



GUILDFORD
B O R O U G H

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Tom Horwood
Joint Chief Executive of Guildford and
Waverley Borough Councils

Dear Councillor

PLANNING COMMITTEE - WEDNESDAY 26 APRIL 2023

Please find attached the following:

Agenda No Item

8. **Presentations (Pages 1 - 66)**

Yours sincerely

Sophie Butcher, Democratic Services Officer

Encs

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22/P/00990
13 Oxford Road,
Guildford, GU1 3RP

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EXISTING SITE LOCATION PLAN
SCALE 1:1250



Site location plan

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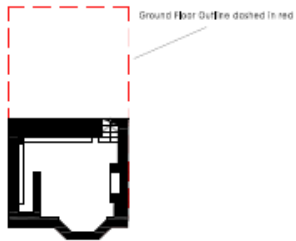


Block Plan

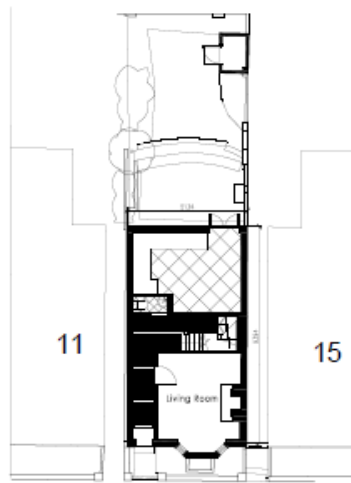
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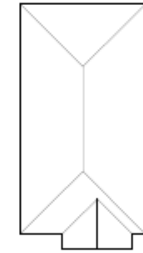
EXISTING BASEMENT PLAN
SCALE 1:100



EXISTING GROUND FLOOR PLAN
SCALE 1:100

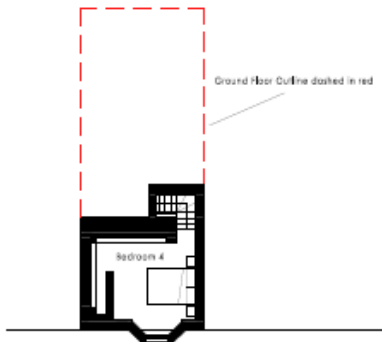


EXISTING FIRST FLOOR PLAN
SCALE 1:100

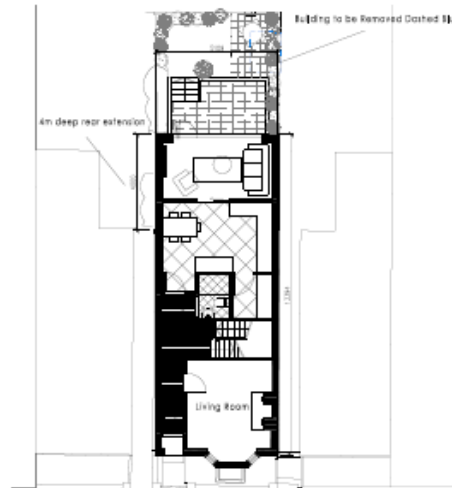


EXISTING ROOF PLAN
SCALE 1:100

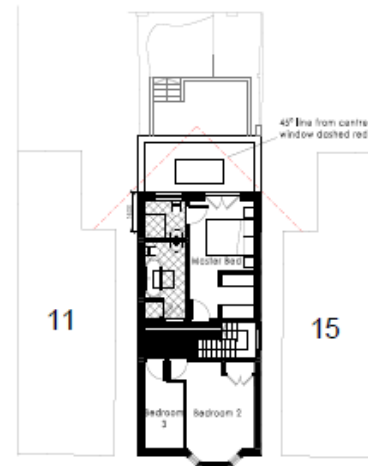
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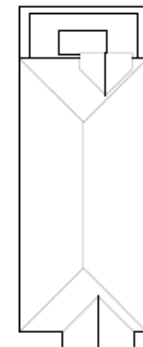
PROPOSED BASEMENT PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

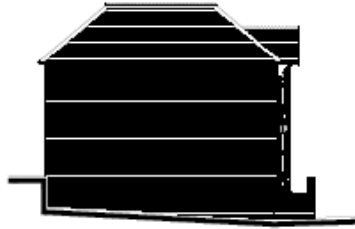


PROPOSED ROOF PLAN
SCALE 1:100

Proposed



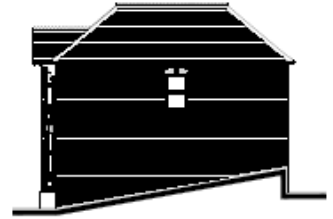
EXISTING NORTH EAST ELEVATION
SCALE 1:100



EXISTING NORTH WEST ELEVATION
SCALE 1:100



EXISTING SOUTH WEST ELEVATION
SCALE 1:100

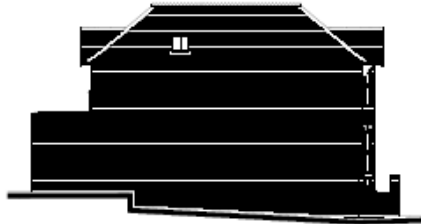


EXISTING SOUTH EAST ELEVATION
SCALE 1:100

Existing Elevations



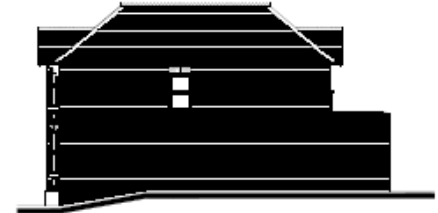
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SCALE 1:100



PROPOSED NORTH WEST ELEVATION
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PROPOSED SOUTH WEST ELEVATION
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PROPOSED SOUTH EAST ELEVATION
SCALE 1:100

Proposed Elevations

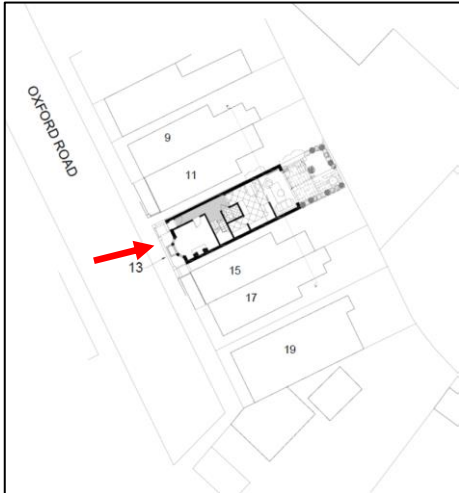


Proposed Section AA

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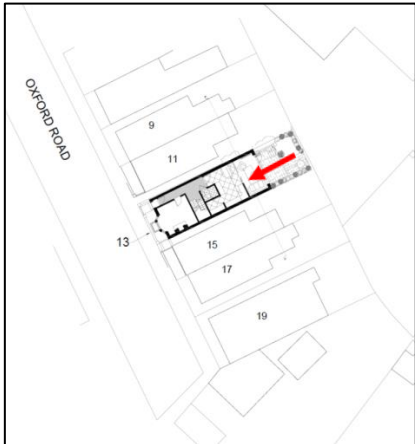
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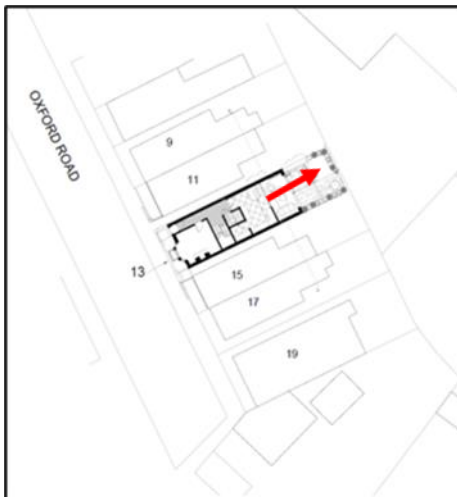
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22/P/01083

Full Planning Application

Erection of 51 dwellings with associated open space,
landscaping, and parking

Orchard Farm

Harpers Road

Ash Green

GU12 6DE

LATE SHEET

1. Education financial contribution updated 2023
2. NHS Health care contribution pending information
3. AGRA Letter (Sue Wyeth-Price) received; issued to Members; forwarded to Officers
4. Reps reissued by Ash Parish Council
5. Clarification on date: 28April

Member's Site Visit (25 April)

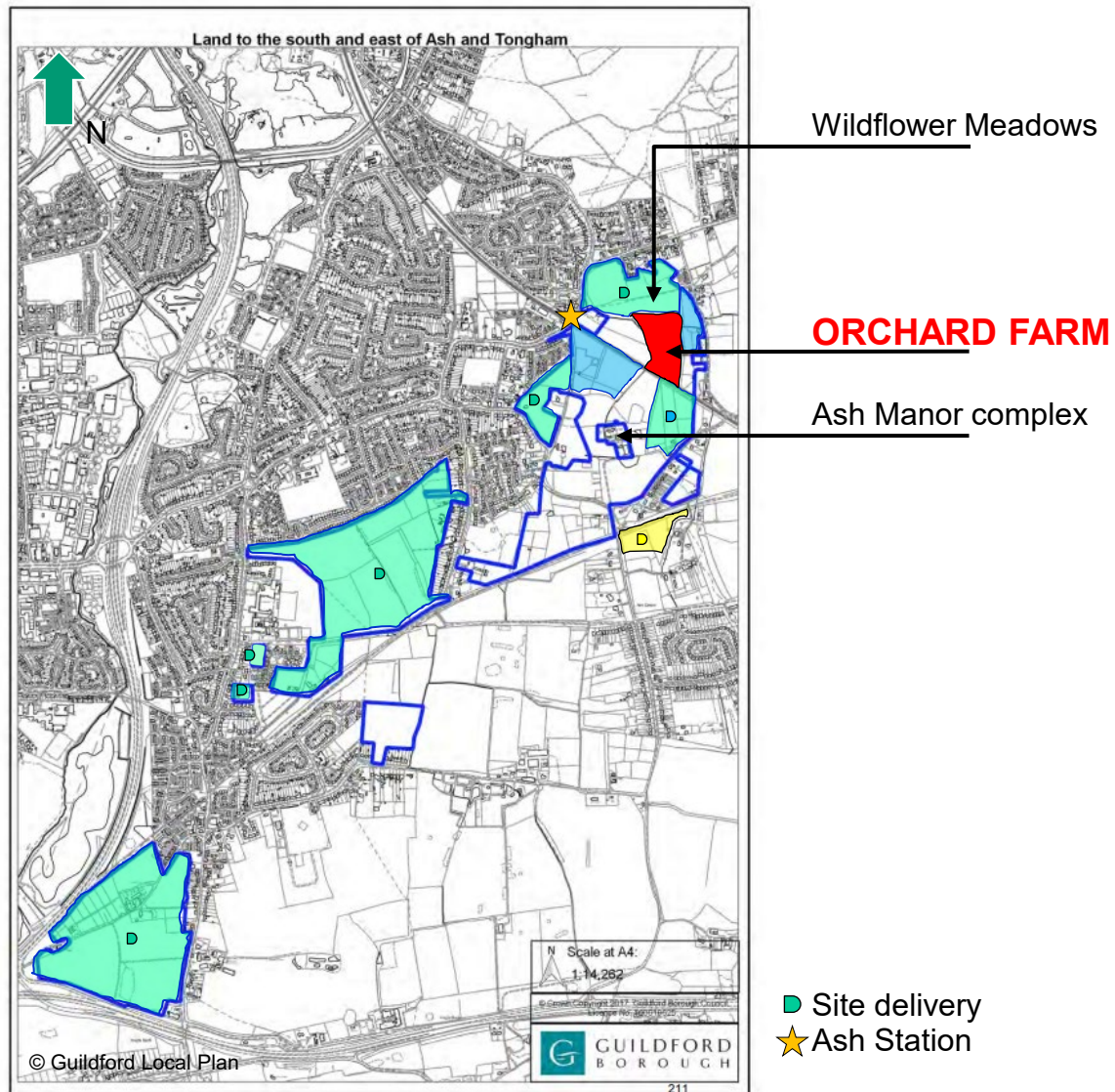
(Condition 34) Path Link Works: technical specification

(Condition 35) Overhead Cables: works set as a Condition

(Condition 36) Implementation: Grampian Condition relating to Ash Road Bridge

(Informative 8) CTMP – access

(Informative 9) Thame Water – fresh water supply and infrastructure



Policy Location Plan (Policy A31)



Strategic Allocation – Site/ Setting Context (Aerial)



Strategic Allocation – Masterplans development



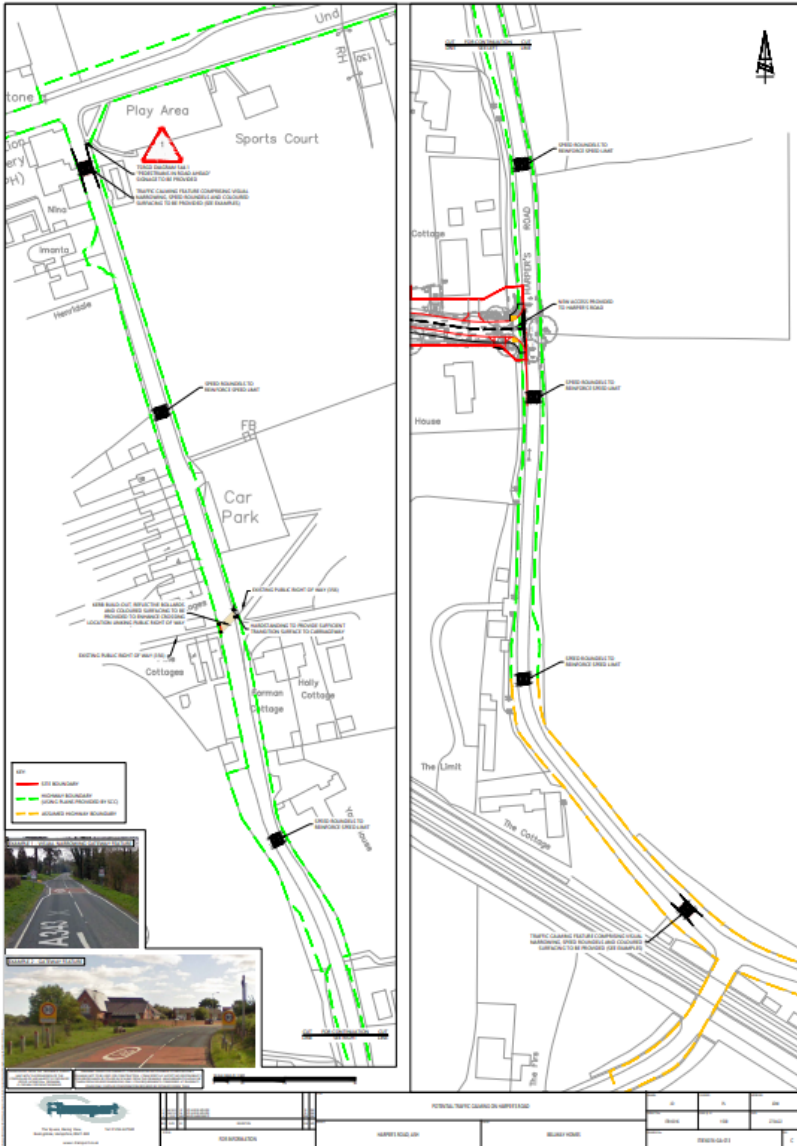
Strategic Allocation – Accessibility Network



Fig 49: Illustrative application of development principles to Ash and Tongham

Ash and Tongham

Strategic Allocation – Accessibility Network



Strategic Allocation – Accessibility Network



Harpers Road (south)



Harpers Road (north)



Spire, Church of St Peter, Ash



Site context: site photos (April23)



Looking towards Ash Manor complex



Wildflower Meadows (northern boundary)



Paddocks(eastern boundary)



Future Ash Road Bridge



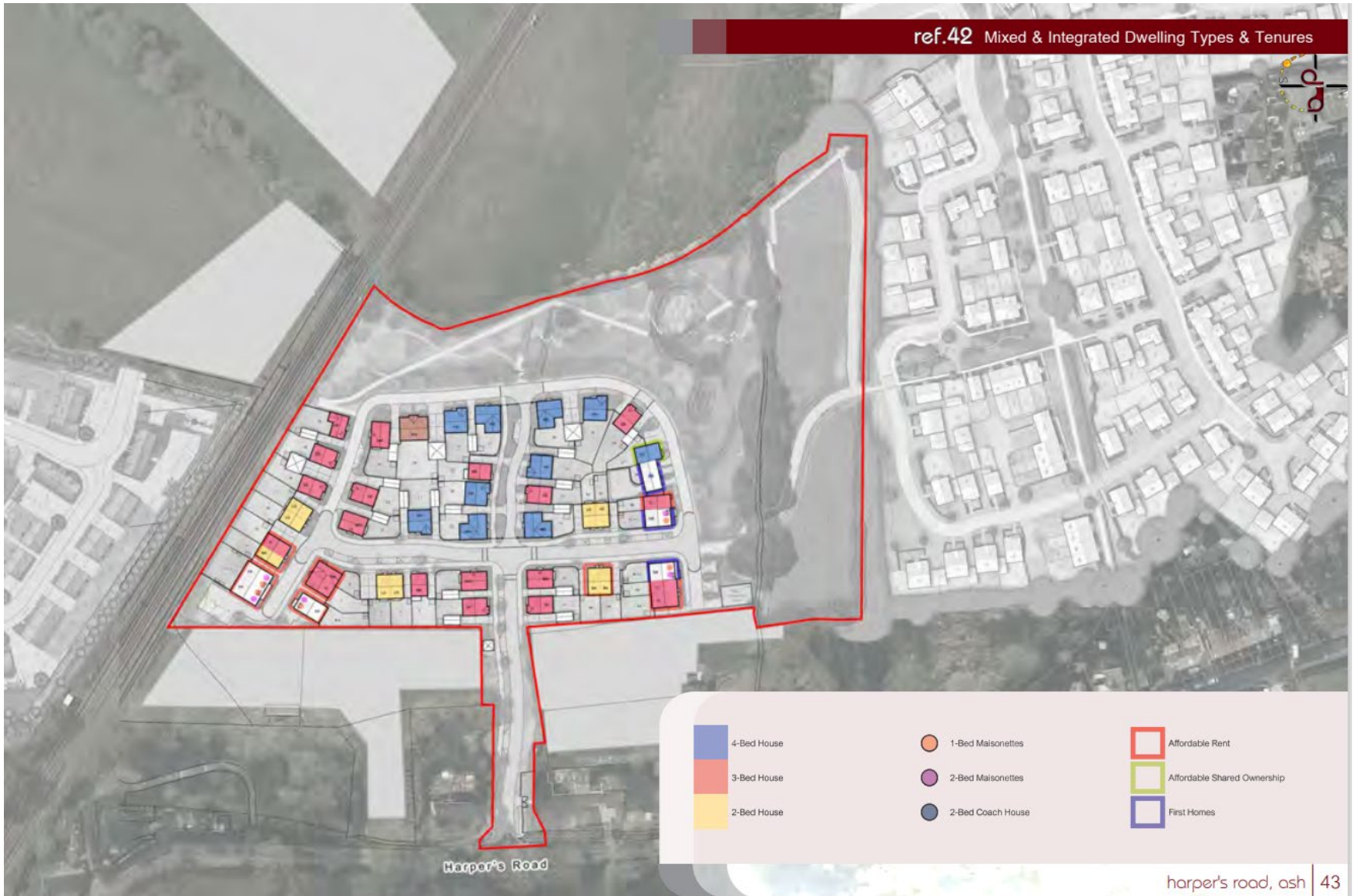
Current site use



Proposed Meadows (towards Ash)



Proposed Meadows (towards Streamside)



Dwelling Types and Tenure



Wildflower Meadows



Front Elevation



Orchard Farm



NOTE: General notes and finished floor levels are indicative only and subject to engineers' detailed design.



Site – Built Form

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NOTE:
Ground levels and finished floor levels are indicative only and subject to engineers' detailed design.



The Quire
Plot 101

The Quire
Plot 102

The Quire
Plot 103

The Quire
Plot 104

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Plot 105



The Quire
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Plot 116



street scene 05

Site – Streetscape

PLANNING APPLICATION: FACT SHEET

The main planning considerations (and issues raised):

1. The principle of development: compliant with planning policy
2. Housing need: 51 dwellings (40% affordable – 15 Affordable Rent; 5 First Homes; 1 Shared Ownership)
3. Highway/parking
92 residential; 10 visitors parking; 22 garages; SMART EV charging points to each dwelling
Impact on Harpers Road accepted by County Highway Authority
4. Impact on the character of the area and design: singular settlement with Wildflower Meadows
5. Impact on the setting of listed buildings: less than substantial harm at the lowest end (long-distant setting)
6. Flooding and drainage: site 3.34ha of which 1.48ha landscape and flood compensation area

PLANNING APPLICATION: FACT SHEET

7. Sustainable energy: Building Regulations Part L; min 47.18kWp PV; 20% carbon reduction
8. Impact on ecology: SANG & SAMM contribution; BNG 6.38 Biodiversity units/ 74.5% increase in ecological value
9. Thames Basin Heaths SPA: S106 Agreement - SANG land and financial contribution
10. Planning contributions and legal tests: contribution to affordable housing; infrastructure and highways; SANG & SAMM and off-site Open Space Provision; education and police; Travel Plan Statement and voucher; unfretted access

RECOMMENDATION: to APPROVE

Planning Application: FACT SHEET

22/P/01083

Full Planning Application

Erection of 51 dwellings with associated open space,
landscaping, and parking

Orchard Farm

Harpers Road

Ash Green

GU12 6DE

Peter Dijkhuis: **THANK YOU**

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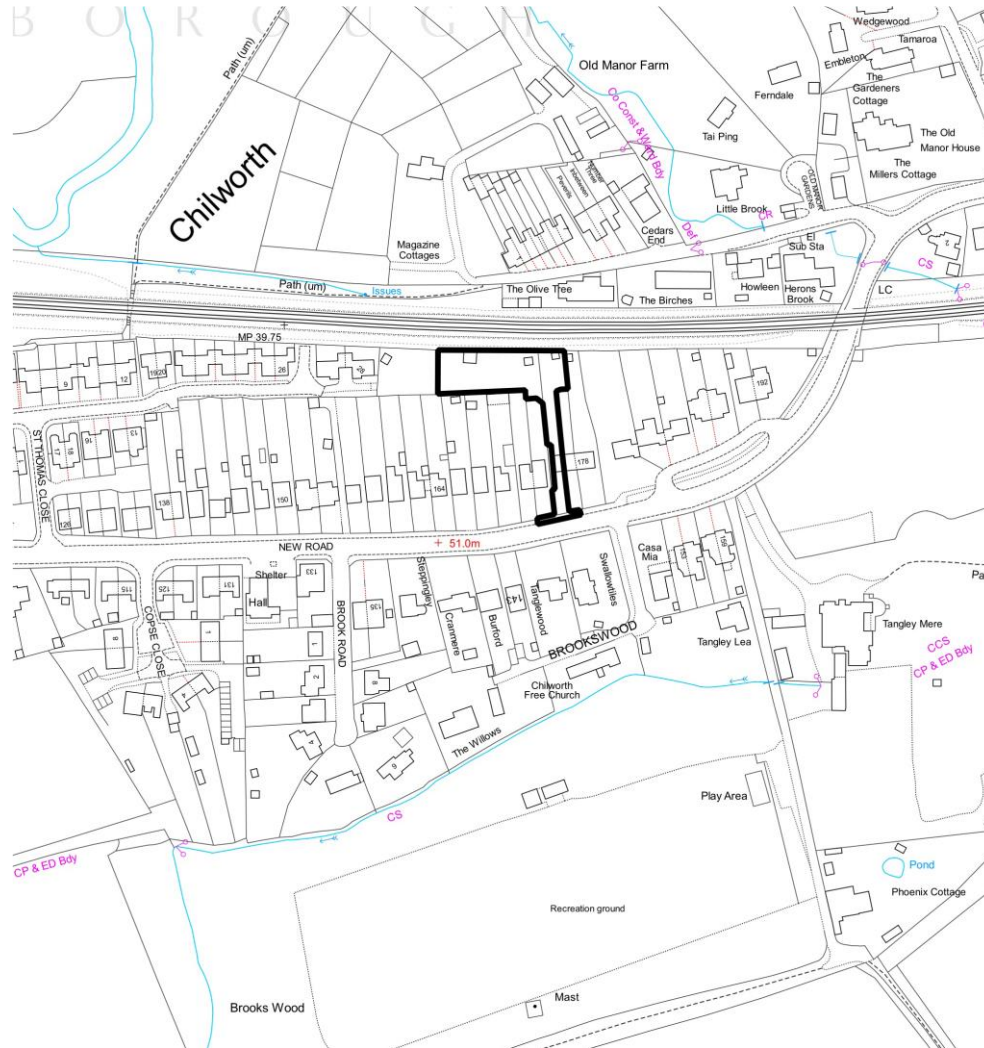
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**Land to the rear of 164 - 176, New
Road, Chilworth, GU4 8LX**

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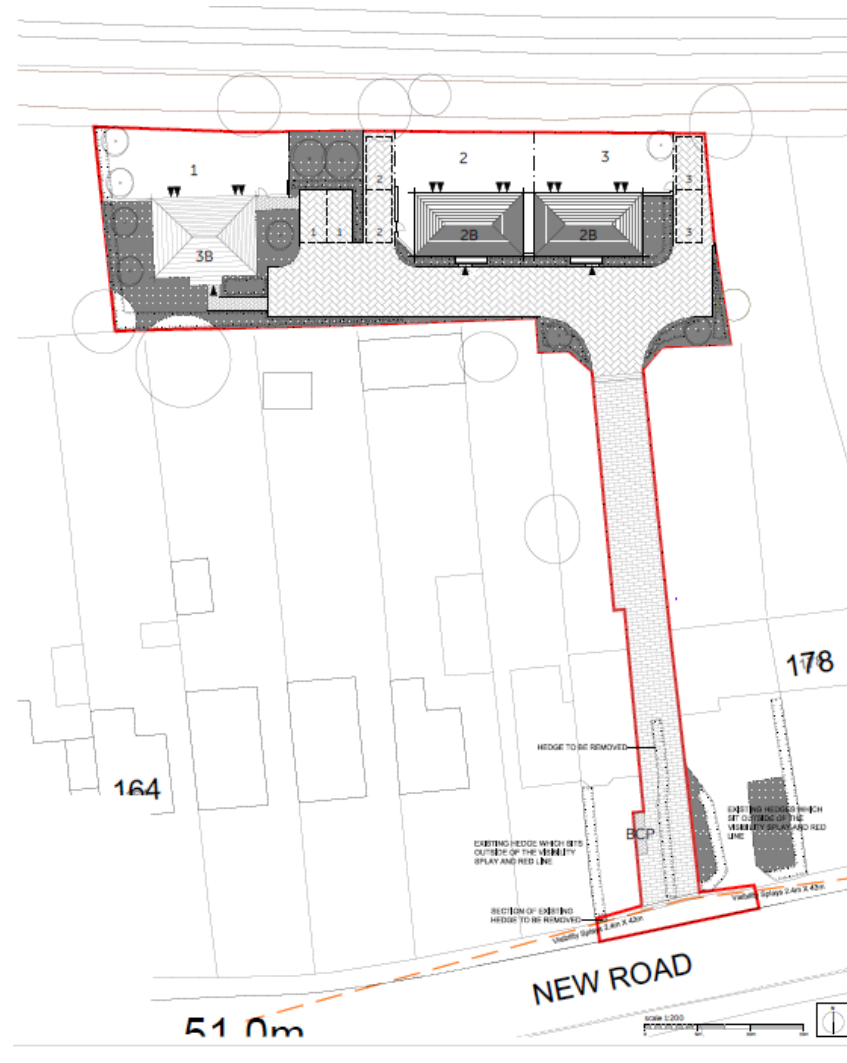


Existing site layout plan

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Proposed site layout plan



Front Elevation

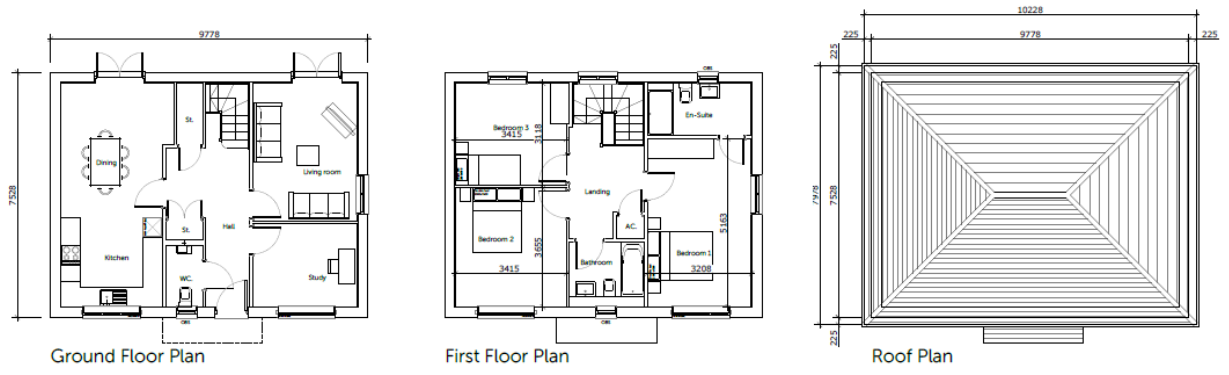
Side Elevation



Rear Elevation

Side Elevation

Proposed Elevations - Plot 1



Ground Floor Plan

First Floor Plan

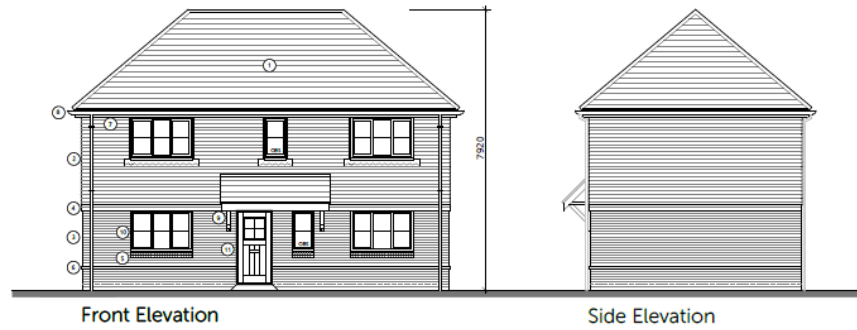
Roof Plan

Proposed Floor Plans - Plot 1

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Front Elevation

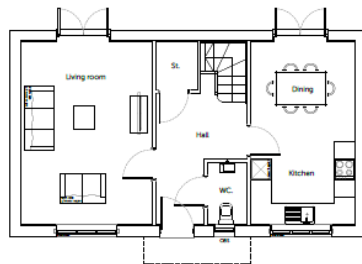
Side Elevation



Rear Elevation

Side Elevation

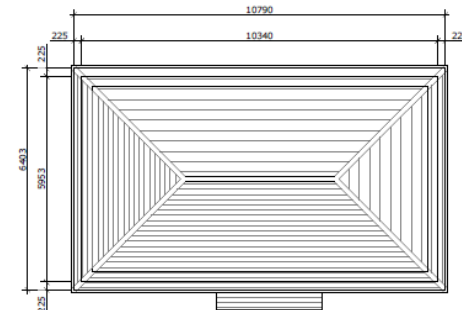
Proposed Elevations - Plot 2



Ground Floor Plan



First Floor Plan



Roof Plan

Proposed Floor Plans - Plot 2

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Proposed Elevations - Plot 3



Proposed Floor Plans - Plot 3

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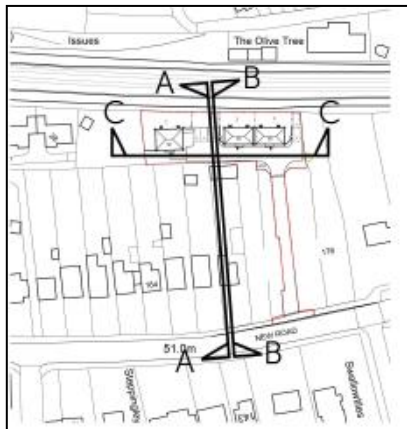
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Proposed Street Scene A-A



Proposed Street Scene B-B



Proposed Street Scene C-C

Proposed street scene sections

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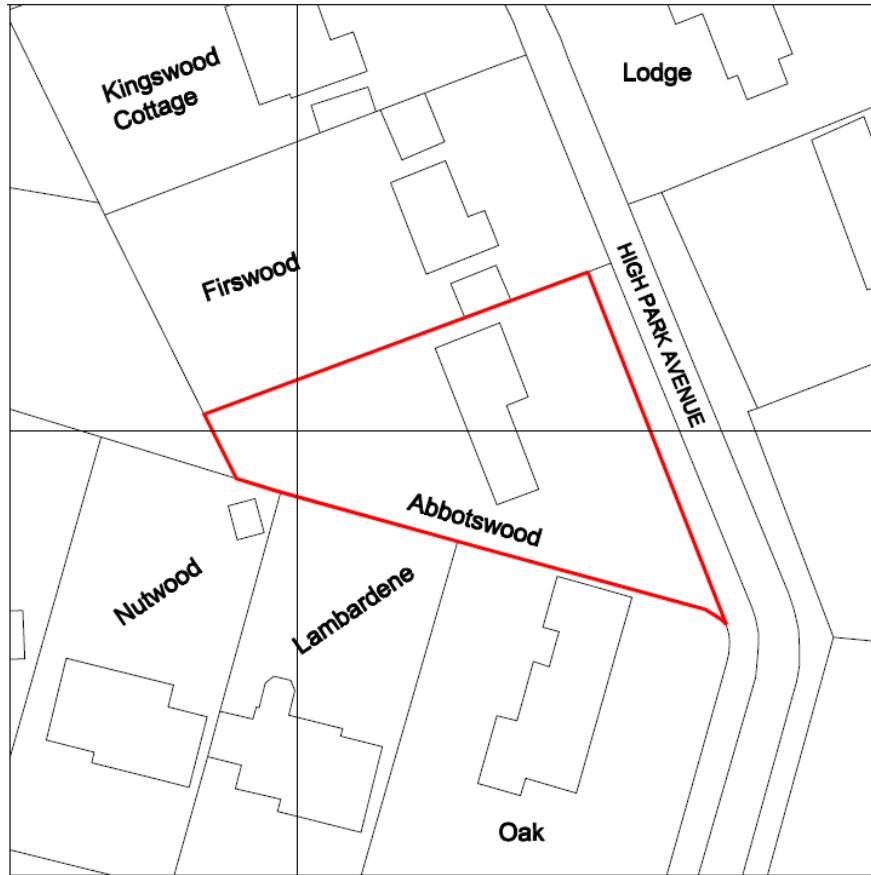
22/P/01845

**Abbotswood, High Park Avenue, East
Horsley, Leatherhead, KT24 5DF**

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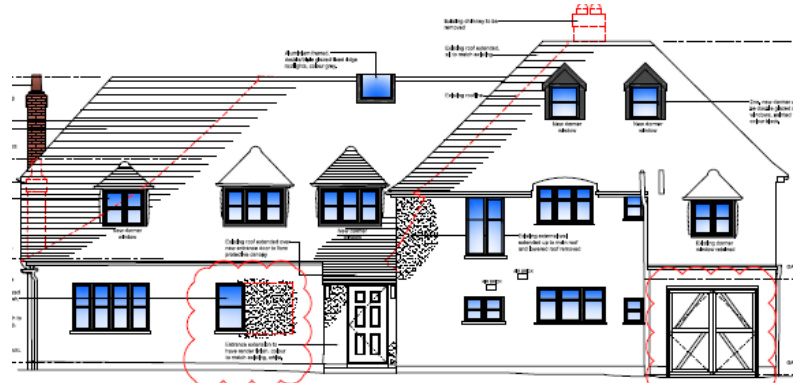
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1. Dwelling as previously existing



2. As approved under application 21/P/01722



4. Modifications under current application 22/P/01845



3. As constructed

Front elevation

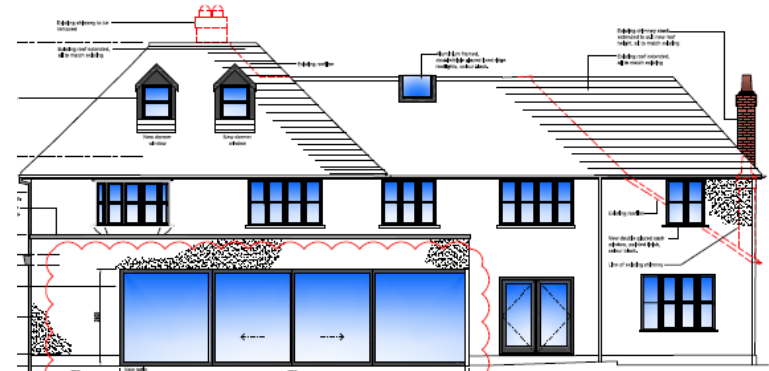
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1. Dwelling as previously existing



2. As approved under application 21/P/01722



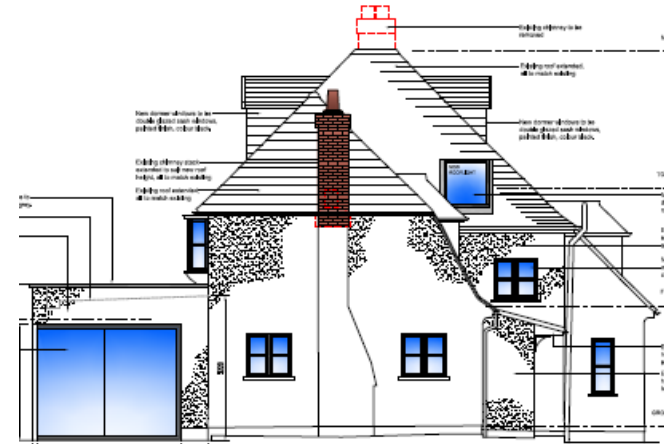
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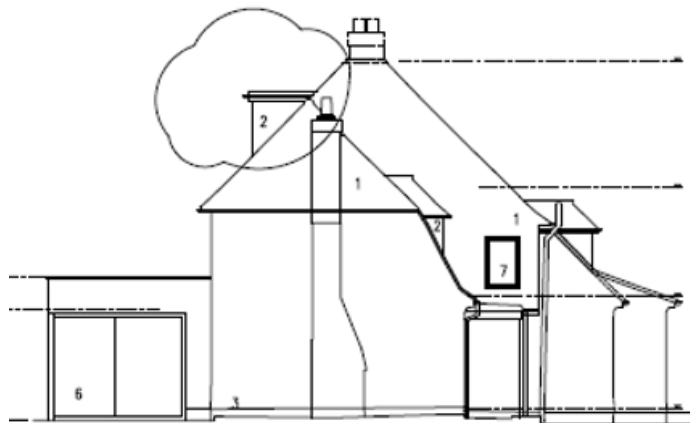
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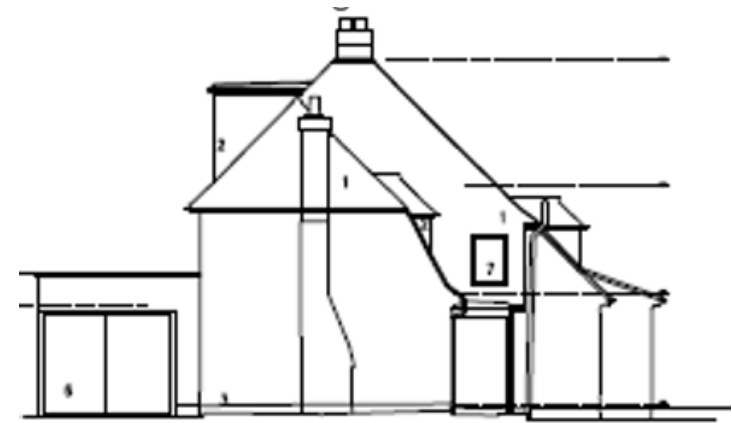
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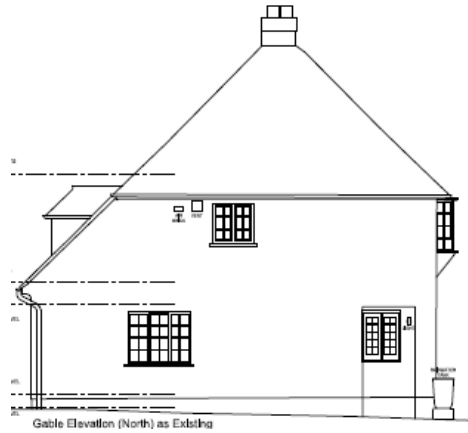
3. As constructed

Side elevation

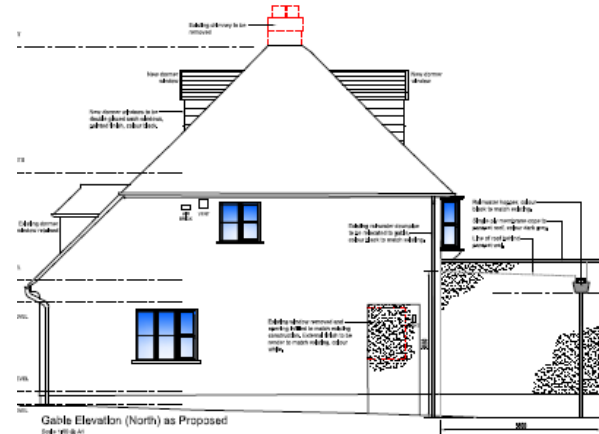
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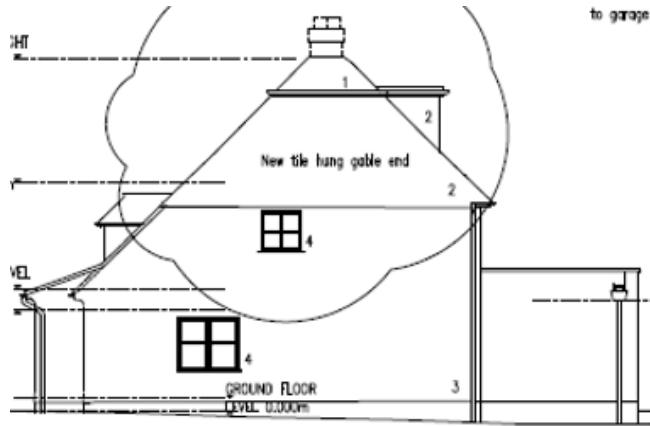
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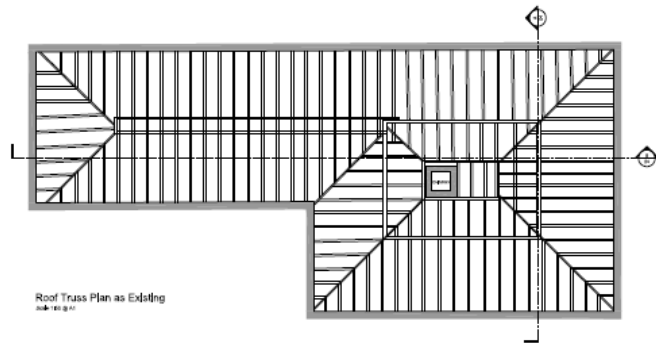
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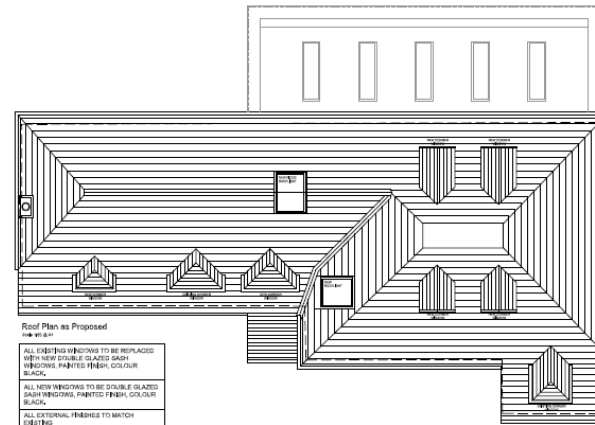
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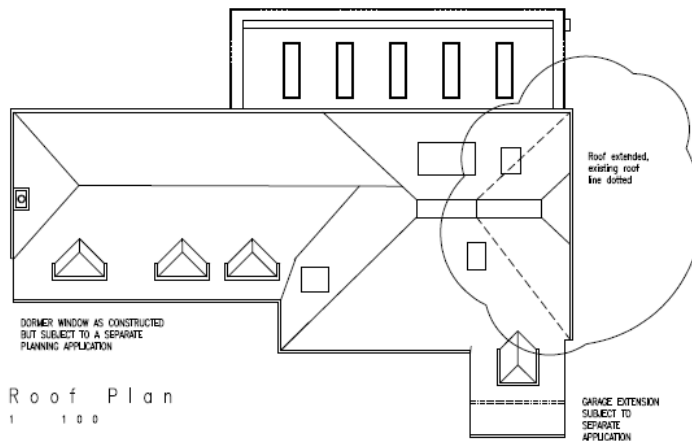
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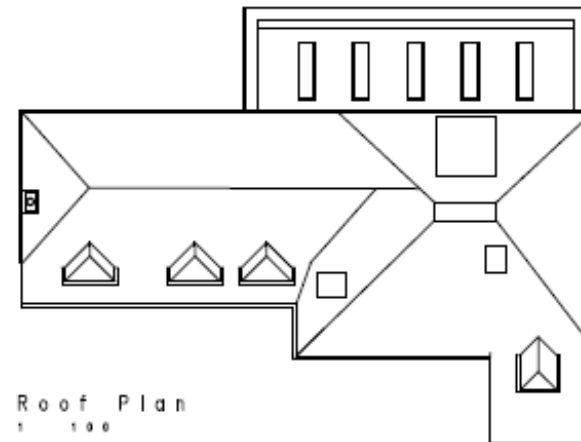
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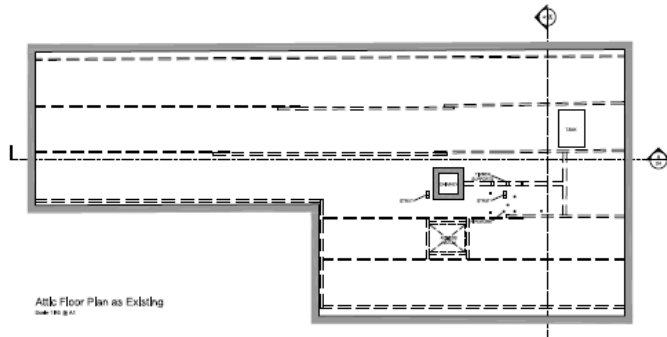
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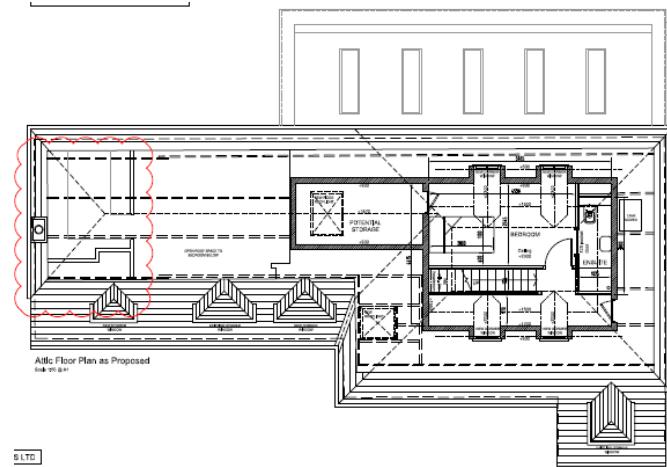
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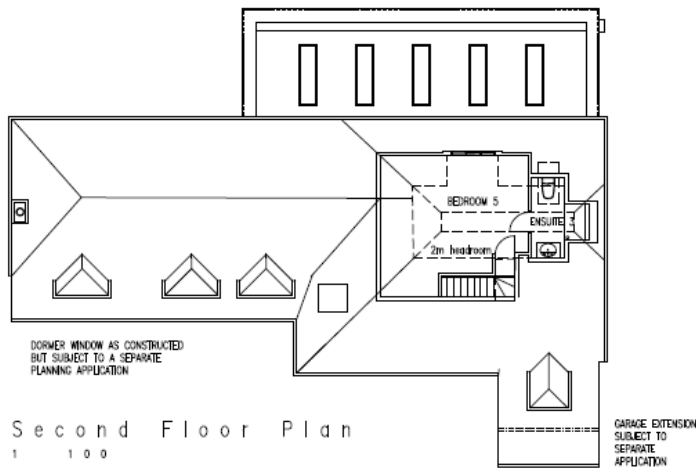
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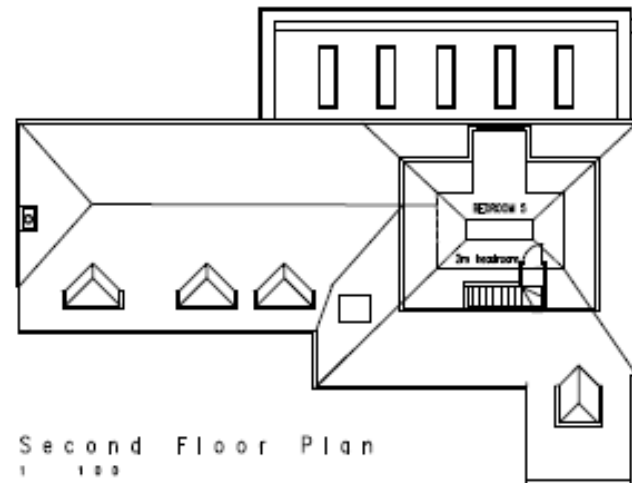
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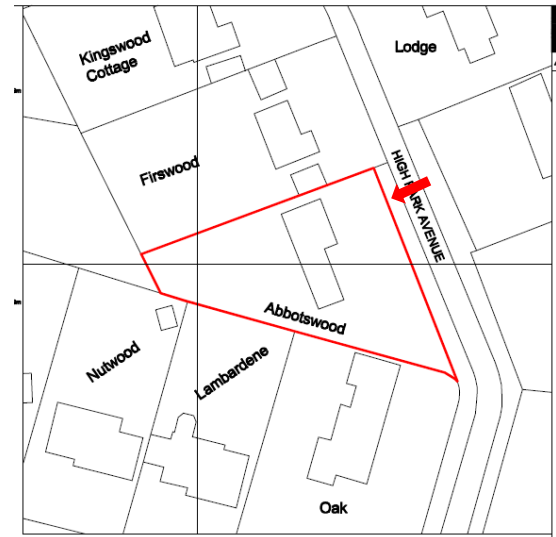
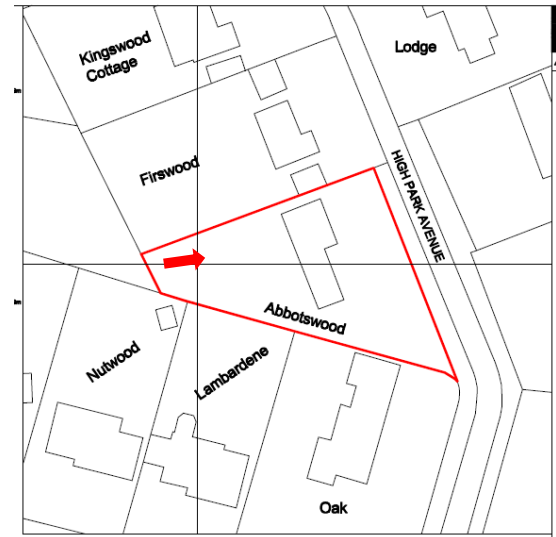
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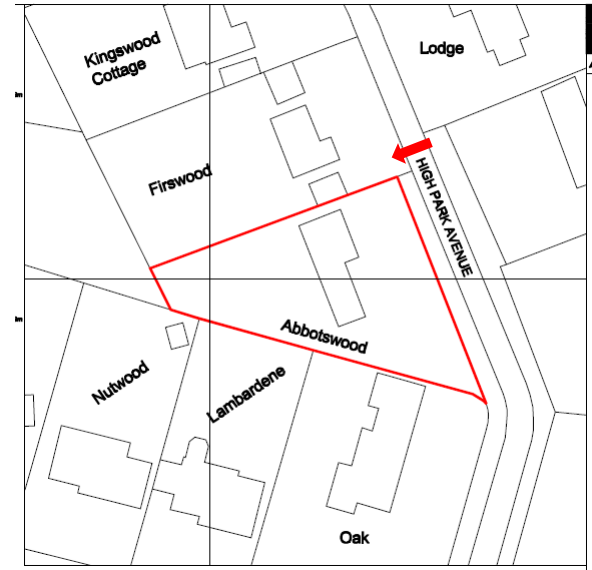
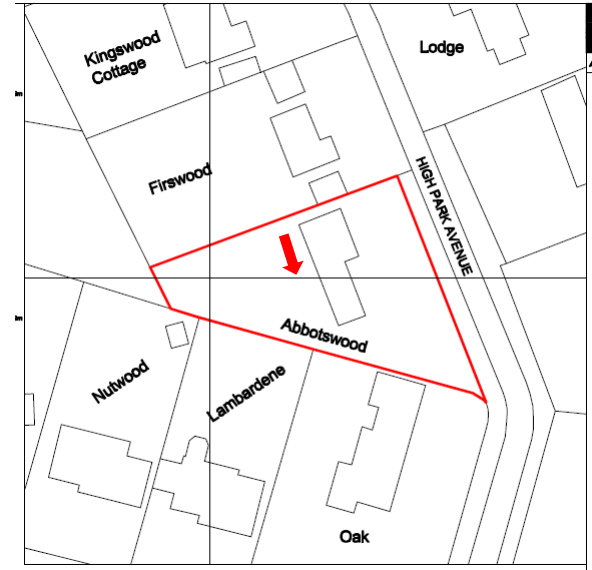
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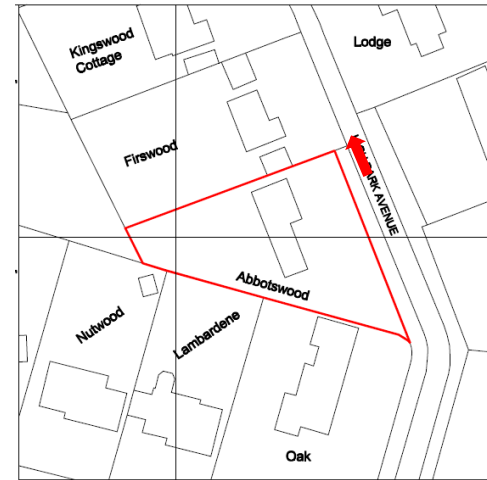
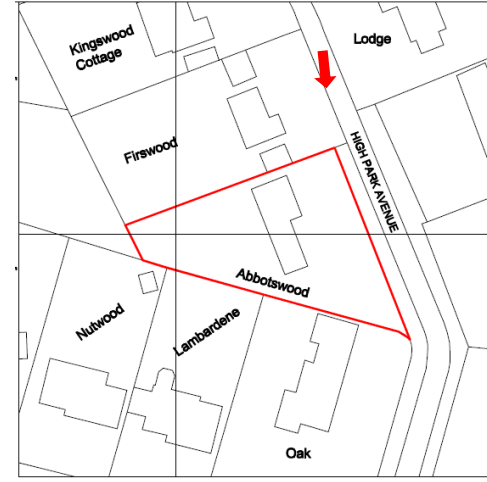
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