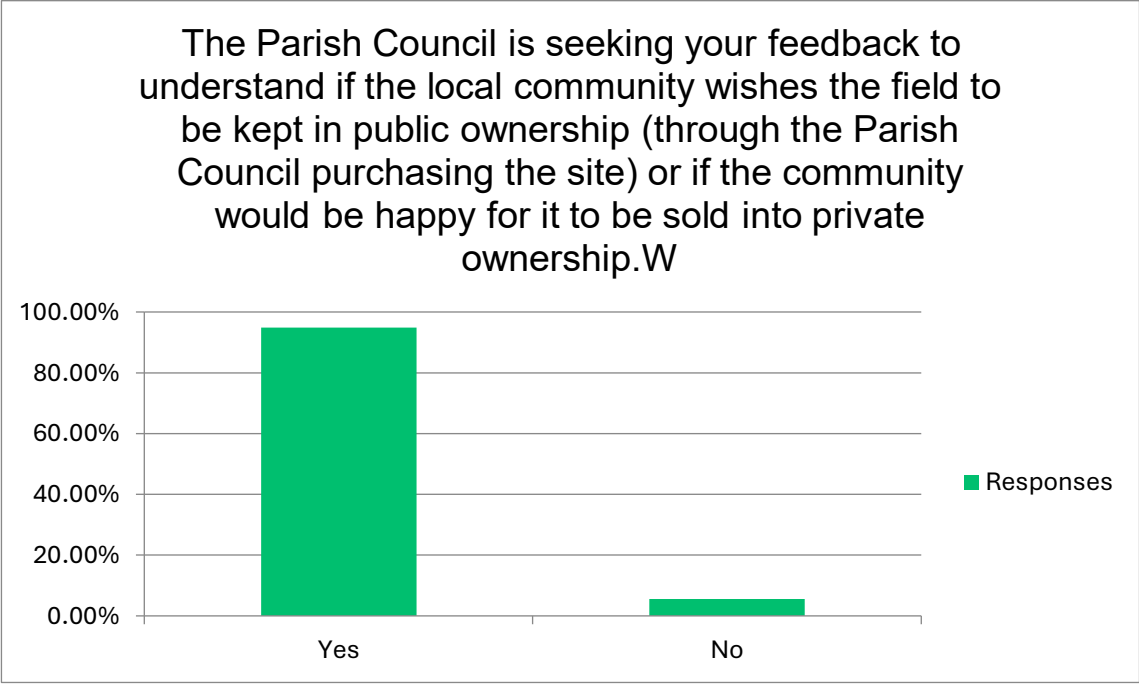
**✕** Approximate location of horsefield

**APPENDIX A: Responses received to the consultation in full**  
**[From Survey Monkey, postal, and email where noted]**

**QUESTION 1**

The Parish Council is seeking your feedback to understand if the local community wishes the field to be kept in public ownership (through the Parish Council purchasing the site) or if the community would be happy for it to be sold into private ownership. Would you support the Parish Council's purchase of this land?

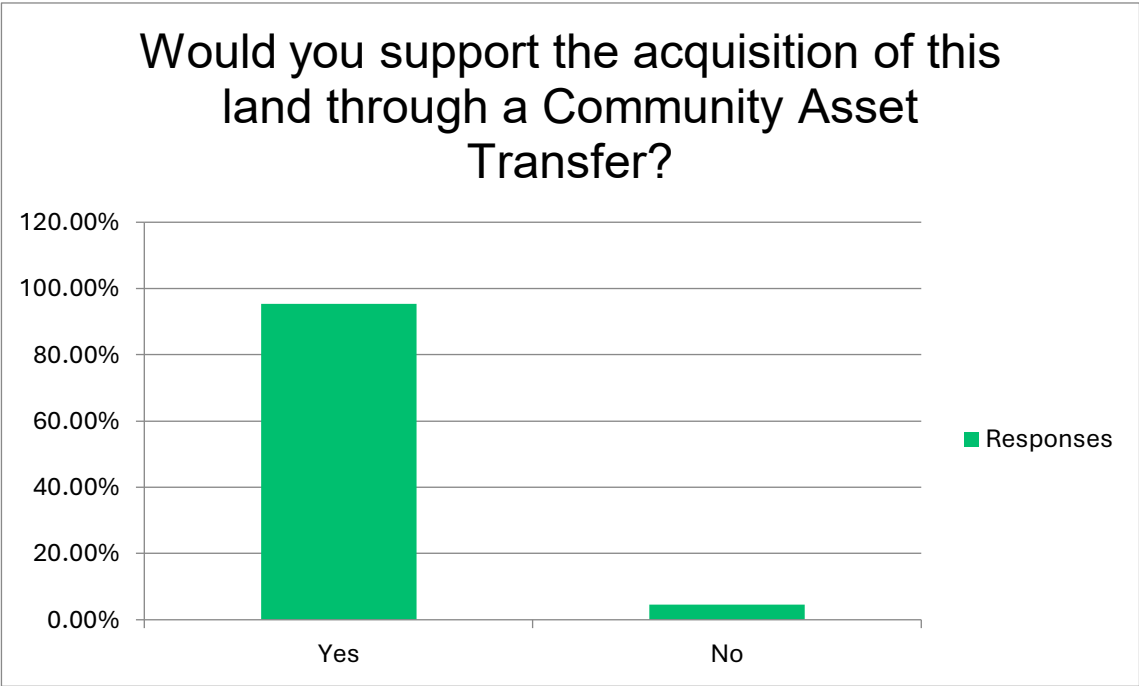
Answer Choices	Responses	
Yes	94.84%	607
No	5.45%	33
Answered		640



QUESTION 2

Would you support the acquisition of this land through a Community Asset Transfer?

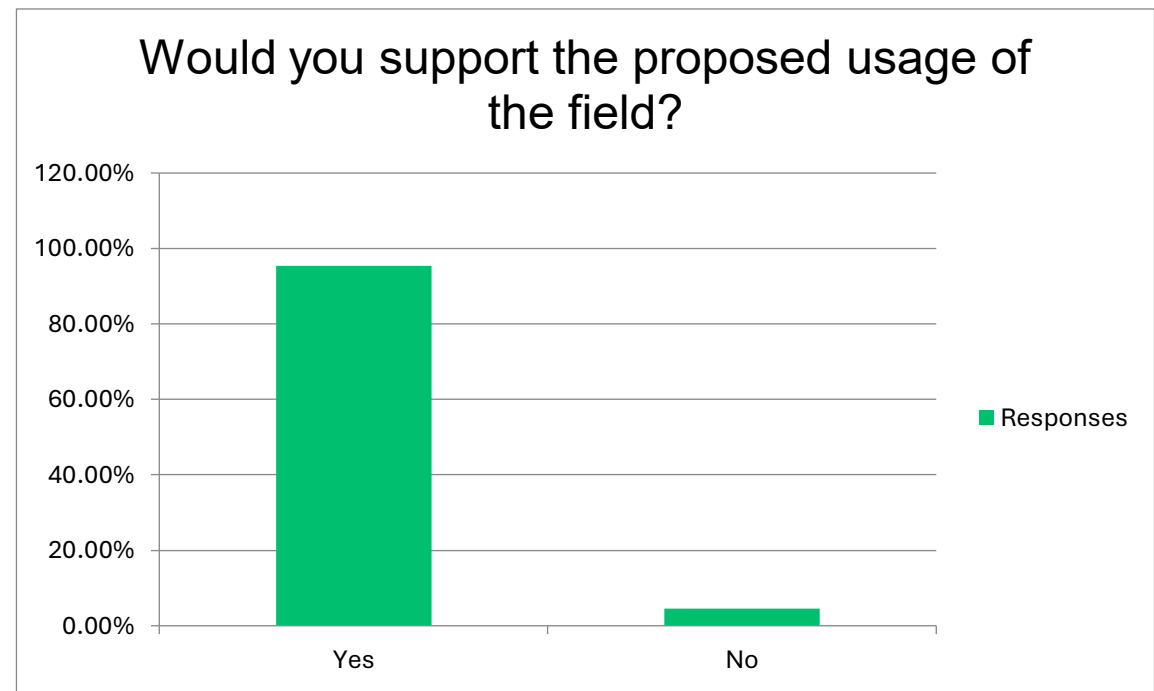
Answer Choices	Responses	
Yes	95.41%	611
No	4.59%	29
Answered		640





QUESTION 3

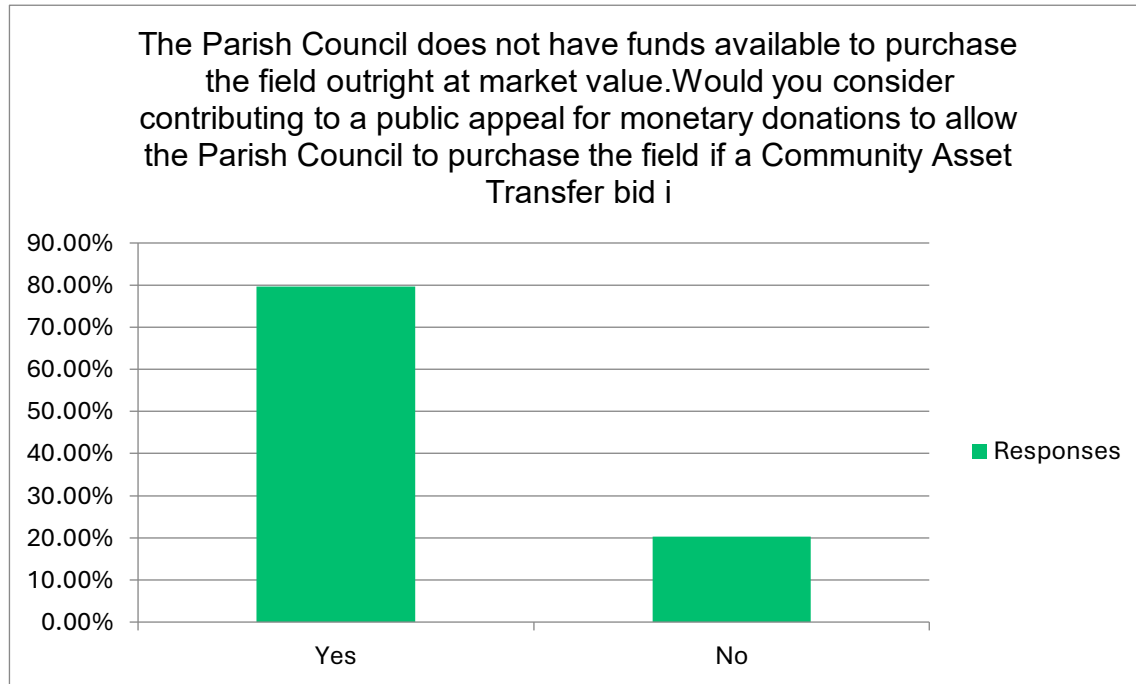
Would you support the proposed usage of the field?		
Answer Choices	Responses	
Yes	95.47%	611
No	4.53%	29
Answered		640



## QUESTION 4

**The Parish Council does not have funds available to purchase the field outright at market value. Would you consider contributing to a public appeal for monetary donations to allow the Parish Council to purchase the field if a Community Asset Transfer bid is unsuccessful?**

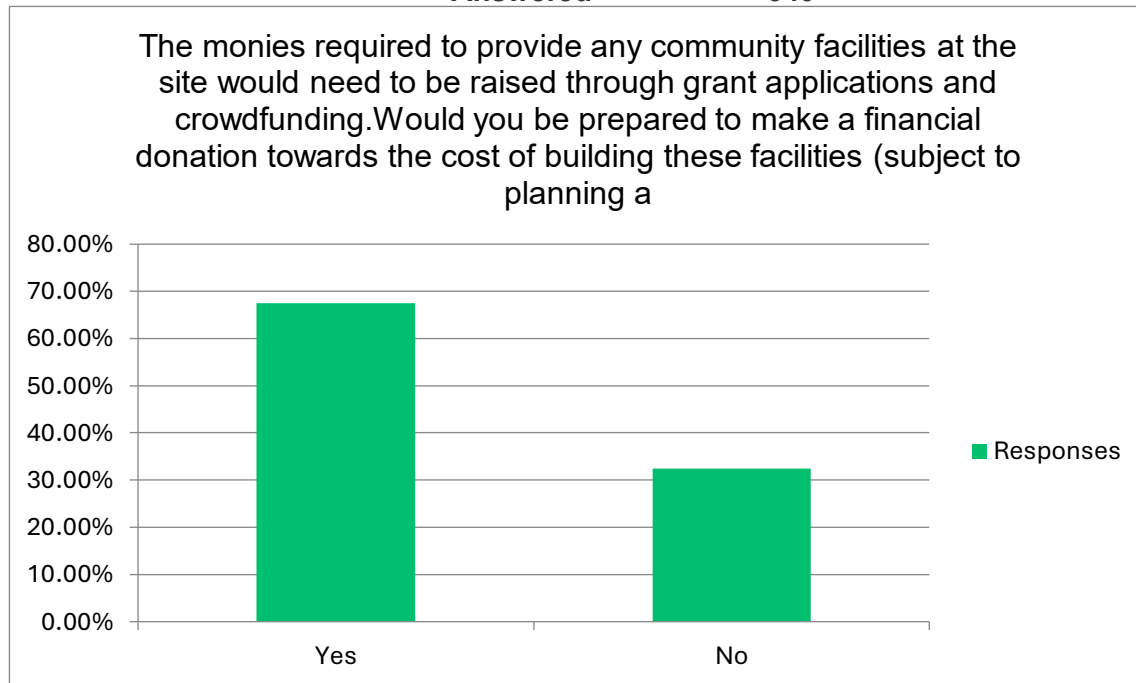
Answer Choices	Responses	
Yes	79.69%	510
No	20.31%	130
<b>Answered</b>		<b>640</b>



## QUESTION 5

The monies required to provide any community facilities at the site would need to be raised through grant applications and crowdfunding. Would you be prepared to make a financial donation towards the cost of building these facilities (subject to planning approval being obtained)?

Answer Choices	Responses	
Yes	67.50%	432
No	32.50%	208
Answered		640



## QUESTION 6 [From Survey Monkey]

**Whilst the Parish Council has come up with outline suggestions for uses of the site, do you have any other suggestions you would like to contribute?**

Answered 286

Skipped 354

**N.B. The comments received in answer to this question are unedited.**

Please make it open to public

Bird watching space

I very much like the ideas of the Parish Council for this field, but its also important to create seamless wildlife habitat corridors around the edge of the heathland. Restoring hedgerows for any barriers needed, wild flower meadows , but also a mosaic of habitats, like some scub land for struggling bird species like Nightingales etc. Some area for people to visit and enjoy but kept to paths, other areas strictly for wildlife only.

Run a mini farm. Have a forest school. Allow summer tent camping.

A cafe of some description.

Community Orchard; species rich meadow - this is possible with grazing - good community interest can be gained with rare breed native cows, ponies or sheep

Turning the area into a secure ecological buffer would be a fantastic idea. It can be done without having to build extra facilities, spending more money that's not necessary and that would encourage people and their dogs onto the land. I have dogs myself but even if there are nesting birds, often you'll still see out of control dogs off lead even when signs ask for them to be on lead. It could be left to nature, allowing a more safe haven for animals, insects and birds. Helping to reduce our local carbon, protecting us more from flooding and protecting precious nature that once gone, will affect us as a species.

I'm sure the woodland trust or other nature charities may have ideas or funding they could offer up if it used as an Ecological buffer / nature corridor.

As much as I love a cafe, who doesn't.... and other facilities, we don't need to off set the benefit to nature by encouraging more people into the nature which disturbs it. What would be lovely is teaching locals how to respect nature, teaching about the wildlife, how to view it without disturbing it, how to encourage nature into our gardens as every little bit helps preserve our precious creatures and plants and in turn, it will help humanity continue. Sounds dramatic but without nature, there won't be humans, the eco system is a delicate balance.

Would prefer small scale ideas

Car Park, kiosk and information about the local fauna and flora through some signage is a very good idea. That goes well with themed walks and talks (photography tours, bird spotting, art, etc)

Keep it Green, wild life sanctuary would be acceptable

Consider the use of the flexible community space to attract further funding. Outdoor schools, nature walks, foraging, retreat style activities like yoga, or sports activities like parkrun etc.

The Parish Council could acquire the land and then sell it on to a friendly local person.

Please keep this as green as possible.

I wouldn't want all of the land to be buildings. I am hoping the proposal is to keep a lot of the green space. (I think that is the proposal as far as I can tell.)

I would encourage community usage through educational guided walks and hands-on learning sessions, public access, and voluntary/community habitat management. I am uneasy about the size of the community facilities proposed.

Community space and toilets would be good for all

The Parish has already proposed excellent suggestions ie small car park, cafe kiosk and toilet facilities and then in addition the erection of plaques/notice boards detailing the history of Whitmoor Common and the various species of wildlife present, ground nesting birds , dartford warbler etc... but certainly we don't want it developed for housing. The area is within the 500m zone of a SSSI site

I think the idea is a good use of this field and should encourage greater knowledge of this SSSI site  
None.

A bit more parking and paths for walking maybe child activities

Nothing too artificial. I have children but wouldn't want a playground.

suitable fencing along saltbox road

To be used as a wild flower meadow with limited access to people and NO dogs

Assistance with planning and construction

I don't think visitor centre is a good idea and would be underused I support a small car park and a cFe as it would bring the community together

I was always happy just to see livestock using the field. Even the "travellers" horses (although they got turfed off by the Council) grazed the land and the wild flowers grew. It was really lovely.

Sorry I am a pensioner and not in a position to help financially.

Would you add to the list of possibilities of the creation of an arboretum? The European directive to enhance heathland led to the felling of trees on Whitmoor Common, resulting in decreased wildlife such as birds, woodland flowers etc, and presumably mammals also. The obtaining of this field for the benefit of wildlife as well as peaceful use by nature lovers would be so helpful for us all."

This site should be used for desperately need housing

create a nature reserve and expend the common space

No

The proposed function looks good.

A children's play area

Whitmoor Common is an SSSI and SPA and I am concerned about the number of off lead dogs that dart off the paths into the open land and disturb the wildlife, particularly ground nesting birds. I would consider making the Horse Field an off lead walking area and then support Whitmoor Common being lead walk only.

no

Don't sell the land

A minimum cost use would be to remove the boundary fence between the field and the Common and let the field function as if it were part of the Common.

I am happy with the proposed suggestions.

Would it be possible for the "horse field" to be parcelled up into multiple 100m square to be purchased by multiple owners. This way a "possible" forced purchase of the field will be made very difficult.

We think the idea of a community space and cafe would be great for the area.

Contribute along with Surrey Wildlife Trust

No

No need to spend more money on such things

Whilst i have shown support for the parish council plans i would plead with you not to use every single bit of the acreage. keep it small and do not pander to the public's supposed need for conveniences ie food, drinks toilets etc. Whitmore common is a beautiful area and popular with dog walkers and families. However, as a dog walker myself, i see the damage that a small minority of people are doing and with the additional facilities proposed i fear a big influx of visitors to the site.

No. I fully support the parish council buying the land and preserving it for future generations to use as green space.

The local cycling club could use it for Cyclocross training for kids, and also adults

Personally I would like to see it returned to nature, closed off from public access. Why does everything have to be justified by its entertainment value for humans? It is indeed next to the heath, must have been part of it at one time, yet the existing "protected" SPA is open to walkers, cyclists and dogs, which is rather obviously harmful to sensitive wildlife habitats (particularly ground-nesting birds).

No

An area perhaps for children to experience and learn about nature and history of the local area

"Community orchard / vegetable / herb gardens

Playground / family fitness trails

Sensory nature garden / forest school area

Enclosed dog walking / activity area

Community with revenue generating available. Through a cafe and community hiring of the building.

I like the proposals for usage. They are enough to offer access & facilities to enhance the enjoyment of the area without being intrusive or damage the existing countryside setting.

I would like continued use as a horse field to be considered. There are fewer and fewer site for this available. I would consider renting or buying an area of this land for this use. Perhaps partial sale and partial community use would help fund the cost of the buildings. My number is 07919056067 if anyone would like to discuss this?

Leave it as a natural green space - already too much development in the local area.

Activity hub such as tennis courts, table tennis, snooker. People & youngsters can go to socialise.

Wildlife habitat/protection

Not sure the site needs toilet facilities and a cafe, Mobile tea/coffee available further on down Salt Box Road. Car park yes for access, I see it as open space for walking and enjoying open space don't think it needs over developing and interpreting.

Please do not waste our money of such cases.

No

I feel the site should continue to be open space and natural habitat for both nature and people to enjoy.

No

Rather than it sit without use until such time planning consent and building works are completed. Use it as a secure dog walking field. It doesn't raise a great deal of money but other local fields are in high demand and charge £6 for 25 mins

Cafe definately

Dog walking facilities

DEFINITELY NO HOUSING DEVELOPMENT

Recreation facilities

Car parking

What about a community or therapy garden like that in Normandy. They also have a cafe / shop for locally made produce and us run by volunteers i believe.

My main concern is to keep the area for use by the public such as dog walking and to safeguard the space for wildlife.

Area for walking and wellbeing

Clearly need an assessment of the impact of any proposal on the environment and local wildlife. And the ongoing costs associated with maintaining the site. It would need to fit into the bigger picture plan for the commons and public access. C op yes it facilitate improvements to walking/cycling links between Grange Park-Jacob's Well areas?

Suggesting a trail with bicycle trail through the field providing pedestrian and bicycle access to Worplesdon Train Station

Leave it as is

No

I think the building of toilets, car park and cafe to be a waste of public monies and the land should be incorporated as part of the common land with access to users

Make it a haven for bats, whose populations have regrettably decreased in the last 10-15 years as habitat is reduced. Would it be possible to work with a charity (outward bound, from years ago but there be plenty) that provides an introduction to the countryside for children? Could be a ton of fun.

Please leave this beautiful field alone. It was one of the reasons for my home purchase. Any development would have an adverse effect on property values. Is the parish council able to reimburse losses?

Keeping it as a field that can be used for walking

Use by community groups and charities is key

My main question is about usage. And if under parish ownership would there be pressure to develop the land for housing?

Look at Normandy community cafe how successful that is..... Definitely a cafe of some type.....all the dog walkers and walkers would love it.....nothing unless you drive somewhere.

A observatory site for schools/community groups to connect with nature, ie bird watching, badger/fox/deer. Similar to newlands corner.

An off leash dog safe area. This would provide a public asset where the community could exercise their dogs without worry, while also protecting the species of European importance that reside on Whitmoor Common by encouraging leads to be out on around the SPA, SAC and SSSI.

Local wildlife has to be a priority

Yes it is my belief that the field should be left empty as it is at present and let any wildlife inhabit it. Much better for the planet.

Retain as green belt land to keep Worplesdon green! Don't allow the evil developers or travellers to buy it and turn it into a campsite

Possibly a natural burial site, which has been mentioned previously in the local plan, I believe.

A small area designated for overnight camping in the summer months would be lovely.

Extend Whitmoor Common

The traffic lights need to encompass the proposed new entry way to car park

I like your idea. A place that schools could attend and a bit of a "destination" place for people to come along and walk with or without dogs would be great.

No



Car park and power supply for mobile catering are enough. Toilets and buildings are expensive and not really necessary. maybe a bookable BBQ space.

No

No to building and kiosk. Not necessary

Let it go wild.

The community at Normandy Manor Fruit Farm is vibrant and well used, something like this would be great for our area too. Raising money by being able to purchase benches on something of remembrance for a worplesdon loved one would be lovely. In Grasmere, a path has been created with engraved stepping stones purchased in memory of a loved one.

just keep it green

A local shop like Tesco express or Sainsbury's local

Were in a green belt. Whats the point of it being a green belt if your gona constantly build on it. Not that this will make any difference as you do as you please anyway

Allow for a very small residential development.

Given the proximity of Bronze Age features including the barrows and evidence of farming on Whitmoor Common, thrcParish Council should consider having an archaeological survey (geophysical) done before any works, to evaluate the potential for archaeological remains that might add to the story of local prehistory(or later.

A natural burial site, like the one in Clandon. Perhaps the council could lease the land long term for this purpose?

No

Hall for Scout, Cubs, Guides and the likes of.

Please keep this field as it is as near as is possible

Not at this time

It would be amazing to see a 'natural' (made from wood) playground for children to play and learn about nature in the immediate area, again small and in obtrusive

Happy with proposed suggestions

I live opposite the Horse Field and feel that any community buildings on this land could mean a car park may overflow onto Saltbox Road near the dangerous bend or into our private cul de sac or the road by the railway bridge. (This still happens at the car park along Salt Box Road.) Toilets bring their own problems and ongoing maintenance. Having said that I would rather go along with your plans than the field be sold to developers of any kind. The SSI is important.

None proposal looks appropriate.

"I really like the idea the Parish Council has thought up.

As someone who lives locally & has small children, I think the initiative would be a fantastic addition to the common. "

Wellness rooms

Studio for exercise classes , yoga Pilates .. but everything else you have suggested is fabulous

Leave thi field alone and focus on brown land for development such as dilapidated MOD (outside the wire) housing stock instead of spending £9m on upgrading for legal immigrants.

Once transferred, keep the site as it is to enjoy by dog walkers and local communities. No need for cafes nor toilets.

No - would support present outline plans.

A community orchard (or some means of incorporating apple, pear and plum trees would be nice in my opinion. I have seen this in other communities and it brings people together

Potentially a good location for a dirt bmx/ cycle track for young people as well as your current visions.

We support your ideas for the site and will contribute as much as we can as pensioners to enhance our community

Allow cow and sheep grazing. Ensure no illegal occupants will be able to illegally occupy any of this land. Thank you.

Keep the usage as educational as possible to encourage young children to walk the footpaths.

Keep it as natural as possible, education facility is a good idea schools can visit to enhance knowledge of local area

Acquire/Purchase the land and maintain it as is for horses.

Letting it rewild

My yes/no responses might seem a bit contradictory, but there isn't enough clarity given around what a community asset transfer would involve and what it would allow. I would argue strongly against a visitor centre. A small and discreet carpark might be ok, but the emphasis should be on minimal to no development, basic maintenance, and optimisation for peaceful use by animals of any kind, with discreet walking paths for people to use.

Tree planting to combat climate change.

leave it as it is

Leave it as it is for deer, rabbits and foxes

Left for wildlife/ encourage biodiversity with food land management/ community orchard/sheep or goats for grazing and management

Whitmoor common does not have adequate car parking for the volume of walkers, so another car park and cafe would work well

Extend the common

No

No

A covered bandstand-type pergola large enough for hire for outdoor yoga, workshops, meditation sessions, children's parties, educational talks.

The site could possibly be linked to the path around Britten's Pond. Trees could be planted and possible small ponds for amphibians and insects like dragonfly larvae. Screens could be erected and bird feeders put up and some benches.

Play park

Leave it as it is

Yes. The land should "re-wilded". Besides parking area, no buildings should be constructed. This will lower set up costs and with minimal ongoing maintenance and management as land regenerates it to natural heath and woodland.

Use by the public as a green space. NO to any building or development by a private developer.

I would be happy with it being used for strictly controlled and tasteful commercial purposes, eg a Waitrose, provided that the parish council received rent that is then used to fund maintenance/repair of the Worplesdon estate, eg more regular grass cutting and litter picking all surrounding roads on a regular basis.

The car parking will inevitably attract dog-walkers. Care must be taken to ensure that larger areas of Whitmoor Common are not spoiled by dog faeces.

Leave it alone. Buy it, I'll even contribute but then, leave it alone.

Wildflower meadow, native tree planting, a small pond, bee hives, hedgehog homes, bird and bat boxes, bug hotels,

No, the suggested use sounds very appropriate for the site.

no more houses a wild flower meadow would be awesome

Use as a Green space, an extension of the common land. Use for Tree planting and wild flower meadows. I would like to see Wild life friendly land management with walking trails for use by local residents but no car park or buildings. Remove the fences and derelict Horse boxes.

Green space integrated with the common land. Change the monoculture to wildflower meadow and planting of trees. Remove fencing on common side.

I like the suggestions already made.

Please do anything to save it, rather than it become an eyesore like the field in Wanborough which has been subdivided and looks like a tip. If it gets sold privately, there's a risk it ends up in the hands of the traveller community who then place mobile homes on and apply for retrospective planning which GBC seem to be powerless to stop.

I like the proposed idea. Also information of nearby history such as the isolation hospital on the common and the American plane which crashed within a mile. My only other thoughts are agriculture based but I am unsure of it's viability in isolation

A low maintenance natural play area/trail within the meadow setting away from Salt Box road along the far woodland edge offering shade would be good - possibly based on the insects found on the heathland.

A large car park to allow and encourage additional use of the common and alleviate congestion in existing car park off of salt box road should be considered.

Trails should be connected into the common.

It would be great to have nice bathroom and ""rest stop"" facilities along the side of the common there, I'm very supportive of the proposal."

Woodland trust or others could help with either purchasing or restoring this field to nature.

Leave the field as it is. We don't need development or extra traffic.

No, as long as the site doesn't get developed for housing...

No

Leave as wild as possible

Agree with your suggestions but in time the open space could become an are for local outdoor events

If the Community Asset bid is unsuccessful then I don't believe the council should pursue a market value purchase. We don't need the, so called, community facilities that you propose for the site. Perhaps a walkers car park, but toilet facilities and heritage building are huge ongoing expenses that will not be utilised to any great extent and we can do without."

Path line walks for use with pushchairs, wheelchairs and when wet, for less muddy walks with your dog.

The entrance to the field to be away from Grange Road junction and be height restricted to prevent Traveller/unauthorised incursions.

The entrance to be away from Grange Road junction and be hight restricted to prevent traveller/unauthorised incursions .

I would like to see the Horse field left as it is, the only change to plant wild flower seeds and have it as a wild flower meadow.

Wild flower meadow. Leave as is

No

Increased car parking to allow much greater use of the common

I would like it used as a nature reserve, at most with a path and trim trail fitness equipment. I am not in support of building on everything to try and generate revenue.

No

Replanting a wildflower meadow with parking and a small kiosk.

A wild meadow, nature trail as per Clay Lane nature trail. Some kind of pedestrian access (be it bridge or walking hole) under Salt Box railway, so walkers can safely access Brittens pond area as well. As Whitmoor Common is protected as area of special interest, development of this land would be unwanted.

No, I think a small hut/ toilet/ car park providing facilities for school groups/Scouts/Girl guides/ walking groups/ old people's homes/ etc would be a marvellous idea especially as being outside in nature has a huge impact on everyone's mental wellbeing.

An area for allotments

No

Your ideas are good, you have our support

Could the land still be used for horses,... still creating so much needed revenue?

The Parish Council proposal sounds a great way to preserve this land, I would propose any similar idea for this site to keep it a green and open area.

Leave it as it is, a wild life haven.

A local lottery ??

I like the suggestion made by the Parish Council. Would be good if it could connect with Stringers Common for those out walking on that side of Salt Box

No more housing developments, we need , playgrounds and green space

Critical that 95% remains not built upon. Poss add a wheelchair friendly footpath round field (like Horsell common)

I have quite a few ideas on how this could benefit the local community, unfortunately as I don't trust anyone with these ideas anymore, it would have to be a face to face conversation

Maintaining the undeveloped space a very important for ecological balance.

Natural burial ground

Purchase and leave as is

N/A

"Signalised junction at Grange Road and Salt box Road could be expanded to add a new entrance with additional pedestrian facilities to make easier access to the fields from the south side of salt box Road.

There could be some local sporting teams, thinking football and cricket for both youth and adult. Though unsure of appetite for this (or could be used in collaboration with a local sports team for expansion?) could even be things like simple mini golf or outdoor table tennis tables to help generate some income for maintenance.

Either way, a space for community events and families etc will be great, especially if good access by car, public transport and on foot. This would also help the walking routes in the area

Could include a play area for families.

Potential for allotments, though could be difficult with wildlife.

What about a local festival? food and live local music? or holistic groups like foraging or outdoor yoga - to help with costs?

Public park for walking and dog enclosure

Space for educational visits from local schools. Involvement of local artists.

Keeping the space as open as possible to the natural wildlife.

This part of Whitmoor Common should be open and accessible to the public

Secure dog walking field (not many in the area) for hourly rentals and would generate decent incomes.

If space allows a suitable area for forest school type activities for pre school children

Anything but residential

No buildings Permissive horse bridleways.

I love this idea. Nature should be at the centre of decision making.

Not selling it

Nothing comes to mind at the moment. Will let you know if it does.

None

I am very supportive of protection of the field from housing development to maintain the wildlife corridor next to the Common.

I hope that walking access from the rest of Whitmoor Common onto this land would be possible, preferably through 2 access points allowing "through" walks

"I would want a separate entrance to be created - off the traffic lights on Salt Box Road and Grange Road. Not the bridleway by the bridge (dangerous) I'd also like to see animals grazing on the forks again - ideally horses or goats "

Something for young people, make land available to scout and youth organisations.

Taking the pressure off whitmoor common is a great idea.

Not at this stage but would value a consultation phase if ownership is transferred.

No

Residents of Salt Box Lane would like to buy it

A community park, walkway with plantings with coffee kiosk

Keep the proposed site changes to a minimum to avoid disruption of the natural habitat. It needs a better car park and a couple of toilets but everything else isn't really necessary especially if the parish council funds are low! Just pop GGs coffee trailer in there and that's everything needed for the vast majority of people. I live very close to slate box road and on the common every day and love the natural feeling of the area. A little hub for a coffee by a carpark would be great but a visitor centre is overkill and would get used enough.

Nature reserve, walking space

Leave it to go wild and let whitmore common expand

A crèche area possibly for young Mums from nearby Cumberland Ave etc area

The parish council's ideas seem genuine.

Please consider the use of the site as a 'habitat bank' for Biodiveristy Net Gain. The site is adjacent to Whitmoor Common so would benefit from habitat restoration. There is opportunity for this work to be paid for by developers and for the Parish Council to gain revenue, as long as management is secured and committed for 30 yrs. Alternatively, maybe the site would complement Whitmoor Common by attracting dog walkers away from the protected area, effectively acting like a SANG. Hopefully benefiting the nightjars and other ground nesters in the summer.

No

No.

## QUESTION 7 [From Survey Monkey]

**Do you have any other comments you wish to make regarding the Horse Field? If yes, please answer in the box below.**

Answered 283

Skipped 357

**N.B. The comments received in answer to this question are unedited.**

Public rights of way would be great

It should remain as an open space for public use.

Salt box road is already too busy for anymore building development. The uk is the least biodiverse country in Europe, we desperately need more nature reserves.

This is public land that should not be sold off just to raise funds leaving the land for the public to decide is the best option, as this is currently used as a grazing land you could generate income to use it as such, by offering the use of the land for a fee to horse owners and create a stable or paddock area

Please do not let this site be acquired by a property developer!

No

Try to keep part dog-free if possible for the benefit of ground nesting birds, to prevent disturbance of the insects, especially butterflies and to control the transfer of insecticides from flea treatment

We would not be in favour of purchasing the land if the land after purchasing should be left to be part of Whitmore Common, this is big enough already.

It is a home and thoroughfare for wildlife

N/A

Love having the donkeys there. Keep them there

Don't let it be sold to be developed, the adjacent land is too precious

It would be wonderful to keep this land as nature intended rather than have a housing estate

This is a great opportunity to help nature in the ever increasing battle to retain natural areas.

The salt box road is a busy road and has a low bridge and we need to keep it a green space for our welfare and safety.

Keep it green! (Don't mind some small community facilities). I walk on Whitmore common every week. It is a lovely space. But it is also an essential space - not only for wildlife but for the mental and physical well-being of the people who live in the community. (Improved mental and physical well-being ultimately saves money!)

It's a beautiful field full of wild flowers and wildlife. All along that side of the road is common land. I don't wish to see it spoilt



As a regular user of whitmoor common I fully support keeping this land in public ownership. The common is of great biodiversity importance and must be protected by keeping the horse field as a green space

Definitely should not be sold off privately

It should not be used for housing

Encroachment onto this valuation piece of heathland would be an ecological disaster - we need to do everything in our power to retain this space for nature.

Opening to whitmoor common

As 6 above.

I would ask that the access used now be removed and access be made somewhere else

The necessity to preserve the natural beauty of the area is paramount

Preserve nature and beauty as much as possible

Before agreeing financial contribution, would need to know suggested amount amount.

Only as above. I stress my full support in obtaining this field for peaceful public use.

My concern is that if the land currently (or in the future) has designated agricultural use, despite being in the 400m buffer zone, the land has potential road access together with it's existing structures may form part of a 'grey belt' application for residential development given the governments' targets for more housing.

Use this site for housing

The local population is growing quickly and the common is popular, increasing the area goes a little way to accommodate increased need for green spaces, which are simultaneously declining. Rent a licence for small cafes, allow a horse show, build. A dog park for dogs that can't go off lead.

Fundamentally protect our green spaces!! Please 😊

I'd prefer it left as it is, with no building on it.

Having been a local, voluntary worker on Whitmoor common for more than 30 years I would like to see collaboration with SWT (Surrey Wildlife Trust) on future use and protection of the field.

Strongly support the proposal. The land should be kept as a community asset.

Direct safe access for the public is recommended.

Under no circumstance should the field be let or leased for other use than the above proposals

I would suggest any building be placed on the area adjacent to the crossroads/traffic lights, and close to the car park already in place. This would minimise traffic disturbance to the wildlife.

With council's option, a safe point for highway access would need to be found, and also there would be an on-going maintenance cost - these two points need to be considered.

I think it is vital that it is kept open for public use. The area is beautiful and it would be a shame to see it destroyed or misused if it gets into the wrong hands.

Would be worried it may be turned into a travellers site like at Wanborough and Bramley. Would welcome a community area for people as it is very important for the community.

I have lived in this area for more than forty years and often walked on Whitmoor Common. I would be sorry to see the land sold off for private use and hope it can be enjoyed by everyone.

Adding another car park would be a good idea as the current one is not big enough for the amount of use at certain times. This is a important space for walkers and dog walkers in the local community. The fear is that if bought by a private owner more houses may be built which the local infrastructure cannot support.

Did Guildford get the land for the public and if so it should stay as that

The Whitmoor Common Association will certainly acquire a number of parcels (depending on price)

The last thing we want is for the field to sold off to a private owner to then put more housing on it as would ruin whitmore common which so important for local people and wildlife.

The fencing was removed by ?? A few months ago and horses let lose in the Common. The fencing would need to be rebuilt, plus all the extra cost of the planned works, which would mean increased council tax. This has not been quantified and included in this survey. Please tell us the full financial impact of your proposals as well as all the nice stuff as you are misleading the public.

I probably wouldn't use these facilities, though I know many would, especially dog walkers. It's potentially a huge asset for the parish council if it needs to be sold in future. Why don't we all pay for it with a one-off increase in the annual council tax?

Please get the process started soon. The field has been unused for almost ten years. I look forward to a larger common.

i would strongly object to the land being sold privately without a thorough plan in place to prevent unscrupulous individuals buying up the land and laying tarmac without permission, as has been the case recently all due to Labour's idiotic decision to relax planning laws.

It does seem absurd for one publicly funded local government body to buy a field from another publicly funded local government body in an attempt to better reflect the local community, but on the other hand it's sad to admit I do trust Worplesdon Parish Council much more than Guildford BC.

I have concerns that there would be a housing development on the site. Is that likely?

Fingers crossed you are successful

Keeping ownership under the Parish Council is imperative to protect this land. Selling off to private and/or developers could create unwanted building, unlawful occupation and planning laws flouted. So much of this activity has already happened in the local area depriving both residents & wildlife of natural habitats in which to live, thrive & enjoy.

A trail for walking / horse field / a place to inhabit wildlife

I would like to be considered for potential sale or rental of part of this land for continued use as a field for my horses.

As above

Concerned about the potential for any further development of any kind as the road infrastructure is already overwhelmed.

The field should not be allowed to fall into the hands of developers and potential expansion of the Grange Park estate. The value to the local community and the protective buffer to Whitmore common is far more important.

I already feel Whitmoor Common is overcrowded, paths become too trodden on and new ones form. We need to manage the footfall better. Therefore I do not want the proposed car park to have access onto the common from the field

Ideally the provision of a footbridge across Salt Box Road could be incorporated in any plans!

Please no housing

It would be a shame to see this sold to a private individual or developer and see it changed for housing in an ever increasing push for everyone more of that. Green space is quietly disappearing.

See above!

No

Definitely NOT to be sold to private developers. There is more than enough development going on around Burpham

No

I would hate to see it go into private ownership on some plan that it will be kept as a field and then in 10 years time we see 150 houses going on there

I don't think that the land should be used for development ( housing)

We think it is important to keep this land and the wild life as it is. There are so many new housing estates going up in our area, we do not want to see more beautiful countryside turned over to more housing. And it is imperative that we maintain habitats for our wildlife.

It would be nice to have some areas left alone for the wildlife instead of more homes which to be honest aren't required for British residents but for the fact we are short of homes due to the influx of people arriving on our shores !!!!!

I wish there is no further commercial or residential development if the field is transferring to private ownership.

I support any move that prevents the site being developed for housing in what is a sensitive area

This is a wonderful idea, it is very important that this open space is protected for all to enjoy and kept in public ownership. I would be very disappointed if this field was bought privately and subsequently used for development. Too much land in the Guildford area is being swallowed up for development. Our open spaces must be protected for wildlife and nature to thrive.

I would to see the field left as it is, in it's own natural beauty

Worplesdon provides a green lung between the conurbations of Guildford and Woking. The area helps provide walking and leisure space that helps protect the mental welfare of all visitors. The horse field directly abuts the common and private owners may feel the need to develop the area to maximise the return on their investment,. This may well impact on the public opportunity to roam this area.

My initial thoughts on seeing the borough councils proposal were of disgust that they are prepared to asset strip what is our public land. The councils country wide have lost millions through dubious investments and fraud. I have no confidence that the sale of this land will be of any benefit to the local community.

It is important to prevent small parts of the common area being slowly eroded by developers which progressively degraded the environmental value of the area.

Thank you for bringing this to our attention - it's an outrage and a scandal that something like this could be considered for sale without widespread knowledge of locals.

How will you facilitate parking?

The traffic at the junction of Saltbox Road and Grabge Road already controlled. By traffic lights. This is not a suitable area for further traffic. We are a family area

Please retain this area in public ownership & stop the destruction of the green belt

Only that careful consideration is given as to access to a car park and facilities from Salt Box Road and to any possible impact on the common itself. I would not like a private buyer of the land with a possibility of any housing or large scale building on the site.

Primarily I'd support anything that keeps this land out of private developers hands

If it is sold privately.....it will be housing.....what a shame for the wildlife, which we love there.....

I think community areas are growing ever more important in today's digital era. A lot of society suffers from loneliness and having a space where groups of locals gather is beneficial to the masses and the individuals that can visit by themselves but still feel the warmth of community and the hellos of people that pass them.

No trees should be chopped down and wildlife looked after

another option would be to open it up and let it merge naturally with and becoming part of the common land

I lived in Worplesdon most of my life only moving to Woodbridge Hill in recent years . I'm afraid I just don't have the funds to contribute other wise I would .

Avoid urban sprawl and loo of the Green belt

If this remains in the parish Council community there should be a Kaviat to say the field cannot be sold for property development. I am sorry I cannot contribute why don't you approach Wood Street event organisers to host their events for 2026 as a fund raiser for the Horse Gield?

Wonderful chance to further preserve whitmoor common and provide a community environment to be enjoyed by all.

You know where to find me!

I would not be against private ownership, so long as the owner did not intend to build on it

Am happy for the land to be used for the community and kept as greenbelt. Don't want it used for more housing.

Please do not grant planning permission either way.

My absolute worry about a sale to private purchaser would be that it would more than likely be used for housing and with the Slyfield development going ahead for a vast number of homes and the proposed Gosden Hill development of another 1850 homes plus those at Send and Ripley and the want for more housing at Wisley Airfield we simply can not cope with any more. The area is already saturated! I am a keen walker and truly believe that we must sustain and protect our countryside for now and our children's future. It is imperative that everything is done to keep this land in public ownership. The council only have reducing their debt as a priority when so much tax payers money had been wasted. £200,000 is a mere drop in the ocean on their current debt. Fed up with the public's views being ignored. I have not received this leaflet and was shown in by a Jacobs well resident. I live in Burpham. Please please post all local social media as a matter of urgency.

This area could be a real asset to the community and stop any development on an already over developed area, this field needs to be used as a community area for recreation.

It needs protection from large scale development for residential purposes. However, a smaller development of say 4-5 homes should be considered if they adhere to environmental and sustainable building practices. I hope this site could provide a benchmark for 'homes of the future'

A publicly owned, fenced dog exercise area in part of the field would be a useful addition.

The field must remain in public ownership

Please confirm that you will not allow any travellers to buy this land

How many acres are at risk and is the land actually used by horses either for grazing, horse riding pleasure or through by horse riding 'hacks'. How is the field 'managed' at the moment?

The old riding school buildings flooded frequently as does my garage and some of my garden.

Think it's very important this land remains as it is to avoid development and risk to sprawl and whitmore common land. This seems a good way to achieve that outcome.

Currently, walking to the common and crossing Salt Box Road, it can be quite dangerous with heavy traffic. Maybe a pedestrian crossing at some point would be good.

Maybe a doggy daycare centre and secure dog walking fencing

Dog daycare

Fantastic proposal to keep in with the surrounding area rather than another cheaply built housing estate!

Leave Horse field as is

Little information, no impact assessment provided which makes it nearly impossible to make informed decision.

NO housing development!!!!

It must not be privately sold, it is an important part of the area that has remained untouched. Any private sell would risk concrete developments which the area does not need. It is also a wildlife haven and any disturbance to the area should not be allowed.

A private sale would risk purchase by the sort of people who disregard planning controls.

No

Limit the building and car parks to essential use. Leave as much wild habitat as possible.

Not sure about the cafe, parking, leave it as natural as possible.

If it was to be sold privately, planning permission would be asked for and eventually it would be built on. So I would like it to be kept as a field.

I'd like it to stay as it is, not wrecked like the field's near Jacobs well car wash

Please protect from building and development!

As above, extend the common and have a cafe and car park

No

Please make the space accessible to all, including dog walkers and also the cat park needs to be accessible, my only vehicle is a camper, I'm currently discriminated against in the other car parks, other people have the same issue, stopping overnight stays can be achieved by other methods than a barrier

No

Please keep it in public ownership as letting it go to private ownership risks it being developed into housing. If this were to happen the impact on the traffic on Salt Box Road would be significant.

We really do need to make sure the field doesn't become a housing estate!

Concerned about further traffic pressure if this is bought for home building

If the community fund raises or financially contributes what is to stop the parish council from selling the land for a profit in the future? I would be happier to attend fundraising events rather than contributing money.

I would not like to see this land used for housing. It's an important open space adjacent to Whitmore Common. It has many environment benefits.

See above

Minimal intervention so people can access more wild spaces.

The proposed provision of a car park and a small community building with toilets requires vandal-proof facilities and the allocation of funding for ongoing maintenance and regular servicing.

The field must remain for the environment and not become building land

I support the purchase for local people to enjoy the land and understand that some small infrastructure is required to do this. However please don't over develop the land and use lots of heavy duty machinery etc whilst doing so as this drives wildlife away sometimes permanently.

Our green land needs protecting. We do not need another 'nature reserve' when it is already full of nature and wildlife. It doesn't need intervention, it just needs preserving.

Provided the primary focus is about restoration of biodiversity and not human based (school, homes, business use etc), then I fully support this project.

If this land were sold by the council to a private buyer for house building it would make the existing rush hour problem on Saltbox road ten times worse, requiring more expenditure by the council to remediate.

We think your idea is great, thank you!

Do not sell it. We want it kept in public ownership for the enjoyment of local residents and health and environmental benefits it will bring. We do not wish to encourage more traffic to the area. The Salt Box Road is already busy and difficult to cross as a pedestrian.

It would be helpful to understand the risk were WPC not to acquire it. Would GBC be able to sell it for development?

This site should be exempt from building housing

Removal of derelict horse boxes. Interpretation panel and map by existing car park covering all of Whitworth Common.

Could this be built on if sold privately or is it green belt?

My concern and I would object to any proposal which might increase traffic flow at peak times such as schools or homes. The road is already very busy at these times. Fortunately the railway bridge restricts large vehicles which limits the versatility of the land

Assume you would be talking to Surrey Wildlife Trust as to what they think is the best habitat for this site.

I may be willing to contribute more significant funds in exchange for naming consideration.

It's imperative that this area remains in public ownership. We should cherish the green spaces we have in Guildford and ensure that the whole area is protected from development.

No.

Firstly many thanks for doing this. Secondly the green spaces in this area are fast disappearing, so we must ensure this beautiful field is not lost to developers.

In the meantime bring the horses back

Great flat area for more access to this wonderful common.

If the proposals are accepted the area should only allow dogs that are kept on a lead and develop into a dog walking area similar to the car park area further up Salt Box Road

If hopefully the Parish Council suggestions get through. I would like dogs to be kept on leads in this area.

These proposed facilities would be costly to upkeep. Not enough would be generated by a small cafe. Rubbish would blight the area. Someone then has to be paid to clear it up. Who would clean the toilets. Need to protect the Thames Basin Heaths .

The traveler's will buy it if you don't

No

Would prefer the site not to be developed at all, but if the Parish Council plans are for a car park and building / cafe then that wouldn't be too bad. Would access to the field / car park be via the traffic lights? Would the alternative, private sale, be for house development? I would definitely be opposed to this!

Would any private purchaser be enabled to use the land for light/heavy industrial use, domestic housing or similar or would there be a restrictive covenant on any development?

Once in private ownership this field will soon be built on, removing buffering between communities. What with GBC sell off next, one has to wonder.

No to a private sale and further development of housing!

It would be great to have a public access to connect both sides of Whitmoor common from the Jacob's well side of the bridge on Saltbox lane.

My concern is that a private owner would begin a long term campaign to obtain residential planning permission.

No. Your plan is a nice one

If it becomes privately owned it will certainly be built upon which I would strongly oppose.

Do not need a housing development on this site

In the case of raising money, a 'Bond' could be sold (say £1,000 - £5,000) to individuals to protect from developers coming in and violating the countryside even more

Do not sell for housing development.

If this process becomes successful and you need volunteers in the future to help out. I would consider being a volunteer.

Under no circumstances should the land be used for housing. That would be scandalous.

I think the land on this side should not be developed with housing and should be incorporated with the common. Easy accessible walking paths as the common can get very wet underfoot. An additional car park would be welcome to give access to this area of the common.



No

We are very keen to keep it as a community space as I am over there every day with the dog

I am not surprised by GBC trying to sell this land - it's selling so they can spend. GBC, shouldn't be allowed to make any financial decisions like this now, seeing that they are about to be dissolved! I do hope the PC does better under the new devolved council.

Anything must be done to stop this reverting to Private Ownership as we all know what that will mean!.

I walk past this field regularly, it is beautiful as it is. It would be a great loss to have anything built there.

If the site is sold to developers I can't see the buildings that result will be truly 'affordable' and of a type that will assist our present housing crisis.

Here in the Guildford area most developments are aimed at the people wanting to exchange their city lives for a rural lifestyle. They can purchase 3/4 bedroom homes with their budgets from the move. This benefits developers who put on plans for smaller properties, then add extra stories with retrospective Planning\* Permission. This has happened at 2 sites near to my home !!

If this plot is to be sold, ( which I do not feel it should be !), then the Parish Councils proposals are far preferable.

At least it will prevent our lovely countryside from being ruined by the greed of developers !!

It needs to be kept as public property and utilised for public interest.

Must be protected from being built on

I also have horses a few mins up the rd

Do not sell it to private developers!

This is an important area of rural land that should stay rural and not go into the hands of a private individual.

This should not be sold privately, it will end up in yet more housing.

I would support crowd funding for a community project in way of a small donation.

I wish I have money to put towards this but I don't

If not purchased by the Parish, a private purchase would most like mean residential buildings. Increasing traffic in an already busy area as well as having a negative impact of surrounding wildlife and green areas. There's already a lot of development within Guildford town centre and surrounding areas, removal of this green space would not be good for residents.

Keep it as a field. No housing. No caravans

I do not want to see any further building on green land. As a country we have poor biodiversity. We are losing too much green space and land for nature to thrive.

No

Needs to be kept for the public. No more houses.

Do not sell it to travellers!!!!!!

I don't agree with developing the site for financial gain. There is already a car park on Whitmoor common, and a coffee trailer already operates on Thursdays & Fridays from the car park. Whitmoor common is extremely popular with dog walkers, and it is nice to know that once you're away from the car park, your dogs are safe from cars and roads. This would no longer be the case if there were extra access to the busy road from an additional car park. I support the site being owned by the parish, but I believe it should just be an extension of Whitmoor common- especially if wildlife preservation is key to your plans. Let the land continue to grow unhindered by a car park and additional, unneeded facilities. I walk at Whitmoor common 4-5 times a week.

Think your rough plans for the site re car park and community building need a proposed drawing. Would the cafe/parking effectively be an expansion of Whitmoors car park, and then have path access from the horse field? Stand alone cafe/community building I don't believe would be overly used (already regular coffee trucks at Whitmoor, Rokers cafe and the QEP community building/cafe). If it is a proposed Whitmoor expansion surveying specifically the users of that space (predominantly dog walkers) to see if there is appetite for this. Sitting at the junction looking out onto green space at the edge of town is good for wellbeing. Wouldn't want a road and buildings to ruin it.

Used by horses for grazing land/hay making

Would be an awful shame if it was used to build more housing.

Do not sell it to developers

Thank you for consulting me on this matter

I fear if WPC don't buy the land, it will be purchased by people who won't seek planning permission before destroying vegetation and putting down a hard standing.

Why do they need to sell it. Pointless. Please buy it

Is this land tenanted and would it remain so after acquisition by the Parish Council?

Anything to stop illegal (which inevitably eventually become legalised) encampments and/or fly tipping is to be encouraged. If the council can't pay the community is basically held to ransom to pay up to prevent this.

Well done for taking the initiative with this.

Alot of work is taking place in the area, with the redevelopment of Slyfield area. It is important to keep 'green corridors' for wildlife and people.

Residents would like to buy the field themselves

Will Surrey Wildlife Trust be involved? The horse field support Whitmoor Common and, in turn, I hope the horse field can obtain protection from the Common's SSSI status.

Please do not let it be sold to private developer - this land is to too important for the community for commercial building

I would love the opportunity to metal detect the land before any work is done, see if any lost history can be uncovered & maybe displayed in the future building there

Allotments ???

If sold privately presumably it could not be built on (housing) due to the proximity to Whitmoor Common? I assume it could be bought by a speculator

It would be nice to keep the field for the community, especially as it borders common land and is in walking distance of Brittons Pond.

It would be a shame if this site was sold into private ownership

No.

This field should be protected from industrial or residential development. The local area would be detrimentally affected if this piece of important land, adjacent to a unique area for nature (Whitmoor Common), were to be privately owned and, potentially, insensitively developed.

## QUESTION 8

Please provide your full postcode.

Answered 567

Skipped 0

GU1 4AZ	GU22 0SP	Gu47ps	GU3 3RD	GU3 3RU	GU4 7PE
GU2 9RE	Gu2 9ps	GU2 9RJ	Gu2 9tz	GU2 9QY	Gu2 8jq
GU3 3NL	GU3 3TA	Gu47nu	Gu22 0ba	GU2 9RQ	Gu47nw
GU2 9QA	Gu33hh	Gu3 3pg	GU29st	GU2 9UQ	GU3 3LZ
Gu1 1ny	GU2 9PS	GU33BY	GU3 3RB	GU3 3RU	GU4 7NP
GU2 9SP	GU2 9PZ	Gu33re	GU3 3RB	GU33JA	GU29RD
Gu1 2lh	GU2 9YP	GU3 3NE	GU1 1LW	GU3 3AX	Gu3 3rq
GU2 9TB	Gu47nn	GU3 3AY	GU2 9XN	GU3 3TA	Gu33lg
GU29NS	GU4 7NX	GU3 3AY	Gu1 1qu	GU33RU	GU3 3EX
Gu3 3fd	GU4 7nt	GU3 3RE	Gu3 3hs	GU33JA	Gu3 3ll
GU2 9SP	GU3 3DE	Gu29yh	gu1 1ql	GU2 9UY	GU33HS
RH7 6BH	GU4 7NW	Gu32ba	GU4 7YE	GU3 3JA	GU1 1YF
GU3 3BJ	GU2 9PP	Gu33rt	GU3 3LH	GU3 3RP	Gu33jr
GU2 9YD	Gu33nq	GU2 9YQ	gu33ta	GU2 6TX	Gu3 3hz
Gu3 3LQ	Gu29st	GU1 1LQ	GU1 2LZ	GU3 3RU	Gu3 3jz
GU4 7NP	Gu29QP	GU3 3AY	GU2 9RJ	GU3 3RU	GU3 3FF
GU22 9QJ	GU3 3PB	GU3 3AY	GU4 7NT	Gu33RU	GU3 3DL
GU3 3JR	GU1 1Qr	GU2 9QT	GU2 9RB	GU3 3RU	GU2 9RD
gu2 9ut	Gu33rq	Gu3 3ta	GU47NP	GU27NQ	GU4 7nw
GU4 7PG	Gu3 3hr	GU4 7QX	GU2 9NT	GU3 3HR	GU3 3LZ
GU4 7PS	GU3 2JG	GU4 7QX	Gu3 3fn	Gu3 3pj	GU3 3RJ
GU2 9RB	GU33RR	GU2 9PT	GU2 9RQ	GU3 3AH	GU3 3RE
GU29RB	GU4 7PT	GU22 0RE	GU3 3AN	GU2 9YP	Gu2 9ah
GU2 9RB	GU33AX	GU1 1RW	GU11HH	GU2 9RB	GU33JH

GU2 9RB	GU3 3AH	GU3 3fb	Gu11 3fp	GU3 3RJ	Gu3 3lz
Gu29rd	GU2 9JX.	GU3 3AE	GU1 1LQ	Gu29qz	GU3 3QU
Gu29rb	GU16 6DH	GU2 9RJ	EX15 1LW	Gu3 3RU	GU2 9SL
GU2 9SG	GU2 9UG	GU3 3AE	Gu29uh	Gu2 9uq	GU33HN
GU47PG	GU3 3HA	Gu29qu	GU2 8DQ	GU3 3ED	GU3 3BQ
GU3 3JZ	GU3 3HA	GU33AE	GU33EU	GU3 3NB	GU33BQ
GU2 8BL	Gu3 3be	GU29YP	GU2 9UH	GU3 3DQ	Gu3 3bq
GU2 4ES	GU3 3JZ	gu33aw	GU2 9QU	GU2 9xp	GU3 3AL
GU3 3HA	GU4 7PD	GU4 7PU	GU2 9YN	Gu3 3pf	Gu33bq
GU23 7HU	GU4 7NP	GU3 3NB	GU2 9YP	GU3 3NG	Gu220sp
Gu3 3ng	GU3 3DF	GU2 9UQ	GU3 3NB	Gu3 3rb	gu2 9py
GU2 9QY	Gu33df	Gu33ah	GU3 3RE	GU3 3PA	Gu2 9py
GU2 9NF	Gu33nq	GU3 3JT	GU3 3AZ	Gu3 3fb	GU3 3RJ
GU29TY	Gu3 3ee	GU3 3AP	GU2 9RW	GU4 7QX	GU3 3LH
Gu2 9uq	GU33RF	Gu33ah	GU4 7QR	GU3 3RY	GU47PA
GU2 9UJ	GU3 3ES	GU3 3RP	GU2 9AF	GU4 7NT	Gu4 7nu
Gu29tz	GU3 3HR	Gu47pg	GU2 9ND	Gu33ae	GU33LQ
Gu29rd	GU2 9RB	GU4 7QX	Gu2 9gp	Gu3 3ex	GU4 7PU
Gu33ta	GU22 9QU	GU2 9QZ	GU3 3HP	Gu4 7ph	GU2 9QY
GU2 9PF	GU3 3JL	GU33RG	Gu2 9xr	GU3 3HA	Gu3 3js
GU3 3RD	GU4 7NS	GU3 3AN	GU2 9LW	Gu2 9rb	GU4 7PP
GU29RJ	GU4 7GP	GU2 9LX	GU33BG	GU2 9YJ	GU3 3RT
Gu3 3qx	GU33NQ	GU2 9QZ	GU4 7NX	GU2 9RB	GU4 7PP
GU3 2AW	Gu47ns	Gu47nu	GU2 9TU	GU3 3JR	GU4 7NP
Gu1 1QR	GU2 9RA	Gu33ah	GU2 9PD	GU3 3AW	GU4 7HH
GU4 7PS	GU3 3RG	GU3 3NE	GU2 9ST	GU3 3AL	GU3 3JY
GU1 1JL	GU2 9QU	GU3 3RQ	Gu11pe	GU3 3QB	GU3 3JY
GU3 3RU	GU2 9UH	GU2 9RB	GU33BG	Gu2 9RQ	GU3 3EJ
Gu4 7pe	GU3 3BZ	GU3 3TA	GU4 7ES	Gu47pg	GU33QU
GU2 9QZ	GU3 3DW	Gu3 3rg	Gu1 2lj	GU2 9RH	Gu3 3HS

GU33RE	GU3 3RU	Gu3 3nh	Gu24 9as	Gu3 3ju	GU4 7NX
Gu2 9qz	GU3 3RT	GU28AU	GU1 1JF	GU3 3BY	Gu33bs
Gu29tt	GU33LZ	GU2 9RH	Gu248qd	Gu3 3by	GU3 3RT
Gu29xy	GU3 3AL	GU2 9LW	GU29RD	GU4 7PA	GU3 3QY
Gu29tt	GU2 9UH	GU2 9 UH	GU4 7NW	Gu4 7hx	Gu3 3nh
GU2 9QU	GU4 7PB	GU3 3RE	GU3 3HN	GU3 3BE	GU33PG
GU2 9RD	Gu3 3jn	GU3 3DS	GU24 0JN	GU47JT	GU3 3BY
GU2 9PY	Gu2 9rd	GU3 3HT	Gu4 7yy	GU4 7NS	GU4 7NX
GU29RJ	GU3 3HD	GU3 3RJ	GU3 2AW	Gu3 3hs	GU2 9RE
GU2 9UJ	GU3 3PA	GU2 8AH	Gu29ls	GU2 9QU	GU3 3JR
GU2 9RQ	GU1 1NP	GU3 3HT	GU2 9YH	GU33EY	GU3 3PJ
GU2 9QZ	GU1 1YZ	GU33RQ	GU2 9xz	GU4 7PD	GU3 3RB
GU2 9XJ	GU2 9RF	GU3 3JP	GU3 3BG	GU4 7PD	GU33RB
GU2 9SZ	Gu4 7fd	GU33RE	GU33BG	GU3 3RH	GU4 7NE
GU2 9RD	GU4 7NP	GU3 3HS	Gu12 6jf	GU33EY	GU29YP
Gu2 9yw	GU3 3NJ	GU3 3RJ	GU2 9RH	GU2 9RH	GU3 3RF
GU33RU	GU33RE	GU3 3JR	Gu33ta	GU18 5YT	Gu32jb
Gu33ha	GU2 9QX	GU24 9BX	Gu2 9ug	GU3 3HS	GU1 2TD
GU33HR	GU4 7NP	Gu2 9rh	GU29RF	GU3 3HA	GU1 2AS
GU1 1FW	GU1 1RW	GU2 9RF	Gu29qe	GU3 3HA	GU3 3RQ
GU3 3ED	Gu4 7ns	Gu4 7ps	Gu2 9yn	GU4 7NX	GU2 8bq
GU2 9YP	Gu4 7nn	Gu47pb	GU2 9LA	GU3 3FF	Gu33pj
GU3 3RG	Gu4 7na	GU2 9RD	GU2 9PG	GU4 7ES	GU4 7NU
GU27NA	GU2 9RE	GU2 8FT	gu2 9py	Gu1 2XU	GU3 3JS
Gu3 3jn	GU4 7NT	GU3 3RW	Gu29xz	GU2 9YP	GU3 2DD
Gu2 9xn	GU33RE	GU2 9RB	Gu4 7nj	GU3	GU3
Gu4 7ny	gu2 9yy	Gu2 9rb	GU2 9rj	GU4 7XP	GU2 9RA
GU2 9RD	Gu2 9qy	GU3 3HP	Gu3 3je	GU2 9QE	GU2 9RA
GU29RQ	GU29RB	GU2 9RJ	GU1 1JP	GU4 7DH	GU47HG
Gu2 9rf	GU2 9QZ	GU2 9AH	GU3 3JE	GU12UN	GU4 7 NS

GU2 9QX	GU3 3PH	GU2 9RJ	Gu2 9ag	GU2 9UQ	GU2 9RJ
GU2 9YX	GU29RH	GU2 9RQ	Gu2 9un	GU1 1YF	GU33FF
GU2 9RF	GU2 9QZ	GU29YP	GU13AU	Gu3 3fb	GU33BY
GU2 9RF	GU3 3RT	GU2 9RJ	GU2 9PR	Gu3 3fe	Gu4 7qx
GU3 3RN	GU2 9RH	GU2 9RH	GU2 9AF	Gu29qx	Gu1 1rs
Gu2 9rd	GU3 3LL	GU21 9rj	Gu32ax	GU2 9UH	GU4 7yn
Gu33jg	GU23 7hu	GU2 9YJ	Gu29lx	Gu47he	Gu4 7pa
GU28AX	GU2 9RA	GU3 3RG	Gu2 9le	GU2 9UH	GU4 7EQ
GU3 3PJ	GU4 7PB	GU3 3RB	Gu2 9nr	Gu47hb	Gu4 7jd
GU3 3RG	Gu3 3re	GU2 9RB	GU29LW	Gu3 3qq	GU47DZ
GU2 8JA	Gu29qb	GU3 3JB			

**Responses received via Royal Mail [anonymised due to GDPR] (Please note that these are the responses from residents and do not necessarily reflect the opinion of the Parish Council):**

**N.B. The postal comments received are unedited.**

## **Letter 1**

Dear Clerk

### **The Horses Field – Consultation**

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Thank you for your consultation.

It is regrettable that Surrey County Council want to sell this Field but if Worplesdon Parish Council has the resources to purchase it, I think it should do so, in order to retain it in public ownership.

I recall that the Local Plan for GBC identified this area, which I think included the Field, for a crematorium, which would be quite inappropriate for Salt Box Road, Stringers Common and the SSI status of Whitmoor Common, as would any other development. Given the current pressure on Green Belt land, the Field could be seen as potential for residential development and fall into commercial hands, which again would be quite inappropriate.

It is good to know the Parish Council are keeping an eye on this matter and I hope you are able to secure The Horse Field's future.

Yours sincerely,

## **Letter 2**

27<sup>th</sup> November 2025

### **TO WHOM IT MAY CONCERN**

I regularly walk in this area and appreciate the abundant flora and fauna, both around Brittens Pond and the surrounding Heathland. I am very troubled to hear that a section currently under the guardianship of Guildford Borough Council is planned for sale on the open market.

It is important that this piece of land is under proper guardianship and I therefore support Worplesdon Parish Council buying it.

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Yours sincerely,



## Letter 3

Dear Sir/Madam

### **The Horses Field, Salt Box Road – Consultation**

I understand that this is 'Green Belt' land and I wish 'The Horses Field' to stay in public ownership.

I doubt that a private owner would keep the land and use as it is. There is a danger of it falling into developers or travellers hands, which could spoil its amenity value and have a detrimental effect on Whitmore Common and the surrounding area.

Yours faithfully

## Letter 4

### **Horse Field- Public consultation.**

Bearing in mind the proximity of the Horse Field to Whitmoor Common

it would make sense to keep this area as an extension to Whitmoor Common.

This area is already of national importance as it is a SSSI, national nature reserve and a SPA for birds. all of this is linked to the fact that valuable heathland is being lost throughout the country and Surrey in particular.

The biodiversity of Whitmoor should not be underestimated as it includes the very rare breeding pairs of Dartford Warblers, Stonchats and Nightjars as well as the rare Window Winged Caddis fly, Raft spider and the Black Jumping spider. Three varieties of heather can be found on Whitmoor including Ling, Bell heather and Cross leaved heather which must be conserved and protected. Given more space for the biodiversity to survive and prosper seems an environmentally friendly option rather than further urban sprawl. The archaeological significance of the site is largely unknown, however given the relative position of Bronze Age field systems in the southern part of Whitmoor this would be lost if the land was built on. During the second world war according to Surrey History Centre Whitmoor Common did have a number of bombs dropped close to the HorseField, some of which could be high explosive bombs as well as cluster bombs.

It is appreciated that land is needed for new housing but surely there are brownfield sites within the urban area of Guildford that could be used instead of the valuable greenbelt land. It is interesting to note how much land was found for new university accommodation along Walnut Tree Close. Has sufficient thought been given to the hydrological impact of new housing would have on local drainage systems. It is known locally that a flooding problem exists at the eastern end of Salt Box road, housing would exacerbate this problem.

#### [Letter 4 continues]

New housing developments inevitably results in local traffic problems such as delays and congestion caused by delivery vehicles, this clearly impacts on local people using Salt Box road. Locally we have been subject to similar problems with the development on Keens Lane. Is the local infrastructure robust enough to handle the increase in the population should the proposed housing development go ahead? Salt Box road is already used as a short cut linking the Worplesdon road with the Woking Road and is subject to congestion should a high sided vehicle ignore the height restrictions on the Railway Bridge. Additionally extra strain would be placed on other local services such as education and health care. It is clear following the arguments I have submitted as a local resident that the housing proposals are not sustainable given the opportunity to extend the valuable natural habitat on Whitmoor Common and this opportunity should not be missed. Finally I would like to add that I have worked with SWT on Whitmoor and fully appreciate what they have done and continue to do in trying to conserve the natural capital that the common has, this opportunity to increase the size of the common should not be lost.

I would like to thank Worplesdon Parish Council for the opportunity to let GBC know how I feel about the proposal. From a financial point of view the cost is relatively small in comparison with the huge debts Woking has.

#### Letter 5

*28<sup>th</sup> November 2025*

*Dear Sir/Madam*

*I walk regularly in Whitmoor Common, which is a triple SI for rare wildlife and also Brittens pond. I believe that the land between should be carefully looked after by a professional organization with the planned sale of this land on the open market. I support Worplesdon Parish Council taking on this role.*



## Letter 6

Re: The Horse Field, Salt Box Road.

- You do not print how large the piece of land called The Horse Field is? How many Square acres is it?
- Is this green belt land?
- Has it access, by road, to Salt Box Road?
- Can it be built upon considering the price asked of £200,000?
- Can it be a travellers site?

Your pamphlet is not clear on the above points. I would appreciate your informing all interested parties, not individual requests about these queries.

## Letter 7

RE: LAND OFF SALT BOX ROAD ETC.

Dear Sir,

Thank you for the printed information about the proposals for the 'Horse Field' at Salt Box Road etc. You ask for comments and my views are as follows:-

The first thing I thought of when I read your consultation note was **C O N G E S T I O N** ! - the Traffic problems for this Road has become increasing bad with heavy flow of traffic morning and evening because this Road has now become a "feeder" for traffic heading for the A.3 Motorway. This will increase as the new Wisley junction is completed very shortly.

THIS IS OBVIOUS but considering what can be done if the land is purchased is as follows:-

### 1 HOUSING

The Local Authority in Guildford has always tried to keep the surrounding villages with a separate identity and not allowed the area to become a 'large urban sprawl' - Housing here would reduce the gap between Worplesdon and Guildford which under the current policy would not be allowed.

### 2 Congestion - This Road is just a normal small country Road and is unlikely to be improved considering the Railway Bridge which is very small - needs major thinking !

### 3 History - This area by the Horse Field was the site of ancient battles back in the pre-Viking area and would normally be left untouched. The site of the old Roman Road can still be seen on the Northern border of the Field - again most likely would remain untouched.

At this stage we can only ask if Worplesdon Parish Council spend this large sum of money then what can be in their minds ; - we are at a loss to comment on anything different at this stage.

## Letter 8

Dear WORPLESDON PARISH COUNCIL,      REF: LAND OFF SALTBOX ROAD  
(THE HORSE FIELD).

IF I am right and the Guildford Borough Council bought (The Horse Field) with tax payers money to protect from over development I feel it is very risky to be selling at the moment with the Government trying to water down planning protection.

yours faithfully

**Responses received via email [anonymised due to GDPR] (Please note that these are the responses from residents and do not necessarily reflect the opinion of the Parish Council):**

**N.B.** The comments received in answer to this question are unedited.

### **Email 1**

The only good reason we would support the acquisition of this land from GBC is to prevent "Travellers" from buying it...

There are recent examples in Ripley and West Horsley where they have bought land and turned them rapidly into Traveller Sites...with no regard to local council regs etc etc. They are inclined to steamroller over anything that gets in their way as you may know....

Why else would WPC want to buy such land for a relatively large sum of money ?

### **Email 2**

Tried to complete the online survey it would not submit I would love it if the council can keep the horse field owned by them & not sell it on It's next to the common so many animals love it & animals cross over to the woodland over the road it's important to save it!

Happy to contribute to fundraising etc.

other idea would be having part of it as a dog field where people pay to use for dog offlead these seem profitable & keep the land as green land

### **Email 3**

Thanks for the flyer re the above.

We are both opposed to the field going into private ownership due to the uncertainty around future development.

So our feedback is to support keeping the field in public ownership under the Parish Council.

### **Email 4**

Keep Horse Field in public ownership! No 2 ways about it. Yet another housing development on green field to add to the purchase near it which was kept under radar!

### **Email 5**

Thank you for your recent communication regarding the above.

I believe it is extremely important to keep the field in public ownership to be able to protect its future use and security, especially as it borders a Special Protection Area of important heathland. I therefore totally support the Parish Council purchasing the land from the Borough Council should it be put up for sale.

## Email 6

I would support the Parish Council acquiring The Horse Field and preserving it in its land bank. At a cost of £200,000 that is an investment of just £22 from each resident. There is a need for housing and this area could be used for social and mixed housing whilst providing parishioners the opportunity to create a development company to build the infrastructure and housing assuming it got planning permission.

Thank you for asking for our opinions. DEMOCRACY! Hoorah.

## Email 7

We would be in favour of the field being kept in public ownership, through the Parish Council purchasing the site. I fear if it were privately owned it will be over developed. Bearing in mind Salt Box road is already extremely busy and drivers often exceed the speed limit. Access to the site would probably be at the junction of Grange Road and the traffic lights would be made into a four-way system. Not a good prospect on such a busy junction.

## Email 8

I think the land should be kept in public ownership

The traffic lights on salt box road could be adjusted so you can cross the road safely and walk directly into the field via a newly created entrance ( at the minute crossing salt box road to get to Whitmore Common is nearly impossible )

From the field you could then enter Whitmore Common which I feel would be used even more if there was a safe way to cross the road.

I really hope the parish council purchase the property

## Email 9

I would like register May thoughts on the above and state I would like the above site to remain in public ownership via the Parsh Council purchasing the land.

I worry about a housing development being placed on the land as Guildford area has far too much traffic to contend with as it is.

Being near Whitmoor Common it will help sustain wildlife needs.

That is what I like about Worplesdon around here, particularly the Whitmoor Common and surrounding areas, it has a rural feel and away from the hustle and bustle of the town.

## **Email 10**

We would prefer the land is kept in public ownership through the Parish council purchase.

## **Email 11**

My answer is a BIG NO to private ownership and a big YES let it stay in public ownership. If it, god forbid, it went into private ownership, how long they put in an application to build homes, houses etc. on the site. No...No....No.

## **Email 12**

Thank you for giving us the opportunity to share our thoughts on the above.

It seems to us that the fields, woodland and common provide a wonderful backdrop to the residential area around Cumberland Avenue. Despite our proximity to the busy A322 the green spaces make us feel as if we live in the countryside - quite an achievement in Guildford!

We imagine that the prospective purchaser will want to build houses and this would be a tragedy. The parish council would accordingly have our full support should it decide to buy the land.

## **Email 13**

My feeling is that if the land, One Horse Field, is held by the Parish its future might be better controlled, whereas a private owner will almost certainly try to develop the land. In Parish care we may be able to keep it a green space, which we are rapidly losing.

## **Email 14**

I wish to ask that you save the horse field in Salt Box Road.

If it is privately owned it will, almost certainly, be sold for development of a housing estate.

Green fields are essential especially in view of the massive building projects around this area.

Keep it within the Council and please keep it as a field !!

## **Email 15**

Thank you for the flyer put through our door. The obvious concern is the risk of residential development which would put greater strain on Salt Box Road, which is already under strain at peak times. The putative price suggests that currently the chances of change of use is low.

However I would be keen to know the planning status of the land and how the Parish Council would fund the acquisition. There may be alternatives to acquisition which controls use to the land without acquisition

- would Guildford Council be prepared to put a personal or restrictive covenant on the land that benefits the Parish Council. I'm sure there would be something to be paid but that but it would be less than acquisition price and if the chances of change of use are low then it might not significantly affect the market value of the land.

## **Email 16**

I think the land should be kept in public ownership.

## **Email 17**

I would like this field to be saved and not to be sold privately. It would be devastating for even more houses to be built in our area. We have had hundreds of extra houses built around GU3 in the past few years. I wish the Parish Council to raise funds to purchase this field.

## **Email 18**

I received a leaflet, inviting views about the probable sale of the horse field on Salt Box Road.

It is difficult to comment without further information. Eg (1) If a third party were to purchase the land, could that third party seek planning permission to build (quite a lot of) houses on the land? (2) How firm is the £200,000 estimate? Should building on the land be potentially envisaged, the estimate seems low. (3) How do the Parish Council finances stand – what impact would a £200,000 outlay have on them?

All that aside, and in principle, I believe it would be beneficial for the land to be acquired by the Parish Council, for the purpose of continuing to have a thriving community space.

I am equally, if not more, perturbed at present by the continued parking of many vehicles (cars, building trucks) on the road, and close to a blind bend on Goose Rye Road throughout the day, and quite often at night too. This is in the area I've marked in red on the map below. Despite its rural nature (narrow with numerous bends), the road is relatively busy with traffic to and from Worplesdon Station, and it is also used as a cut-through between Guildford and Woking. Particularly when driving eastward past the area indicated, drivers are being obliged – literally – to take their lives in their hands as, when driving around the parked vehicles, they are at great risk of encountering a vehicle driving fast in the other direction, swinging round the corner and hitting them head-on. This situation has been the case for at least 6 months. In many years of driving I have rarely seen a more dangerous way of parking on a daily basis and this is very much a serious accident waiting to happen. Surely, at the very least, there should be a sign alerting drivers in both directions: "slow – possible oncoming traffic in middle of road". But it seems a lot better to oblige the vehicle owners to park more considerately, even acknowledging that it is difficult in that particular spot – there are clear solutions.

I am unclear who to report this to, but you or a colleague may perhaps know?



## Email 19

There is much I could add but best to simply say I'm here if you would like more detailed comment.

## Email 20

I'm writing on behalf of the residents of Salt Box Road, particularly those living along the eastern edge of "The Horse Field," regarding the Parish Council's recent survey on its possible purchase.

We fully appreciate the Parish Council's intention to secure the land for community benefit and to protect the setting of Whitmoor Common. However, before we complete the survey, we would like to understand more about the current proposals and how they would comply with the environmental and planning restrictions that apply to this site.

As you'll know, the land lies within 400 m of the Thames Basin Heaths Special Protection Area (SPA) and directly adjoins Whitmoor Common SSSI. It is also allocated under Policy A23 of the Guildford Borough Local Plan for use as a burial ground, with strict requirements to prevent any increased recreational pressure on the SPA.

Given those constraints, could you please provide clarification on the following points:

1. Has the Parish Council sought planning or ecological advice from Guildford Borough Council or Natural England regarding the feasibility of a community building, car park and café within the SPA 400 m buffer zone?
2. Has a Habitat Regulations Assessment (HRA) or ecological screening been undertaken, or is one planned?
3. Has the Parish Council consulted Surrey Wildlife Trust or other relevant conservation organisations about the site's ecological sensitivity and appropriate land management options?
4. Can you share any indicative information on the proposed scale of facilities? For example: the approximate building footprint, number of parking spaces, or expected visitor numbers.
5. What measures are being considered to ensure that any increase in access or parking will not add to visitor pressure or disturbance on Whitmoor Common, or indeed, may reduce it?
6. Will the Parish Council publish any feasibility studies, ecological surveys, or pre-application planning advice before asking residents to give formal support?

We fully support the principle of maintaining this land as open and well-managed green space, but we would be concerned about any development that might harm the wildlife, tranquillity or views across the Common. Transparency and early consultation would really help local residents make an informed decision and feel confident in the Council's approach.

Thank you very much for your time and for considering these questions. We look forward to your reply and to hearing more about how the Parish Council plans to protect this sensitive area.

## **Email 21**

There is far too much building work going on green sites at the moment, and once it's gone it's gone forever.

So I would like to the parish council purchase it, and plant more trees and let wildlife flourish .

## **Email 22**

With reference to the purchase of The Horse Field Salt Box Road. I think it would create more positive interest if the purpose of the land was being presented as being accessible to the public following the proposed purchase even the mention of a possible small simple carpark. I know several people have asked this question with regards to public ownership.

## **Email 23**

thank you for the information posted through our letterbox regarding THE HORSE FIELD in Salt Box Road.

We would be very concerned if the field became privately owned and would much prefer that the field remained in public ownership (through the Parish Council).

Our reasons for concern are that, should the field become privately owned, it would eventually succumb to property development. We think it is important to retain the existing green spaces.

## **Email 24**

Thank you for the information leaflet received today regarding this field. I personally would prefer it to be kept by WPC – as living in this parish believe good things are achieved by our parish council. WPC are proactive and do the utter best under difficult financial times to do the best for this parish.

In a perfect world it be a lovely big nature field with a wildflower meadow and trees etc etc preserving a much loved green space = but do realise that it would be most probably have to used in some capacity so would suggest another green space for dog walking ( must have small car park) and may even alleviate the pressure on the other car park in Salt Box Road SSI a regular with dog walkers – we can only hope that would work.

I would be very worried about it being sold off in land strips like the Westwood Lane field – which I am sure you are aware is looking worse by the day with unauthorised home dwellings placed on and residents in situ – I feel it critical that site does not pursue the same option of selling off in affordable chunks- even though the Westwood Lane land sell of was sold as agricultural use only – it certainly is not being used for that purpose.

Thanks for giving the residents the opportunity to speak on this matter as usual looking after the locals.

At worse rather than selling off as individual strips I suppose we can to succumb to more house being built in the area if a private developer buys it.

I hope you receive some favourable responses from locals regarding this – as once it's gone – it's gone.....

## **Email 25**

What a fantastic idea. Does the parish council have the money? The thought that the field might be saved from development warmed my heart. The wildlife on the common is under constant threat because it is so well used for walking. To expand the common by buying the field, adding paths and planting some specimen trees. cedars, oaks, walnuts etc would help to take the pressure off Whitmoor wildlife. You don't need to build any paths, just put a couple of gates in. People would make their own way. Would we have to raise money? If so how? I would gladly give a small contribution to such a wonderful idea. Will you champion the idea in the Guildford Dragon?

## **Email 26**

Thank you for your leaflet bringing the future of "The Horse Field" to our attention As a long standing resident of Worplesdon I am becoming increasingly concerned about the constant building and planned building on our precious green field sites.

Once they are gone they are lost forever. Not only impacting on the area logistically with all the increased traffic and stress on our infrastructure but most importantly the dreadful damage being done to our wildlife and nature.

If you take away their habitat they will die.

And as we know our bird and insect and even hedgehog population is plummeting. A truly dreadful situation.

As such regarding the field. I would prefer it remains in the Parish Council's hands but only if there is a guarantee it will not be built on but be safeguarded for future generations.

## **Email 27**

I have received the flyer from you today, I am a resident of Liddington Hall Drive, and would very much support the Parish Council purchasing this site, but I would be surprised if it's value is only £200,000 for almost 20 acres in Guildford.

The Borough Council seem to have lost sight of who they are supposed to be representing, it should be the residents of Guildford who elect them, not central government or residential developers. They should be protecting our green spaces but it seems to be a never ending money grab, I am thoroughly disillusioned with both local and central government.

This open space, if sold, will inevitably form some builders landbank who constantly seeks planning permission to develop, blighting local residents, and saying we need houses we must build, but actually just want to build hundreds of houses that people who need them can't afford, or it becomes another impromptu travellers site that the Council are completely ineffective in preventing.

If the land is to be sold GBC should have strict covenants in place prohibiting any future development on the land, banning caravans and making sure that it is maintained properly.

We all know where this is going, how thoroughly depressing.

## **Email 28**

thank you for your leaflet drop as I would be gutted if no longer for horses & wildlife.

## **Email 29**

Re land known locally as the Horse Field, I think it would make an excellent natural burial ground with ample parking, or alternatively a sports facility giving preference to pickle ball games which is becoming very popular. Both of these would bring revenue into the council.

## **Email 30**

We wish the land to be kept in public ownership.

We would not be happy for it to be privately owned.

## **Email 31**

A few comments in response to the consultation leaflet:

I think the proposal from the Parish - to be found only online after clicking the QR code - certainly has some merit. However, it feels quite 'back of an envelope' and lacks any detail, clear aims and objectives and obviously no quantification - cost of development, visitor numbers, expected benefits, sustainability, etc.

Similarly, it does not seem clear as yet what the cost of acquisition would be or how this might be managed. I do wonder how cash-strapped GBC would feel about the Community Asset Transfer approach, and also if you envisage this happening before re-organization into the unitary authorities.

I am not certain the Parish Council is necessarily the best body to acquire this land, and would be interested to see what alternatives you have considered. Given the council does not have the necessary money, or even close to it, the costs would have to be met by some form of public subscription, and a trust body may be a better way of ensuring the future integrity of the field. Similarly I see no mention of sustainability - acquiring the land is only part of the project, as the site will need to be really well maintained if it is to be of continuing value to the community.

So in conclusion, while I do think the proposal has merit, I feel it needs far more detail in terms of the nature of the proposed development, the costs involved and possible alternative ownership models before I would be able to fully support this acquisition.

## **Email 32**

I think the land should be kept in public ownership with the guarantee that it will not be used for a housing development. So much of our countryside is disappearing and houses being built. I appreciate we have a housing problem, but we also need green Spaces to enjoy our countryside.

## **Email 33**

It would be in glaring full view from across most of the parish.

Thank you for all the work you do.

## **Email 34**

Thank you for the leaflet posted through our letterbox.

My wife and I would prefer the land to remain in public ownership and would like it to part of Whitmoor Common if possible.

Please advise if there is any further action for us to take.

Though we do not come under the parish council we still have a vested interest in the land as it is adjacent to where we live, and on occasion we walk to Whitmoor Common.

## **Email 35**

My main concern is that this land is not bought by a developer for yet another large housing development. If Worplesdon Parish Council buying this land would ensure that this doesn't happen, then I am very much in favour of that.

### **Email 36 [received via Cllr B Nagle]**

I received an email from \*\*\*\*\* and \*\*\*\*\* of Pinks Hill in favour of WPC purchasing the field.

### **Email 37**

Can I register my desire to KEEP the field in public ownership, since my suspicions would be that if held in private hands, building permission would quickly be sought, and in an exceedingly short space of time, we might see a huge number of properties on the site.

Please urge for keeping the land as is it.

Many thanks for allowing me to have an opinion.

### **Email 38**

I worry about a housing development being placed on the land as Guildford area has far too much traffic to contend with as it is.

Being near Whitmoor Common it will help sustain wildlife needs.

### **Email 39**

We are in favour of Worplesdon Parish Council keeping the 'Horse Field' (as referred to in the W.P.C. Public Consultation document) in public ownership through purchasing the site.

The field borders Whitmoor Common, which is an S.S.S.I., protected under S.P.A. regulations. I understand that one of the regulations prohibits residential development within 400 metres of an S.P.A.

When the S.P.A. regulations were updated in 2021 to conform to British rather than European law, my understanding is that their application would come under "the appropriate authority". This rather opaque statement, and the government's intention to relax planning rules to meet housing targets, suggest to me that the 'horse field' may be at risk of residential development in the future if it was privately owned.

For this additional reason, we support the purchase of the land by Worplesdon Parish Council to preserve it as an amenity for local people and to protect Whitmoor Common.

Thank you for drawing the issue to our attention.

### **Email 40**

My wife and I fully support the Parish Council's proposal to purchase "The Horse Field". This public place is heavily used and is a real asset to the community. Selling it to a private owner would, in our opinion, be detrimental and not in the best interests of the wider community in the longer term.

### **Email 41**

I was recently made aware of the proposed sale regarding the above mentioned.

We as a country seem to be too keen to sell off our assets and I wish to state that this land should remain in public ownership. It may be needed for housing at some future date and in the meantime be there for people to enjoy.

Please DON'T SELL.

### **Email 42**

I support the view taken Worplesdon Borough Council that the Horse Field next to Whitmoor Common be kept in Public Ownership and used as a thriving community space. I am a resident of Perry Hill and I walk around Whitmoor Common every day with my dog. The field is a welcome barrier between Salt Box Road and the woods on the Common. It is green belt and should be preserved as such. I feel it is safer in public hands as a private owner could seek to develop or mismanage the land as has happened in areas around Normandy. The field is a refuge for birds and deer and other native species and I wish it to remain as a grazing field or replanted with native trees and plants.

### **Email 43**

Thank you for notifying us about your plans for the Parish Council to buy the field from GBC.

As residents in Cumberland Avenue for forty plus years we would totally oppose any development between Salt Box Road and Whitmoor Common, and will happily contribute to assist you in raising the funds to purchase the field.

Furthermore, if a fund raising campaign is envisaged we will be happy to be participate in the promotion of the campaign.

Very best wishes with your endeavours.

### **Email 44**

**I am NOT in favour of this land to be privately owned .**

**I support the PARISH Council purchasing this site .**

## **Email 45**

We need to keep the field in public ownership as Guildford is getting inundated with hundreds of houses locally already, Gosden Farm and all the green space just off the Hogs Back which is land owned by the University and of course Wisley airfield. Saltbox road is already gridlocked at certain times of the day. This land is key to keeping the rest of that area where Whitmoor Common is as green space. The facilities in Guildford are already struggling with waiting lists for appointments at the Hospital and Doctors surgeries are getting longer and can't keep up with the expanding population. The attraction of Guildford is the location and green space surrounding it. You lose that and people won't want to move here. Also, you don't want it to turn out looking like Woking which is an eyesore. I have lived here for 45 years and seen so many changes good and bad to the area.

We need to fight to keep green space, once it has gone you will never be able to get it back

## **Email 46**

A sale into private hands would in all probability lead to major changes to its future use. All of this area should remain in public ownership as we are not spoilt for natural land around here, considering it being so close to Guildford and Woking.

Therefore Worplesdon Parish Council should buy it and add it to the rest of Whitmoor Common to be used as Common Land for the enjoyment of the people of towns and villages round about.

Worpleson Parish Council should establish a management plan for its use.

No amenities such as enlarged parking facilities, on site cafe should be set up. To keep it mainly for the people of the towns and villages in the immediate neighbourhood. It is already heavily used by walkers particularly dog walkers which is fine but it shouldn't attract even more users, more specifically those driving here and needing parking facilities.

Thank you for giving us the opportunity to add our comments.

## **Email 47**

As Worplesdon residents from childhood we feel strongly in favour of the field remaining in public ownership. We wholeheartedly endorse this ownership to remain within The Parish of Worplesdon.

There are very many reasons for our view, the main one is based on our love for the village and the beauty of place set between our housing communities, and the obvious health benefits to all in retaining this green space within our community- (this will become more important when further building of essential housing takes place in the area).

I haven't had an opportunity to verify this, but I believe this space may be of special botanical interest. There are, in spring and summer, stunning displays of English meadow flowers there. This is possibly enhanced by the grazing of horses and other visiting wildlife.

Thank you for the opportunity to reply.



## **Email 48**

Proposed sale of land off Saltbox

Road bordering Whitmore Common. .I would like this piece of land to stay in public ownership

## **Email 49**

As a lifelong user of Whitmore Common, the Horse Field has always been a place to visit on rambles with my siblings, horses being of great interest to us all.

I would hate to see the field turned over to private ownership, so very much support the idea of it being bought by Worplesdon Parish Council and remain an open space that locals can enjoy and nature can thrive.

My husband will add his own support, and we will make sure that friends who enjoy the area are made aware of the situation.

## **Email 50**

I recommend that the Worplesdon Parish Council purchases the 19.5 acres of land next to Whitmore Common ( known locally as 'The Horse Field').

If the purchase requires extra money which the parish Council may not have in their reserves, I would be happy to contribute to any fund set up to purchase the land for the benefit of public ownership.

## **Email 51**

My family & I have been fearful, for a number of years, for the very future of this precious piece of land that leads directly to Whitmoor Common a preservation area.

Within Worplesdon parish we have already seen a number of new housing developments & care homes built, some of which have swallowed up our Greenbelt & the natural wildlife corridors linking green spaces to & from the surrounding commons, with Whitmoor Common playing a critical role in the preservation for all of our wildlife.

As a family, we would be extremely relieved & grateful for the Parish Council to purchase & keep the field in public ownership (through the Parish Council purchasing site).

It would be a crime to sell the land for any kind of development bearing in mind our wildlife depend on it for their existence. Therefore, let's fight to preserve it for the wildlife's future & the benefit of our local community.

There are already plans for a new housing development to replace the old student accommodation off

Cumberland Avenue, which is a stone's throw from the Horse Field.

Once concrete covers our countryside, fields & Greenbelt, tears down our much needed trees, that clean our air & absorb water, it is gone FOREVER! We need to fight, save & preserve this land for future generations, it's essential.

We would also like to question the estimated purchase amount of £200,000 which seems far too low for almost 20 acres of prime Surrey countryside, and would be a minor sum for any housing developer to pay to secure the site?

We wish you well with securing the purchase of this land at Salt Box Road "The Horse Field".

## **Email 52**

I am writing to give my thoughts on the sale of the 19.5 acres of land up for sale.

I would like to say if the parish council can buy the land from the council this would be greatly in my favour. I know there have been rumours and letters sent in the past years to redevelop the land here possibly with a secondary school and houses. This would be detrimental to the surrounding area e.g. more traffic and strain on the overcrowded roads, resources in the area and overcrowding and let alone the fact we have slyfield also being extended in the area and using up green belt areas. The natural area being encroached upon yet again for us to escape all off this.

## **Email 53**

In response to the Pubic Consultation you request. My view is ,that WPC should make a bid for this property on the the grounds that it is within our parish and needs some sort of official public body to protect it from illegal investments ,unfriendly use ,by a private business. Also ,there is I am told a lack of grazing areas locally!

## **Email 54**

I am writing in response to the public consultation re the horse field on Salt Box Road ( Although better known to us oldies as "Dolly's Field ")

I would prefer the land to be kept as a local amenity as an extension to Whitmoor Common. This common is very well used by local people, walking groups, dog walkers etc. There is also plenty of land to create a small wooded area and extended footpaths. It is very difficult sometimes to even get into the Salt Box Road car park so perhaps a small extension for that.

I would like to propose that a small strip of this land is used as a vehicle park so that people could park horse trailers/ small lorries to enable them to ride here safely, as I did for many years. Unfortunately because of the amount of traffic now it is almost impossible, and very dangerous, to

access this common unless you transport your horse in a vehicle, but then there is nowhere to park. This is a waste of the many bridleways in this area.

The land is not suitable as grazing land as it is covered in Ragwort (a poisonous plant to most livestock)

and in the years since it has been in the ownership of GBC nothing has been done to control it.

We are being surrounded by new housing so please let us have just a little bit more green space !

## **Email 55**

In response to your request for views on the future of the pony field adjacent to Salt Box Road giving the options of supporting a purchase by WPC of approx £200,000 or allowing GBC to take over the management of the land.

Personally, I would like to see this parcel of land in the ownership of Worplesdon Parish Council to secure its future for the benefit of the local community and the Parish as a whole.

It has a recent history of grazing horses and ponies and it would seem to me that it has a future in the provision of grazing to either multiple or a single owner of animals by way of the issue of grazing licences.

Sandwiched as it is between common land and the fishing ponds, it also has a value as simple green space and is no doubt supporting flora and fauna in an ever decreasing provision of supported habitat.

These are my views for your consideration.

## **Email 56**

I am writing to give you my views on what should happen to the horse field off Salt Box Road.

I note that under consideration is the selling of the land to be privately owned. However I am sure that if this happens the purchaser will endeavor to build on the site in order to make a profit. Salt Box Road is a busy through route between the Worplesdon Road and the Woking Road particularly around the morning and evening peaks and any building work would make this considerably worse for the local residents.

Once the building work was completed, then there is the question of the local infrastructure for water , sewerage and the like, as well as the requirements for schools, doctors and public transport. While the site remains in the hands of the local council these issues could be dealt with if necessary, but in private hands I am sure that corners would be cut to the good of the developer.

This area retains the green space that the locals cherish and it is already close to the houses on the other side of the road. There is enough problems in getting down this road now without more development.

In conclusion , I believe that this area should be kept by the local council for the benefit of the local residents.

## **Email 57**

I believe that the Horse field should be kept as a thriving community space and not sold privately so that houses can be built there.

It is very much part of Whitmore Common, where there are many dog walkers and a rich bird life. People could have picnics and gatherings in the field.

## **Email 58**

I am writing a brief email concerning the above. I would be in favour of the Parish Council planning to buy the land and to keep it in public ownership. Simply, it is important to protect our open countryside spaces from the continuing threat of urban housing sprawl.

## **Email 59**

Thank you for the consultation leaflet regarding the potential sale of this land by GBC.

Having given this proposal careful thought, I am against the purchase as it ties up a substantial amount of capital for a small benefit and adds further workload to an already overloaded Parish Council administration.

The leaflet clearly indicates the Parish Council's view, without providing much in the way of background. I have made the effort to read the briefing paper considered by GBC's Overview and Scrutiny Committee and listened to their debate. I understand from your presentation to the Committee that there has been a good response to the consultation and that there is strong parishioner support for the Parish Council's vision.

My suspicion is that most respondents have given no thought to how this will be paid for in capital or revenue terms. Unless the Parish Council has some benefactor lined up to fund the purchase, the capital will come from the Parish precept which is funded by GBC. In effect it is simply a transfer of asset, though I understand that a Community Asset Transfer has already been ruled out. However, it will involve costs which you have already put at £5575, and this presumably makes no allowance for staff and Councillors' time on this.

The benefit to the community is likely to be very small. There is already the large area of Whitmoor Common adjacent to this plot. Any amenity value in the plot is likely to be retained whoever purchases it, as possible future development is severely constrained by its categorisation as an SPA adjacent to an SSSI. Furthermore, any sale would be subject to an overage agreement.

Administration of the asset will certainly consume more resource from the Parish Council's administration team, which is already stretched and working overtime.

I hope these considerations will be borne in mind when this is next discussed by the Parish Council.

## Email 60

Reference your communication about the potential sale of the Horse Field on Saltbox Road, As a local resident, I fully support any measures to keep this as an open space.

I support the Parish Council purchasing the site for this purpose and would be willing to contribute to any fundraising necessary to secure this.

## Email 61

Thank you for the opportunity to be able to comment on the subject of the future for the Horse Field, land off Salt Box Road.

We think it is very important that the Horse Field should remain in public ownership and for the use of the community, and if possible the Parish Council to be in control of the land.

Otherwise we fear that the field will be purchased and overtaken by travellers and the site will become a total mess!! The estimated price of £200,000.00 could be cheap for a group of travellers to purchase together and turn it into a mobile home park

Please can it remain as a green and pleasant place!!

## Email 62

I am writing in response to this consultation to provide feedback

I request the land be retained by Worplesdon Parish Council in public ownership on behalf of the whole Parish, local community.

The land is adjacent to Whitmoor Common and it is so important the area is kept in keeping with this precious common land

It is a very popular area and a blessing for people to be able to walk with a wide variety of wildlife (from dogs to deer, visiting cattle, birds badgers squirrels many many birds including owls, woodpeckers cranes, and rarer birds inspects of every variety)

One suggestion I have thought of is to consider its use as a Natural Burial site. (Like Clandon Natural Burial site) A place of calm, a place for everyone spiritual religious or secular.

Alternatively perhaps it could be created into a proper park area with an animal sanctuary, running track, football pitch, adventure playground for young people, whatever is needed to have space to run around and just be. These places are so precious and I believe it should be kept in mind the horse field should not impact Whitmore Common as far as is possible. Especially with continued development for housing of many areas across the Parish and surrounding parishes.

I would be happy to join a campaign to help raise funds with WPC to purchase the land

### **Email 63**

I am in favour of Worplesdon Parish Council keeping the above field in public ownership with the Parish Council purchasing this site.

### **Email 64**

We would like to add our concern to the future of The Horse Field.

Although we have lived in Coombe Lane for over 25 years we both actually grew up in Ockham Village.

In recent weeks an area of land was sold by auction and unbeknown to the vendor who actually lives overlooking the land 'Mrs Cotton's Chicken Field' was sold to Travellers.

Overnight big trucks and diggers and static caravan homes moved in contravening all planning laws. Ockham is in green belt land and also conservation. The whole area has been rapidly sectioned off with high fences into about 8 individual plots and access road was put in also. The whole of Ockham, a sleepy village where NO development has been permitted for years are now horrified at the disruption being caused and devaluation of houses. They belatedly put in a retrospective planning application late one Friday evening. The nightmare to get them removed from the site will be lengthy.

So...extreme caution must be the word as it would be so easy to sell the land without realizing that Travellers were the purchasers. They are so cunning.

We would be very happy to contribute if there was a 'crowd funding' initiative to purchase the land and strongly feel it should be kept in public ownership via the Parish Council.

To anyone saying..."it's only a field"...just to go to Ockham to see what has happened there! As you can tell we feel very strongly about the issue.

### **Email 65**

Regarding the consultation about the Horse Field, we would support the retention of the site in public ownership as a community space by Parish Council purchase.

Although we aren't aware of any alternative plans that Guildford Borough Council may have for the site, it seems to us probable that sale for housing development would be likely, which we suppose would impose unmanageable strains on Salt Box Road and local amenities, as well as losing the ecological advantages of the undeveloped site.

Ideally perhaps the site could be a linked adjunct to Whitmoor Common, maintaining the open space and providing public access, with appropriate controlled scope for community activities.

Presumably the forthcoming reorganisation of local government may have a bearing on the situation?