



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 21 JUNE 2023

Please find attached the following:

Agenda No Item

8. **Presentations (Pages 1 - 76)**

Yours sincerely

Sophie Butcher, Democratic Services Officer

Encs

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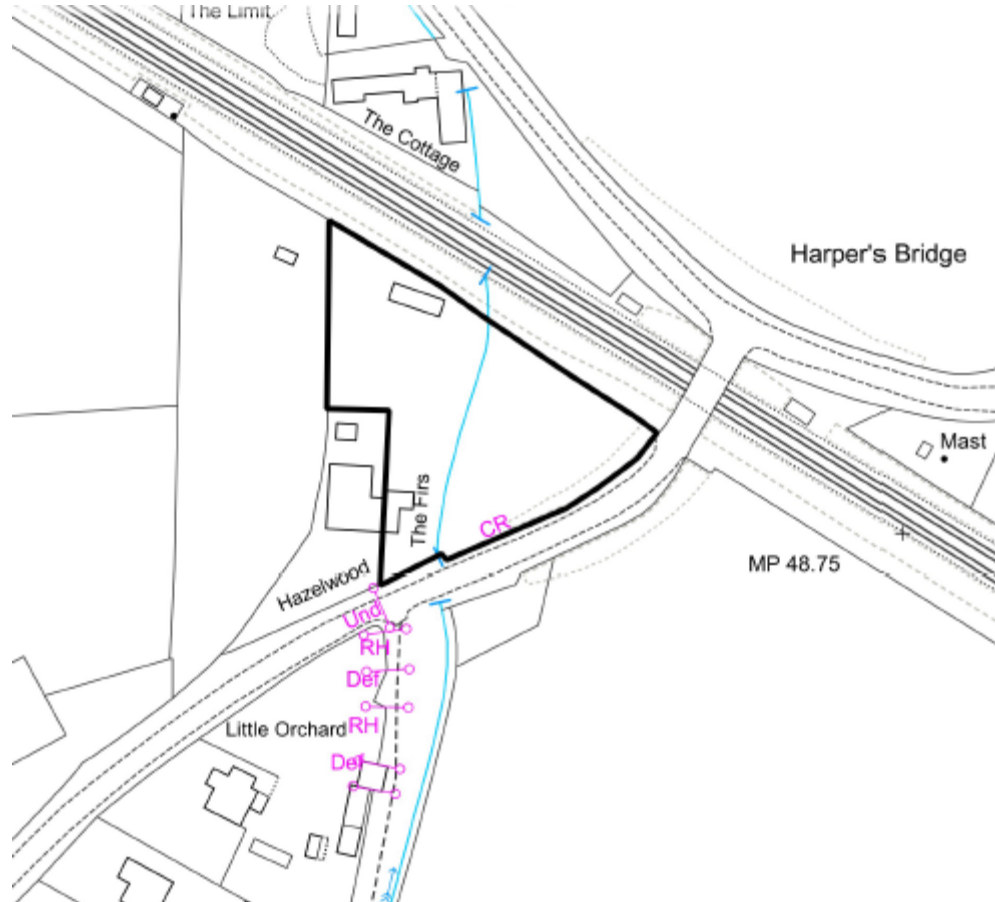
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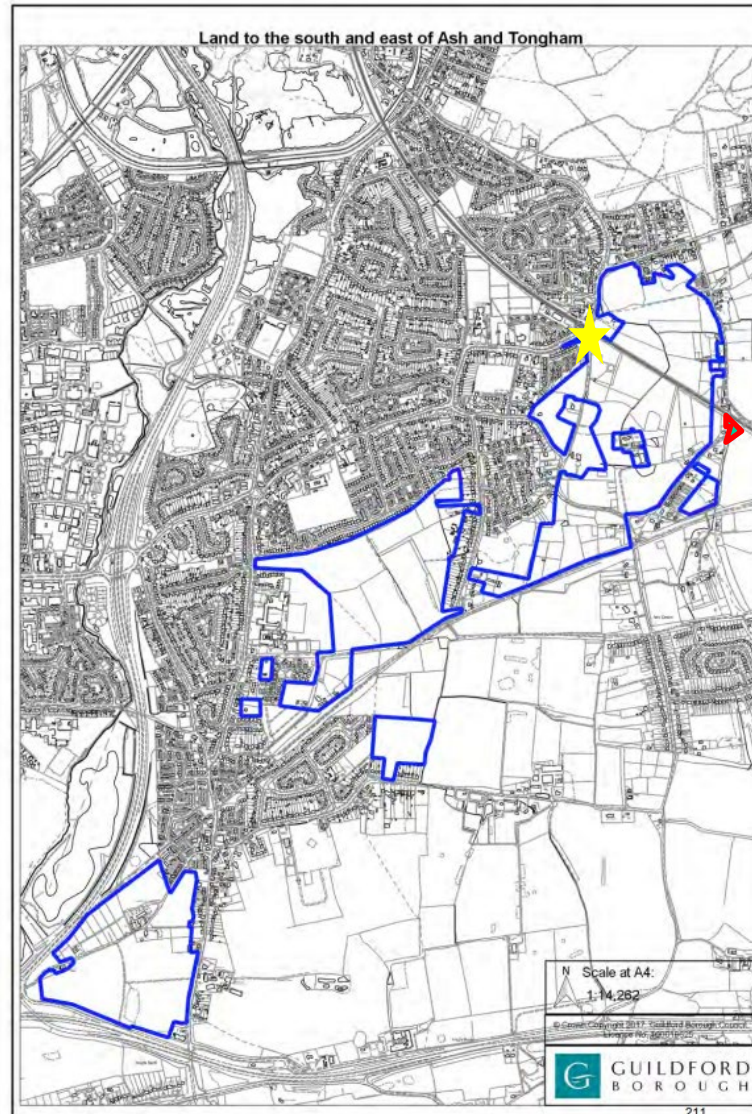
**The Firs
Ash Green Road
Ash**

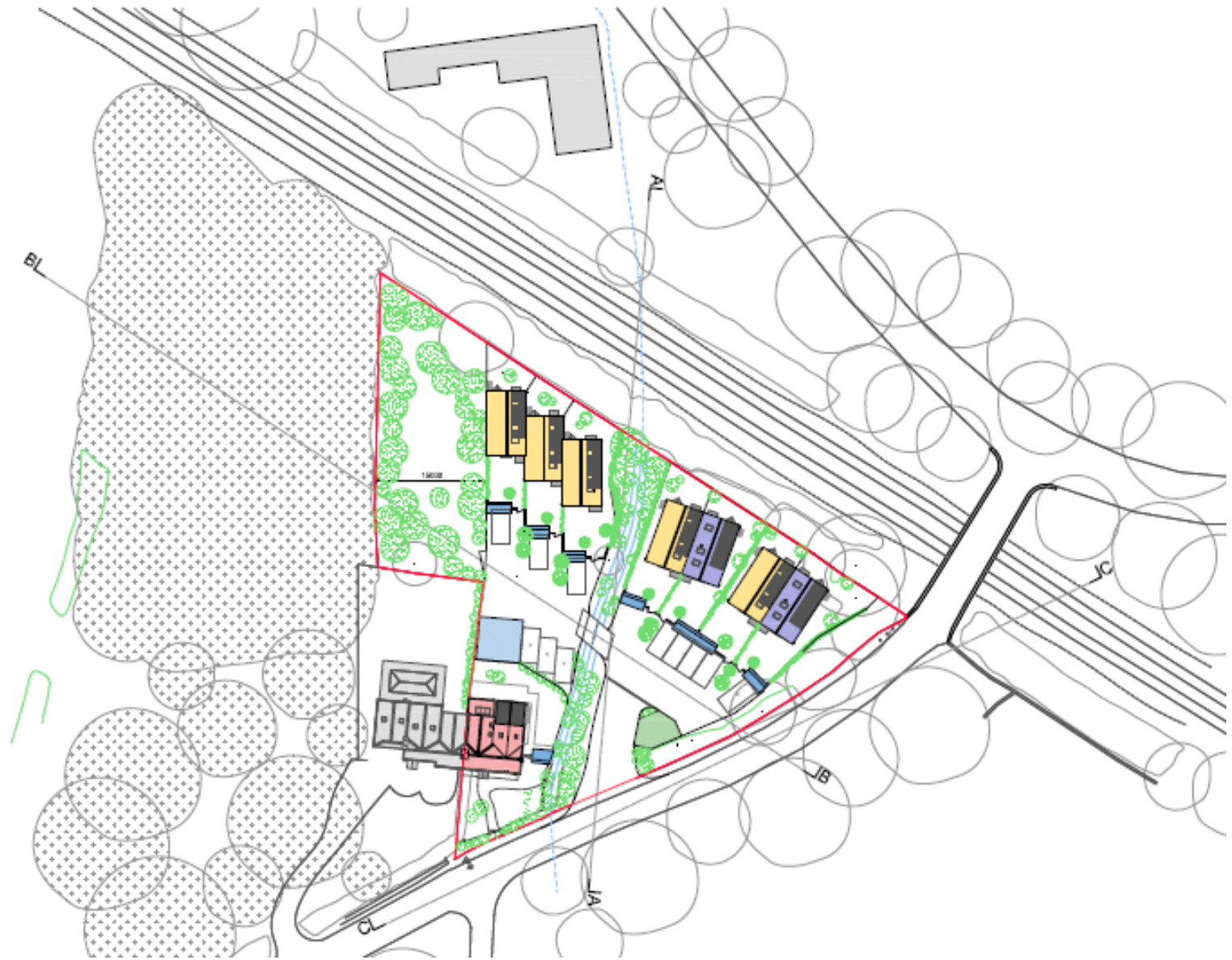
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Block plan

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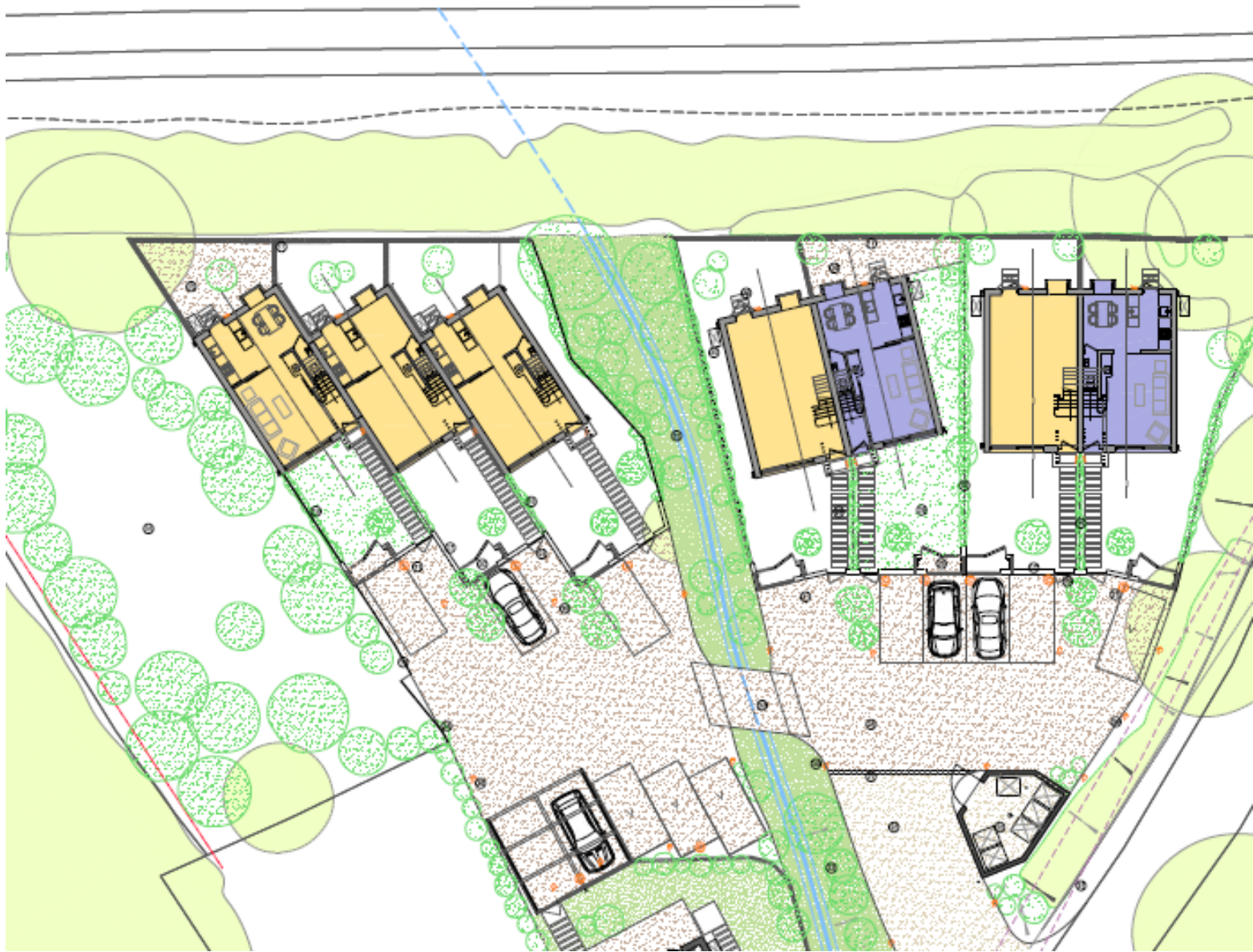


Enlarged block plan for front of site

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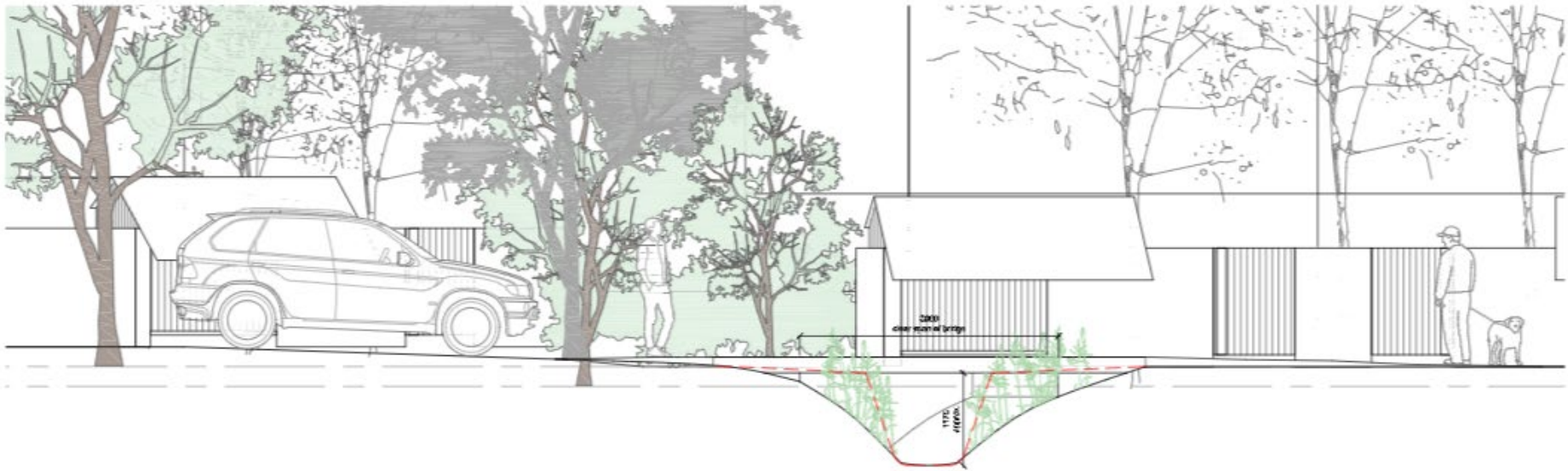


Enlarged block plan rear of site

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--- typical existing bank profile shown dotted



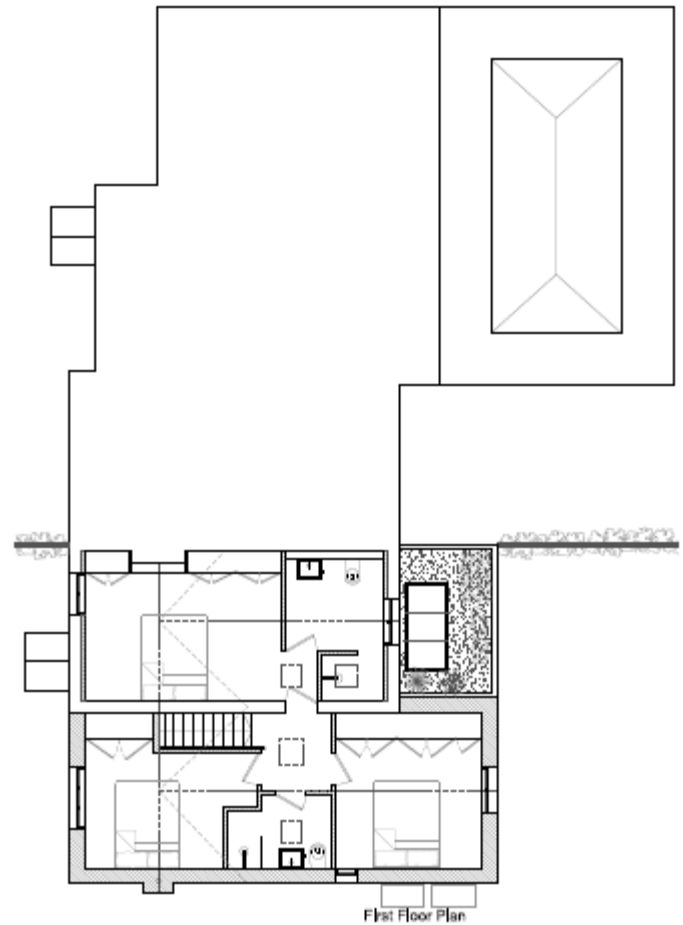
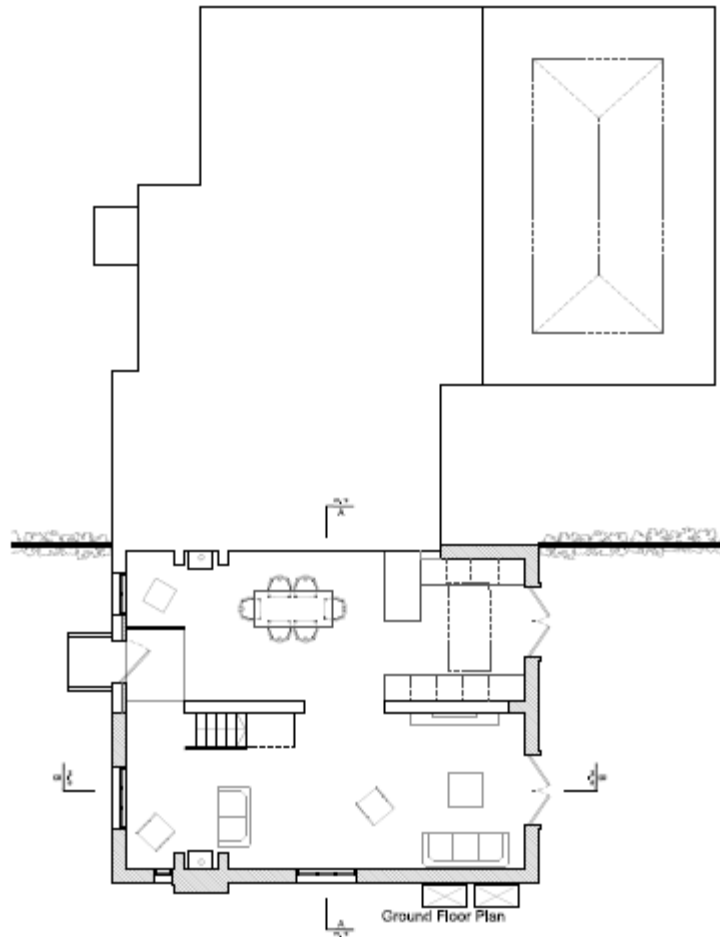
North Elevation



East Elevation



South Elevation

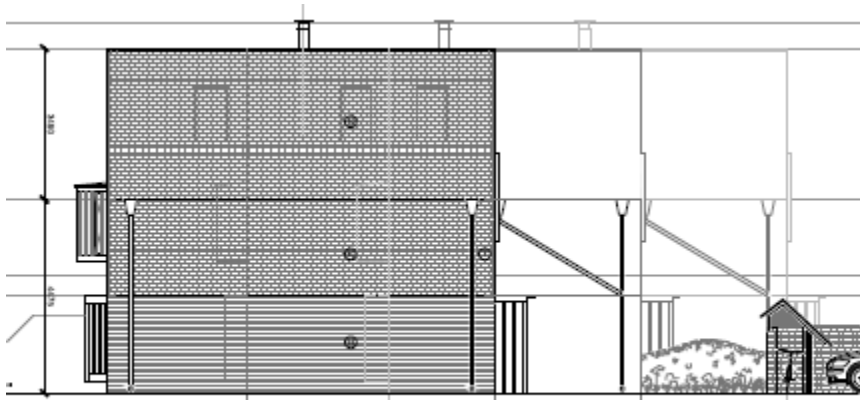


Proposed floor plans for The Firs

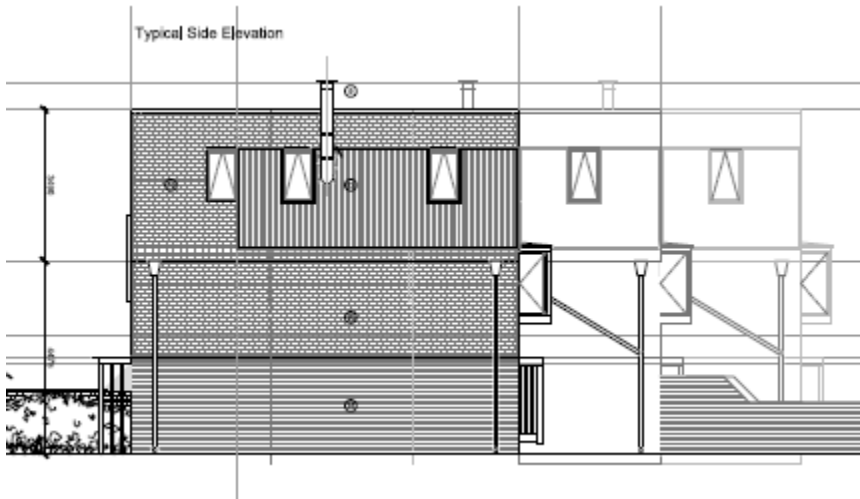
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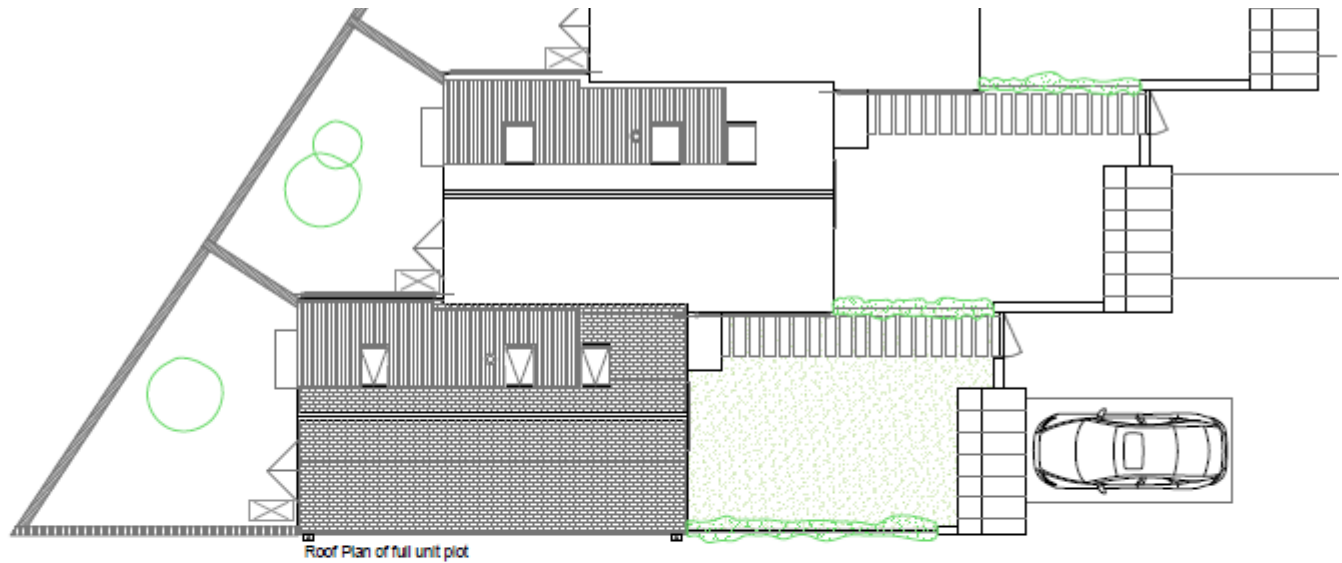


Typical Side Elevation

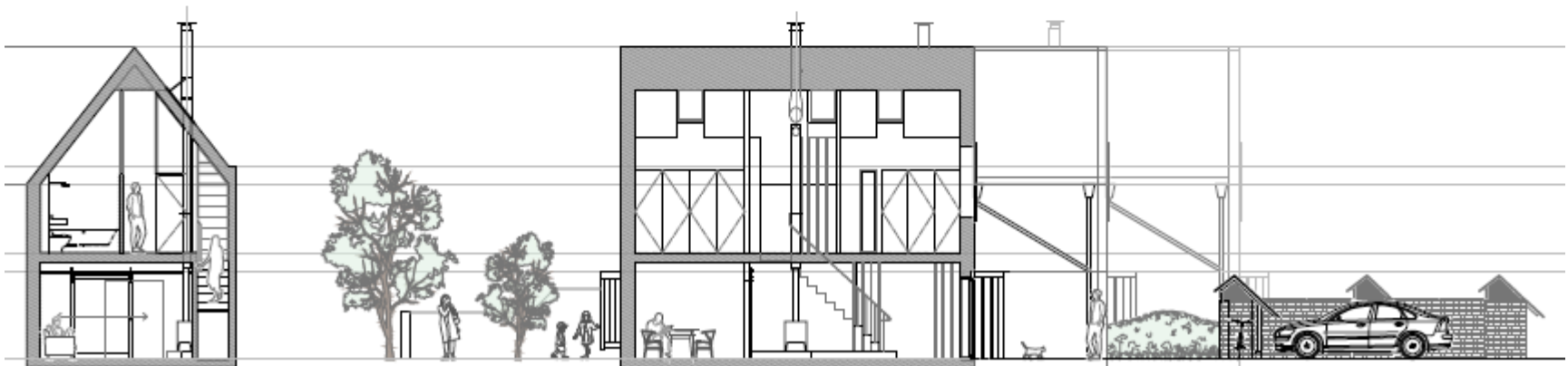


3no, 2 Bed Unit Front Elevations (showing front garden fencing)





Roof Plan of full unit plot



Short Section thro' unit

Long Section thro' unit and gardens

Proposed cross section and roof plan of terrace

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4no, 2 Bed Unit Front Elevations [showing front garden fencing]



Proposed front elevations for semi detached dwellings

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4.1 Design Proposals - 2 bed house

2 bed house - front elevations



2 bed house - rear elevations



© Martin Edwards architects, February 2022

The Firs, Ash Green Road_Design and Access Statement - revised proposals

Typical house plan *continued*

Lutyens, Richard Norman Shaw, MH Ballie Scott and Charles Harrison Townsend.

The proposed houses have a low eaves line, and a form that echoes the local domestic vernacular, and some of the Arts and Crafts houses that



Key

- | | |
|----------------------------------|-------------------------------------|
| 1. Timber front door with canopy | 8. Photovoltaic cells |
| 2. Glazed brick | 9. Metal flue |
| 3. Brick with mineral wash | 10. Metal standing seam roof finish |
| 4. Clay tile hanging / clay tile | 11. Vertical timbers (dark stain) |
| 5. Metal framed windows | 12. Metal framed bay window |
| 6. Metal downpipe | 13. Glazed door |
| 7. Rooflight | 14. Timber garden gate (dark stain) |

Illustrated proposed front elevations of terrace

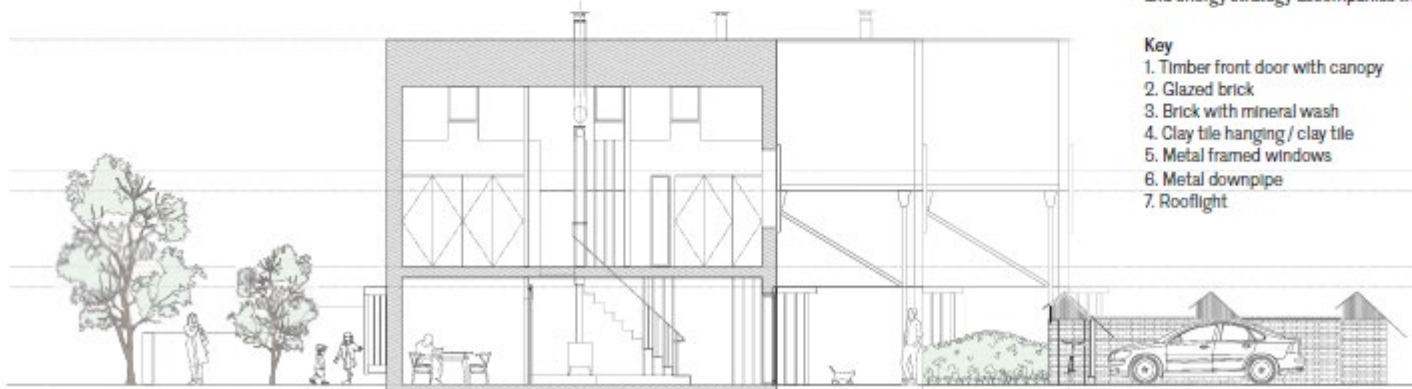
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4.1 Design Proposals - 2 bed house

2 bed house - rear elevations



Long Section thro' unit and gardens

Typical house plan *continued*

are synonymous with the area. A simple materials palette is proposed to complement materials seen in the locality; clay tiles, brick, timber and metal.

The threshold between the public court and private gardens would be formed by mid-height brick walls with a translucent mineral paint finish, clay tile coping and timber gates. The walls are separated by timber clad garden stores with standing-seam metal roofs. A simple, low, post and rail fence with native hedgerow planting between provides a more informal boundary between gardens.

The energy strategy has been developed in accordance with the 'Climate Change, Sustainable Design, Construction and Energy SPD', adopting a passive design and energy efficiency measures. A fabric first approach has been taken; with high levels of thermal insulation and high performance glazing, to minimise energy demand and CO₂ emissions.

Heating and hot water will be provided by high efficiency air-source heat pumps, and roof mounted photovoltaic cells will provide a renewable source of heat and power. Mechanical ventilation and heat recovery (MVHR) will ensure good ventilation with minimal heat loss. Water usage will be limited to 100litres per person per day, through the use of water efficient fittings. The kitchen will be fitted with induction hobs. A high-efficiency Ecodesign compliant wood-burning stove will be provided in the living room to supplement the central heating system. A sustainability and energy strategy accompanies this application.

Key

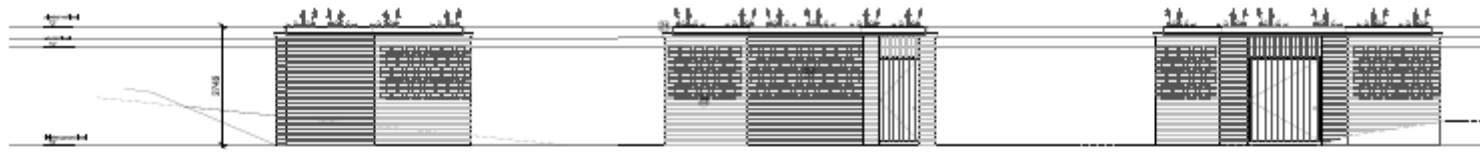
- | | |
|----------------------------------|-------------------------------------|
| 1. Timber front door with canopy | 8. Photovoltaic cells |
| 2. Glazed brick | 9. Metal flue |
| 3. Brick with mineral wash | 10. Metal standing seam roof finish |
| 4. Clay tile hanging / clay tile | 11. Vertical timbers (dark stain) |
| 5. Metal framed windows | 12. Metal framed bay window |
| 6. Metal downpipe | 13. Glazed door |
| 7. Rooflight | 14. Timber garden gate (dark stain) |

Proposed image of rear elevation of terrace

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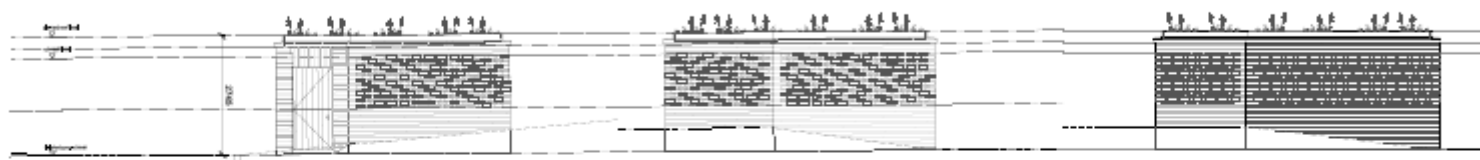
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elevation 1

elevation 2

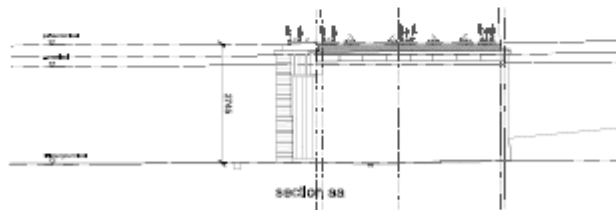
elevation 3



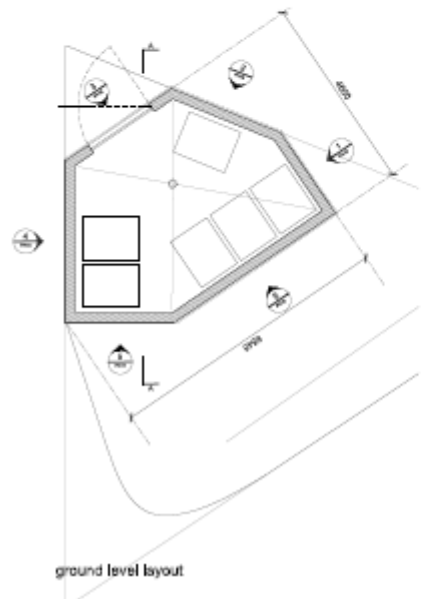
elevation 4

elevation 5

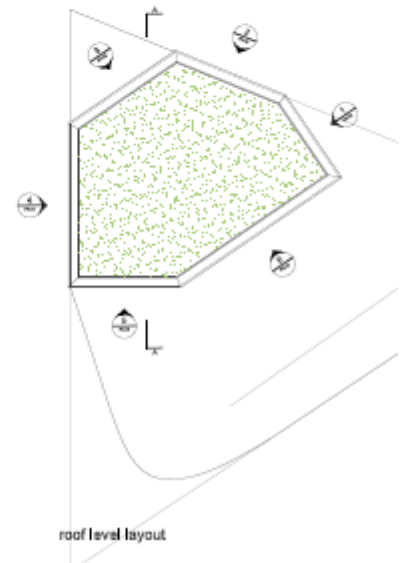
elevation 6



section aa



ground level layout

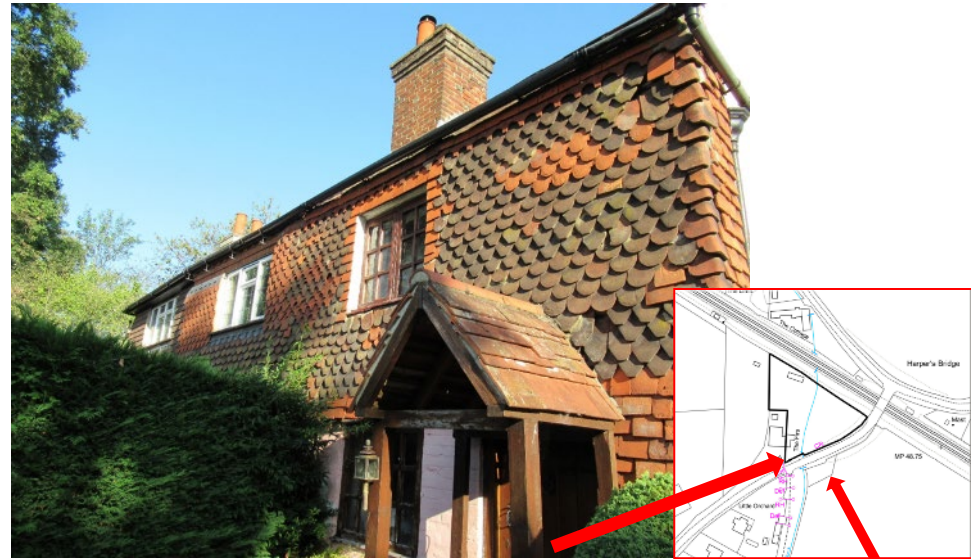


roof level layout

6.0 Illustrative views

Illustrative view from south-east



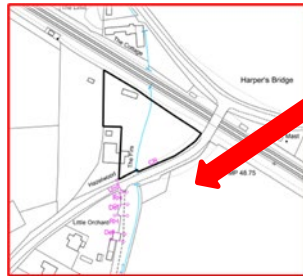


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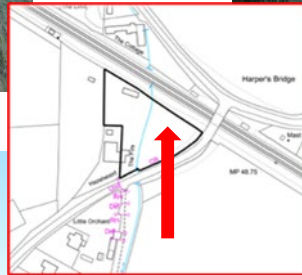


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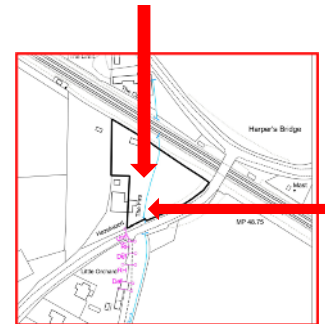


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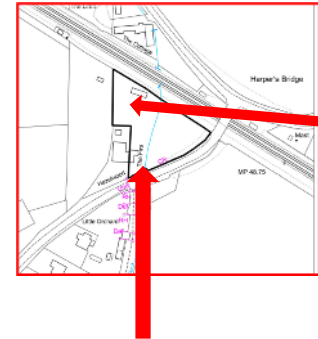


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22/P/00977

Outline Planning Application

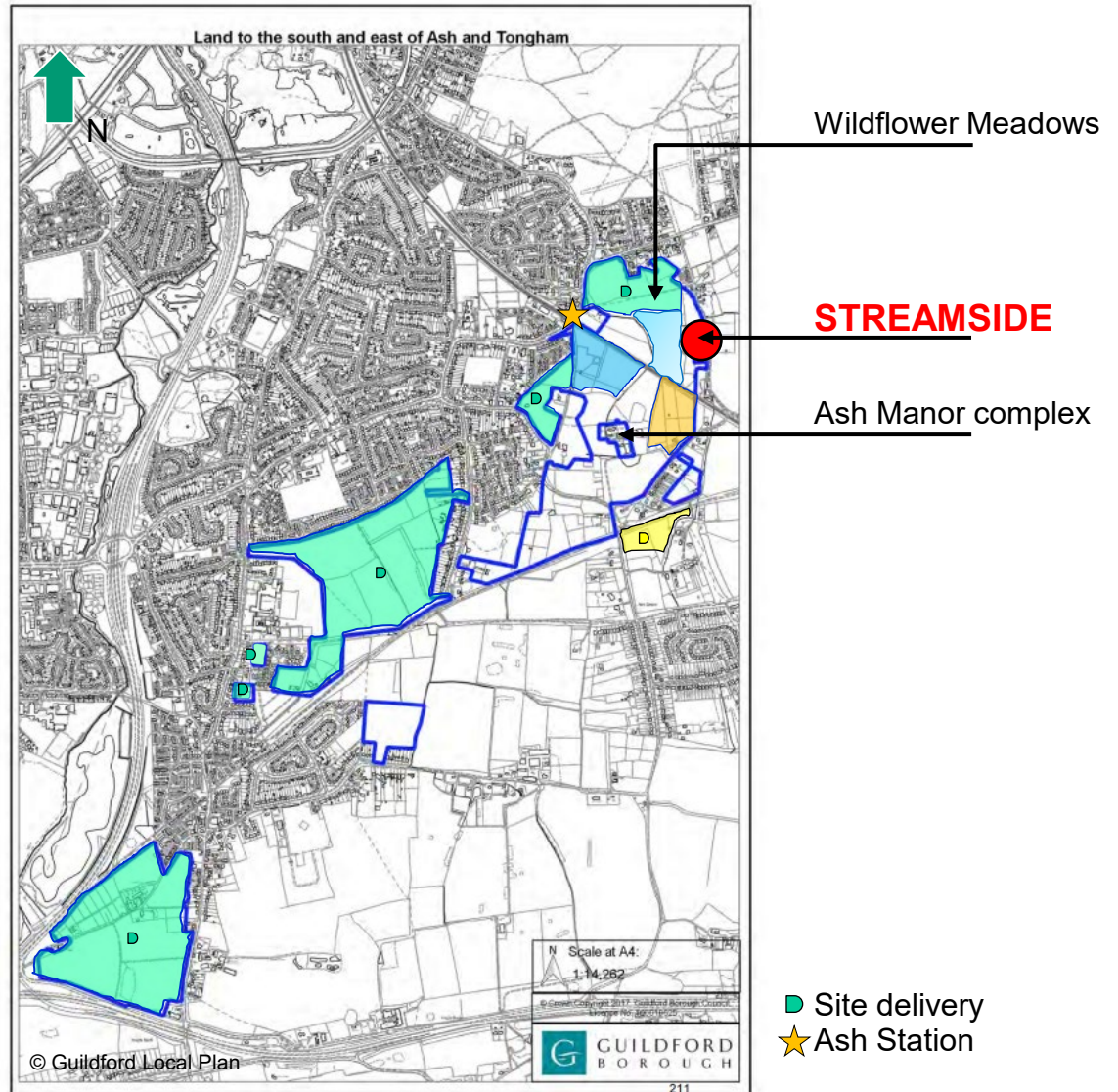
Outline application for the demolition of existing house and outbuildings and erection of 22 dwellings with associated parking and creation of new vehicular access (all matters reserved except, access, layout, and scale)

Streamside

Harpers Road

Ash

GU12 6DB



Policy Location Plan (Policy A31)



Strategic Allocation – Site/ Setting Context (Aerial)



Strategic Allocation – Masterplans development



Site context: site photos (April23)



Looking south/west (Orchard Farm): southern portion



Looking west/north (Wildflower Meadows): northern portion



Woodlands and stream (retained & enhanced)



Proposed Meadows (Orchard Farm)

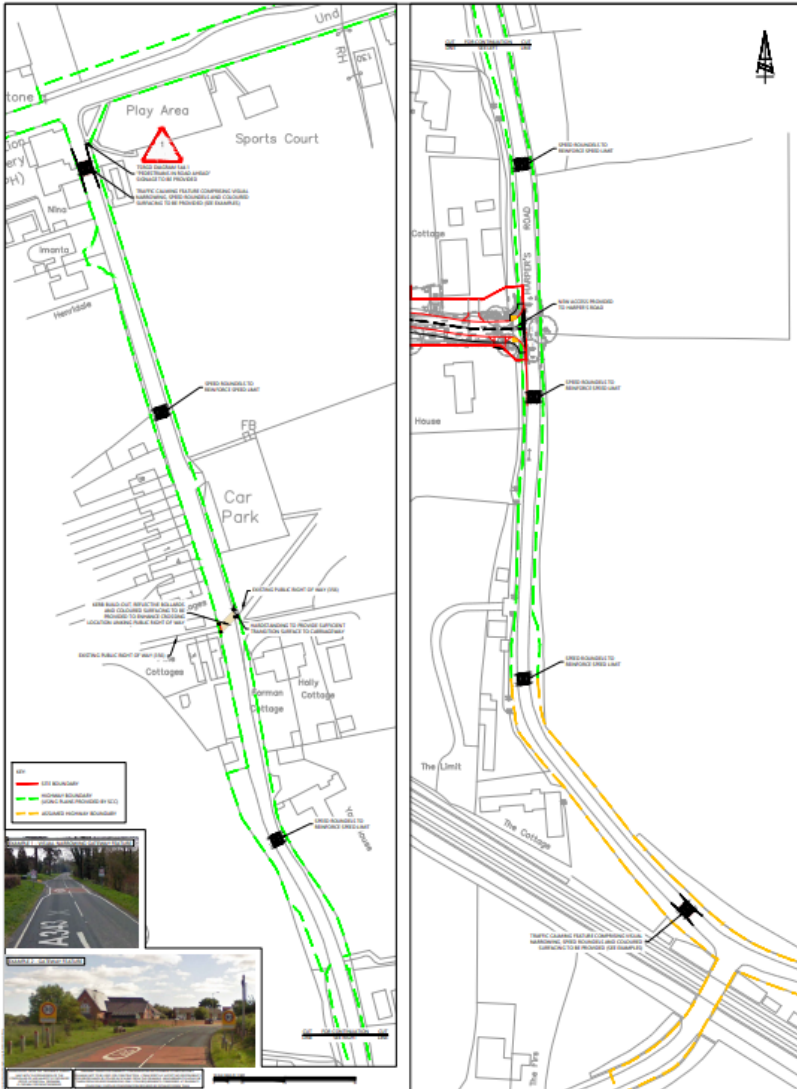


Proposed Meadows (Orchard Farm)

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MATTER 1: Access



Harpers Road (south)

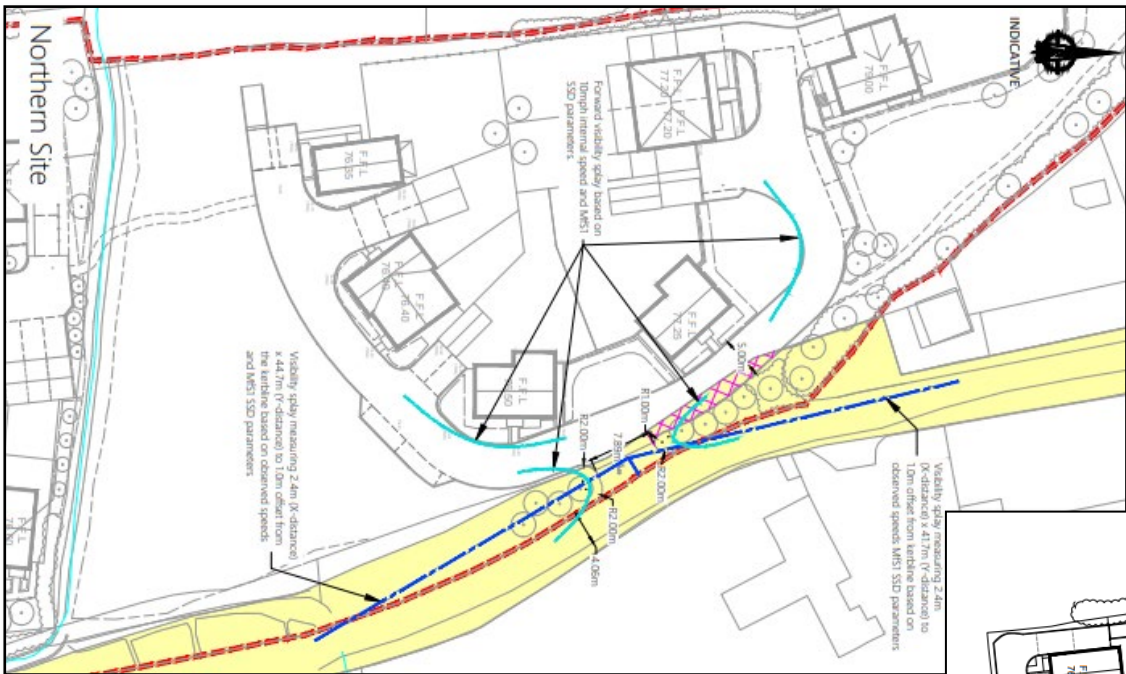


Harpers Road (north)

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MATTER 1: Access

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MATTER 2: Layout (Biodiversity/ habitat)



Street Elevation BB



Street Elevation CC

MATTER 3: Scale (Dwelling type)



Wildflower Meadows



Indicative Elevations
Scale 1:100

MATTER 3: Scale (Dwelling type)

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PLANNING APPLICATION: FACT SHEET

The main OUTLINE planning considerations (and issues raised):

1. The principle of development: compliant with planning policy
2. Housing need: 22 dwellings (8 dwellings/ 38% affordable - rounded)
3. Planning contributions and legal tests: contribution to affordable housing; infrastructure and highways; SAMM and off-site Open Space Provision; education; Travel Plan Statement and voucher; unfretted access
4. Thames Basin Heaths SPA: S106 Agreement - SANG land agreement

Matter 1: Access

5. SCC Highway Authority: no objection subject to Conditions
6. Parking: 47 residential; 4 visitors parking; SMART EV charging points to each dwelling

PLANNING APPLICATION: FACT SHEET

Matter 2: Layout

7. Impact on the character of the area and design: singular settlement with other strategic sites; enables green/blue corridor
8. Retains Harpers Road landscape character (Inspector's comments addressed)
9. Impact on the setting of listed building (York House): less than substantial harm at the lowest end
10. Habitat creation: site 1.25ha of which 0.45ha (0.14ha required) – provision of on and off-site open space

Matter 3: Scale

11. Scale compatible with existing and emerging built form

RECOMMENDATION: to APPROVE

22/P/00977

Outline Planning Application

Outline application for the demolition of existing house and outbuildings and erection of 22 dwellings with associated parking and creation of new vehicular access (all matters reserved except, access, layout, and scale)

Streamside

Harpers Road

Ash

GU12 6DB

Peter Dijkhuis: [THANK YOU](#)

POLICY ID3: Sustainable transport for new developments

- ✓(1) New development will be required to contribute to the delivery of an integrated, accessible and safe transport system, maximising the use of the sustainable transport modes of walking, cycling and the use of public and community transport.
- ✓(2) New development will be required, in so far as its site's size, characteristics and location allow, to maximise:
 - ✓(a) the provision of high-quality, safe and direct walking and cycling routes within a permeable site layout, with priority over vehicular traffic, that facilitates and encourages short distance trips by walking and cycling
 - ✓(b) the provision of secure, accessible and convenient cycle parking
 - ✓(c) the improvement of existing cycle and walking routes to local facilities, services, bus stops and railway stations, to ensure their effectiveness and amenity
 - ⊙(d) the provision and improvement of public and community transport, and
 - ⊙(e) opportunities for people with disabilities to access all modes of transport.
- ⊙(3) New development providing, contributing and/or close to the routes of the proposed Sustainable Movement Corridor in the Guildford urban area will have regard to the Sustainable Movement Corridor Supplementary Planning Document.
- (4) In terms of vehicular parking for new developments:
 - ✓(a) Off-street vehicle parking for new developments should be provided such that the level of any resulting parking on the public highway does not adversely impact road safety or the movement of other road users.
 - ⊙(b) Consideration will be given to setting maximum parking standards for Guildford town centre in the Parking Supplementary Planning Document.
- ⊙(5) The provision and/or improvement of a car club by a new development will be supported if appropriate.

- ✓(6) New development will be required to provide and/or fund the provision of suitable access and transport infrastructure and services that are necessary to make it acceptable, including the mitigation of its otherwise adverse material impacts, within the context of the cumulative impacts of approved developments and site allocations. This mitigation:
 - ✓(a) will maintain the safe operation and the performance of the Local Road Networks and the Strategic Road Network to the satisfaction of the relevant highway authorities, and
 - ✓(b) will address otherwise adverse material impacts on communities and the environment including impacts on amenity and health, noise pollution and air pollution.
- ✓(7) Planning applications for new development will have regard to the Infrastructure Schedule at Appendix 6 which sets out the key infrastructure requirements on which the delivery of the Plan depends, or any updates in the latest Guildford borough Infrastructure Delivery Plan.
- ✓(8) Provision of suitable access and transport infrastructure and services will be achieved through direct improvements and/or schemes funded through Section 106 contributions and/or the Community Infrastructure Levy (CIL) which will address impacts in the wider area including across the borough boundary.
- ✓(9) New development that will generate significant amounts of movement will:
 - ✓(a) at the planning application stage, be supported by a Transport Statement or Transport Assessment in accordance with the thresholds set out in the Local Planning Authority's Local Validation List, and
 - (b) require a Travel Plan which will be proportionate to the size of the new development.
- ⊙(10) The provision of additional public off-street car parking in Guildford town centre will be supported when it facilitates the interception of trips that would otherwise drive through the Guildford gyratory.

POLICY ID3: Sustainable transport for new developments

Planning Policy

POLICY A31: Land to the south and east of Ash and Tongham

| | |
|--------------|--|
| Allocation | This is a strategic location for development. The site is allocated for approximately 1,750 homes, including some self-build and custom house building plots (C3) |
| Requirements | <ul style="list-style-type: none"> (1) Appropriate financial contributions to enable expansion of Ash Manor Secondary School by additional 1FE (2) Appropriate financial contributions towards expansion of existing GP provision in the area or land and a new building for a new GPs surgery (3) Ensure that sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits (4) Appropriate surface water flooding mitigation measures, with specific regard to the Ash Surface Water Study (5) Where likely to produce positive outcomes, and it is reasonable to do so, work with landowners of nearby development sites to help reduce surface water flooding in the local area (6) Development proposals in the vicinity of Ash Green to have recognition of the historic location of Ash Green village. The properties along Ash Green Road form part of Ash Green village. Proposals for the land west of this road must respect the historical context of this area by preventing the coalescence of Ash, Tongham and Ash Green. Any development as a whole will not be of a size and scale that would detract from the character of the rural landscape. This must include the provision of a green buffer that maintains separation between any proposed new development and the properties fronting onto Ash Green Road. This will also help soften the edges of the strategic development location and provide a transition between the built up area and the countryside beyond (7) Sensitive design at site boundaries that has regard to the transition from urban to rural (8) Sensitive design at site boundaries with the adjacent complex of listed buildings at Ash Manor. Views to and from this heritage asset, including their approach from White Lane, must be protected (9) Land and provision of a new road bridge which will form part of the A323 Guildford Road, with an associated footbridge, to enable the closure of the level crossing on the A323 Guildford Road, adjacent to Ash railway station (10) Proposed road layout or layouts to provide connections between both the individual development sites within this site allocation and between Ash Lodge Drive and Foreman Road, providing a through road connection between Ash Lodge Drive and Foreman Road, in order to maximise accessibility and to help alleviate congestion on the A323 corridor (11) The loss of greenfield requires provision of sufficient integrated green infrastructure to enable connectivity of spaces and habitats between land parcels within this site, and to outside of this site |

| | |
|---------------|---|
| Opportunities | <ul style="list-style-type: none"> (12) Green buffer to minimise potential noise and air quality issues adjacent to the A31 and A331 (1) Green corridors and linkages to habitats outside of the site, ensuring that these do not increase accessibility to the Thames Basin Heaths SPA |
|---------------|---|

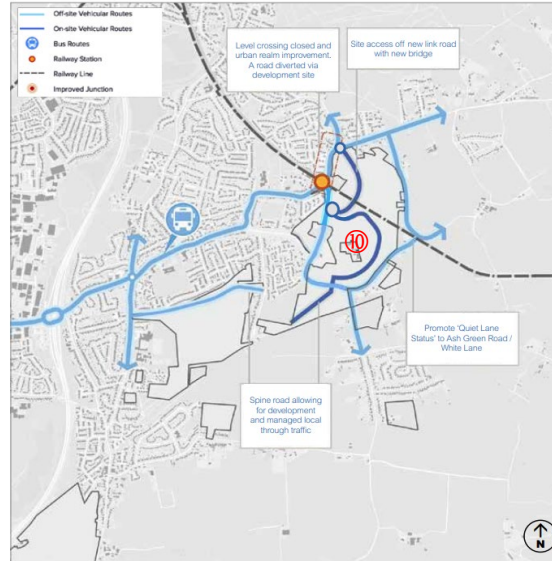


Fig 51: Ash and Tongham illustrative highways and public transport framework



Fig 52: Ash and Tongham illustrative active travel framework

Planning Policy: Local Plan & Framework SPD

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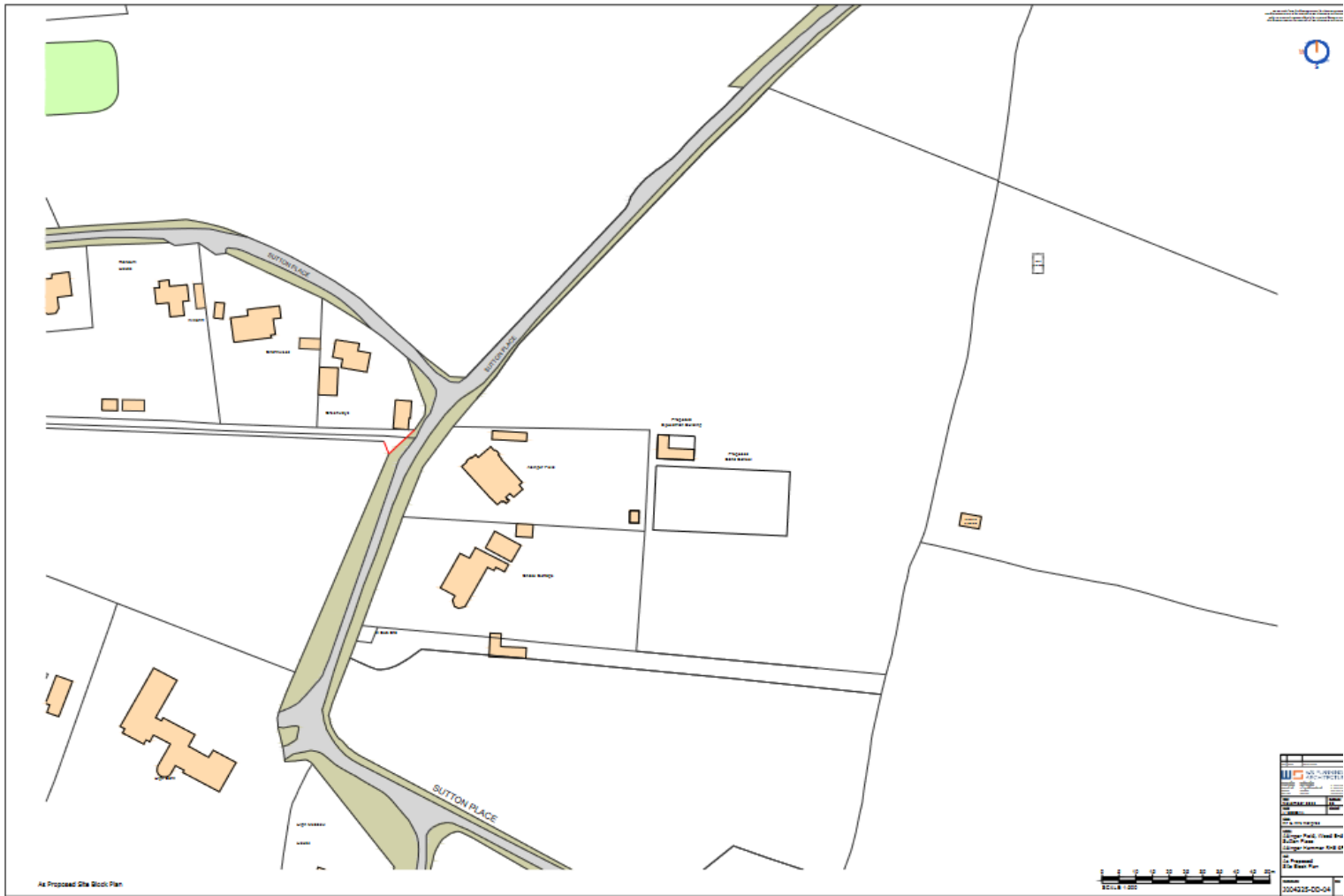
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**Land to the east of Abinger Fields,
Sutton Place, Abinger Hammer,
Dorking, RH5 6RP**

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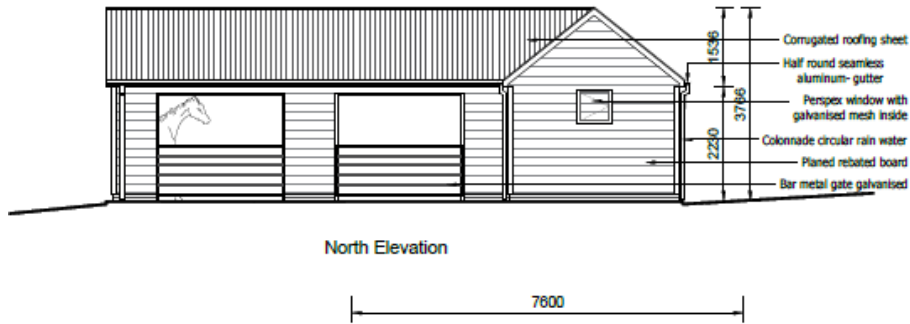


Block Plan

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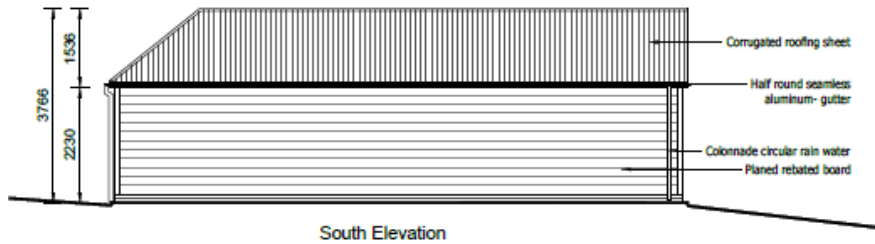
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North Elevation



West Elevation



South Elevation



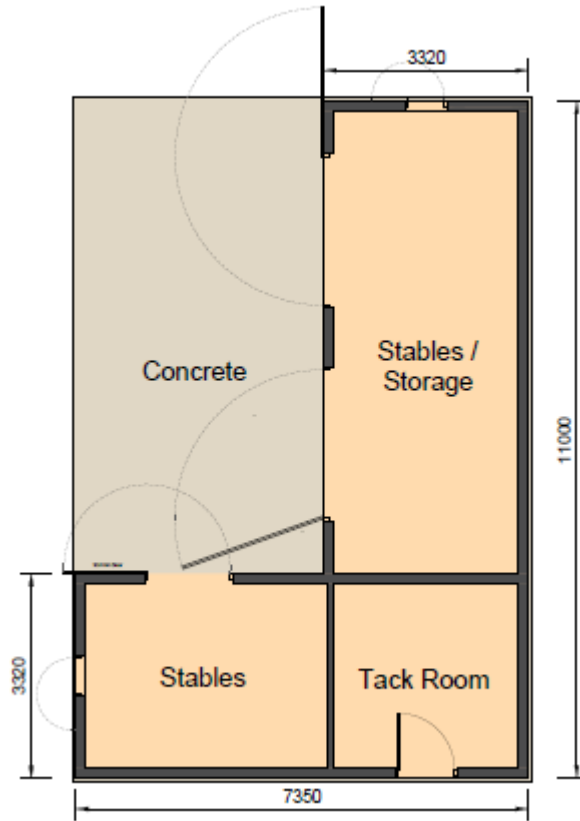
East Elevation

Elevations

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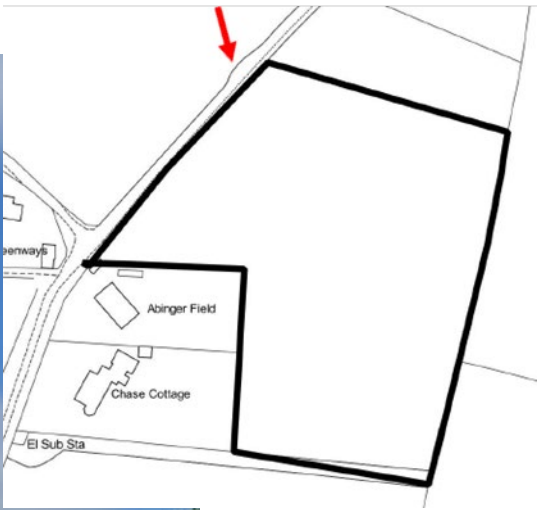
Floor plan



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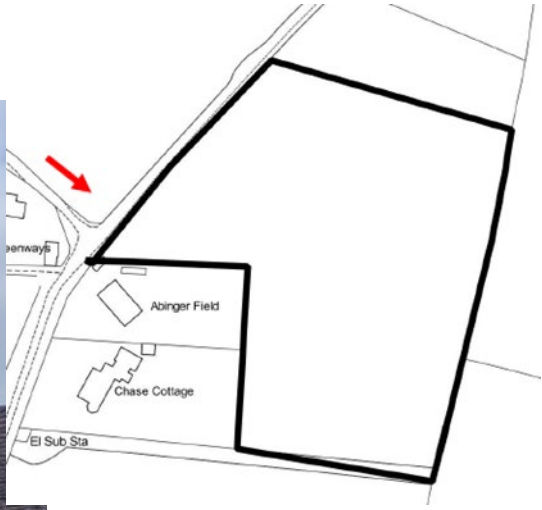
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**24 Alexandra Road,
Ash, Guildford,
GU12 6PJ**

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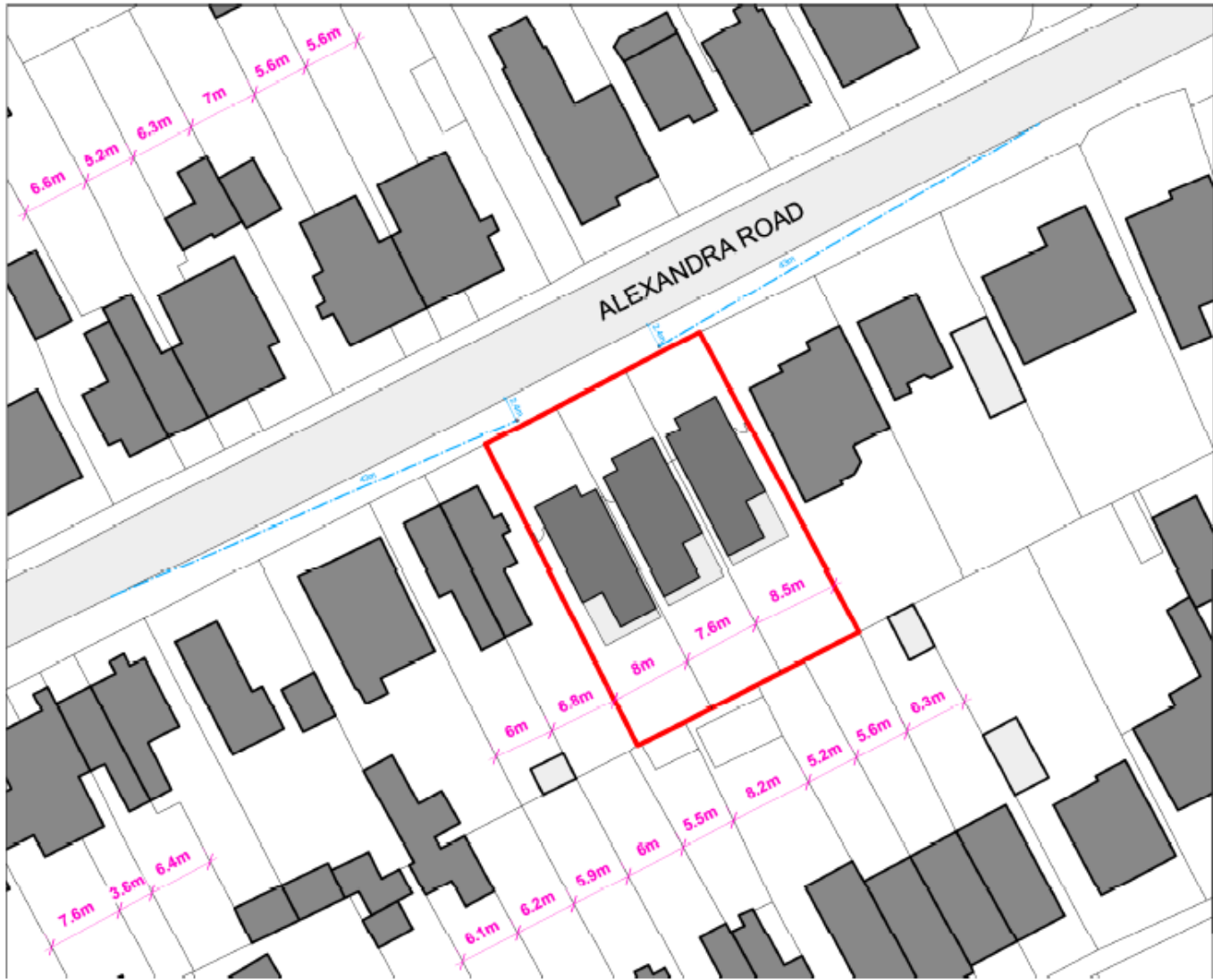
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LOCATION PLAN
SCALE 1:1250@A3

0 10 20 40m





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PLANTING TO BE MAINTAINED AT 600mm IN HEIGHT OR LOWER

THIN HEDGE FOR BOUNDARY

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HOUSE 3

HOUSE 2

HOUSE 1

Front elevations

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STREET SCENE



**STREET SCENE
COMPARISON**

 OUTLINE OF EXISTING DWELLING

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REAR



SIDE



SIDE

House 1 rear and side elevations

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REAR



SIDE



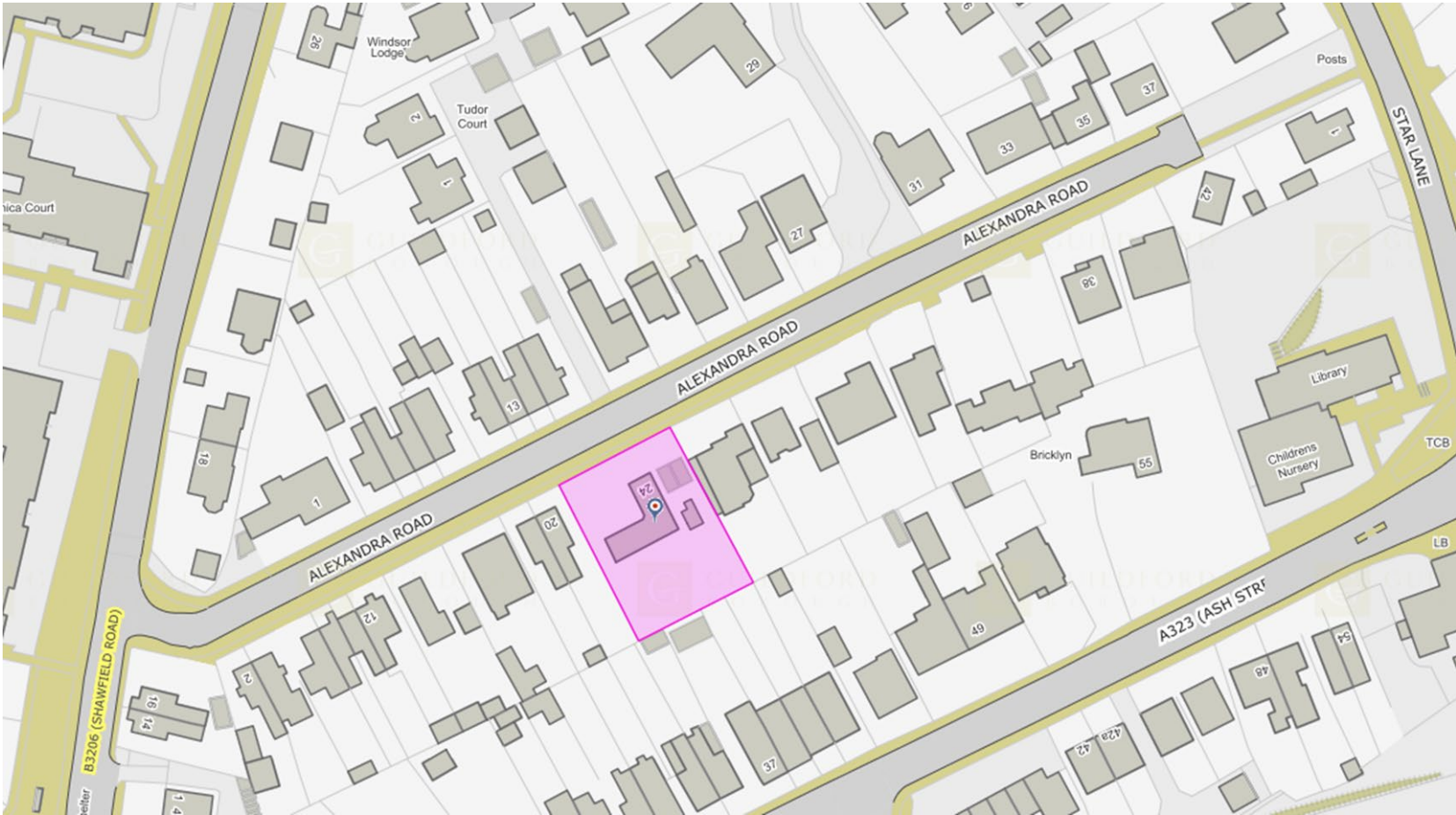
SIDE

House 2 and 3 rear and side elevations

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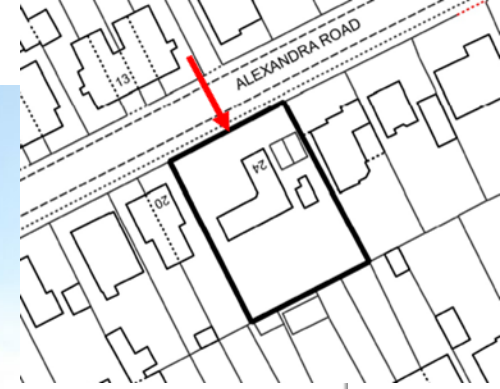
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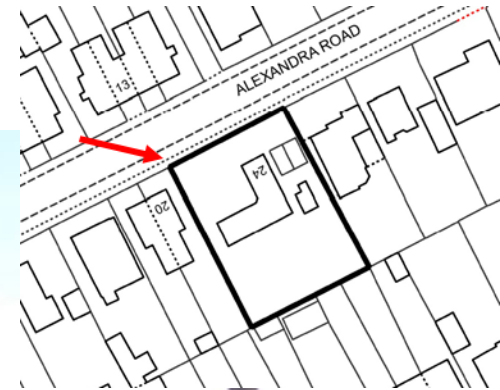
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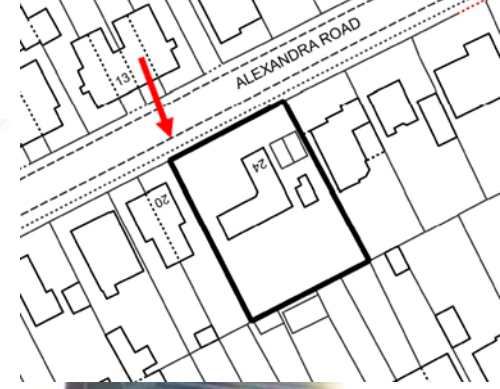
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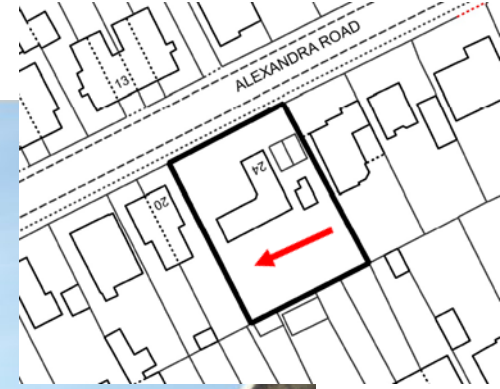
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