



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 13 SEPTEMBER 2023

Please find attached the following:

Agenda No Item

8. **Presentations (Pages 1 - 48)**

Yours sincerely

Sophie Butcher, Democratic Services Officer

Encs

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22/P/00461

**Little Acre
Old Rectory Lane
East Horsley
Leatherhead
KT24 6QH**

[Previous](#)

[Next](#)

[Home](#)



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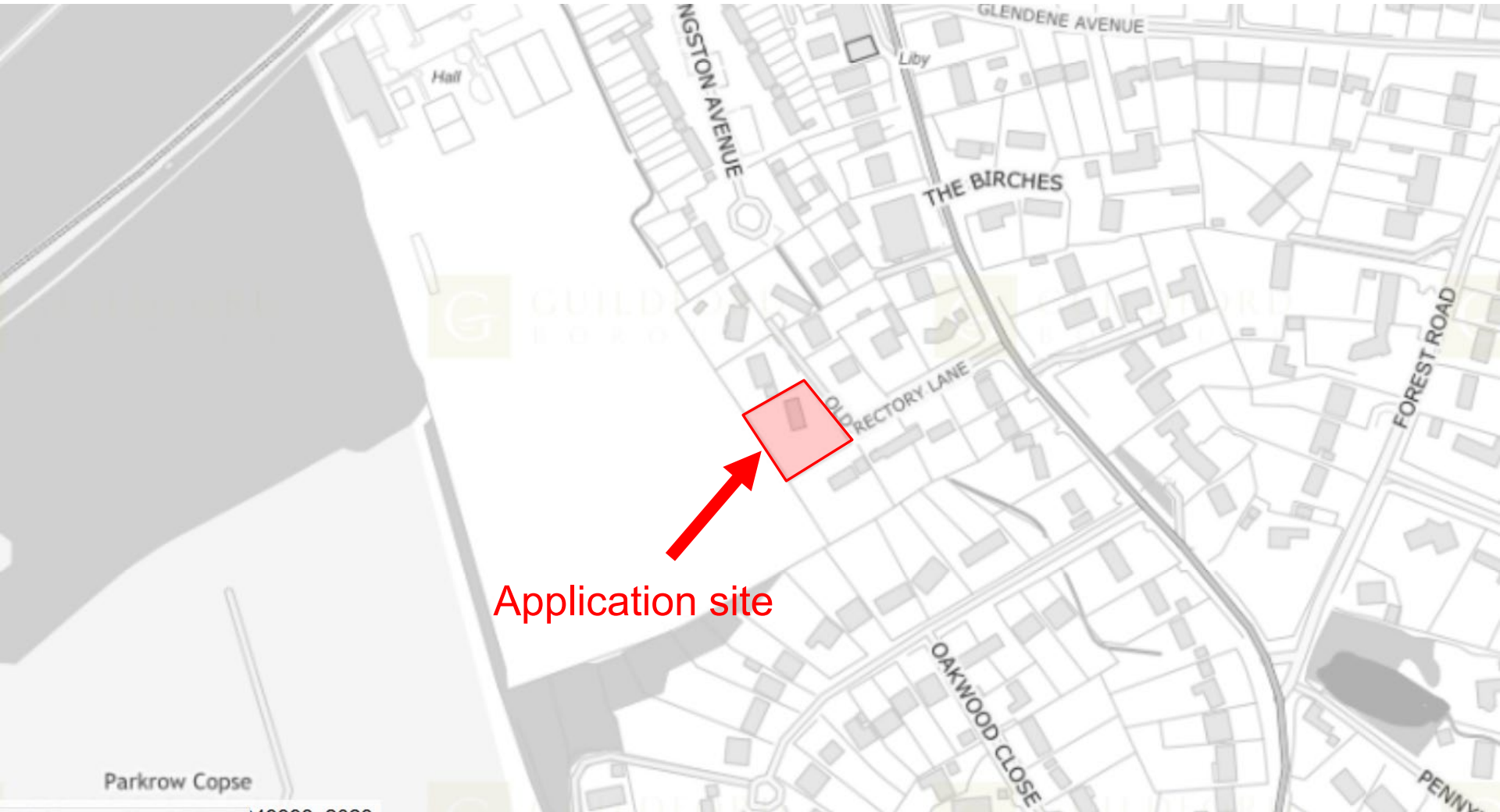
Scale 1:1250 at A1

Site location plan

[Previous](#)

[Next](#)

[Home](#)



Larger Scale Location Plan

[Previous](#)

[Next](#)

[Home](#)



Proposed site layout

[Previous](#)

[Next](#)

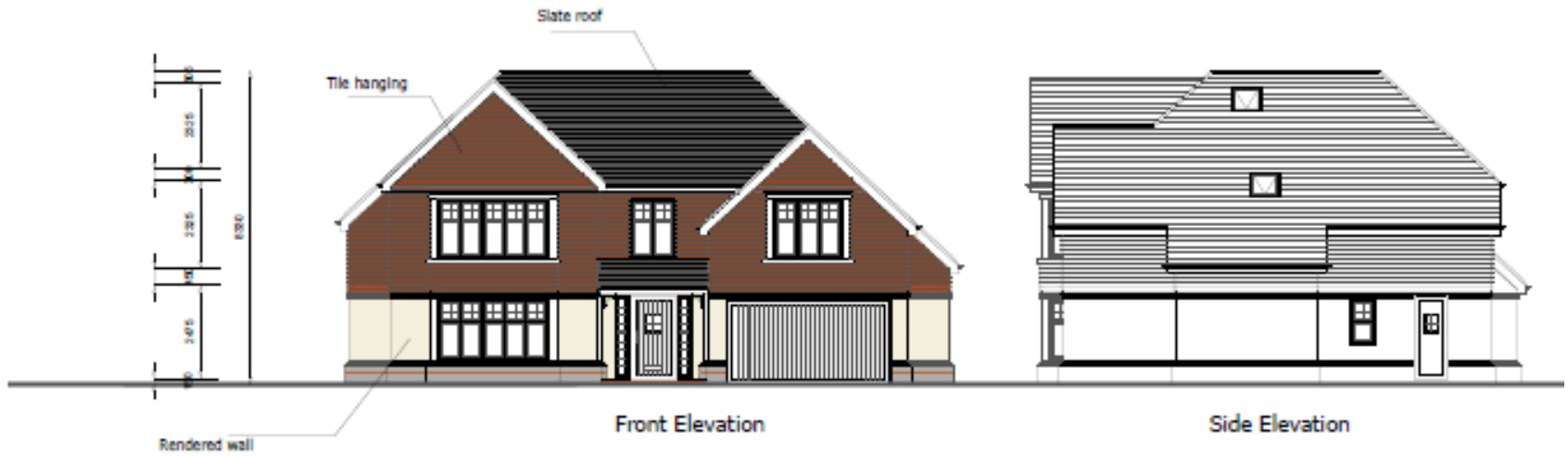
[Home](#)



Proposed street elevation



Proposed street elevation (with site levels)

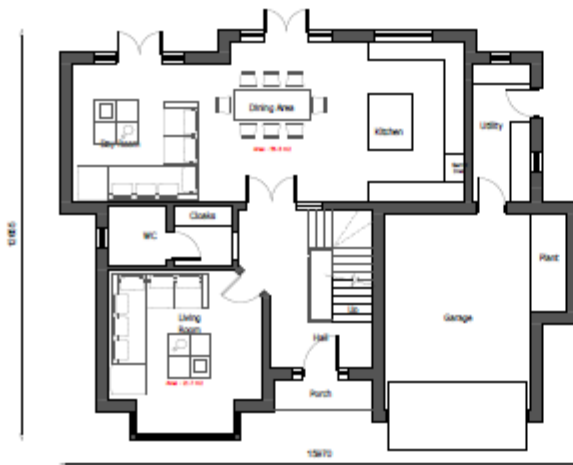


Plot 1 Elevations

[Previous](#)

[Next](#)

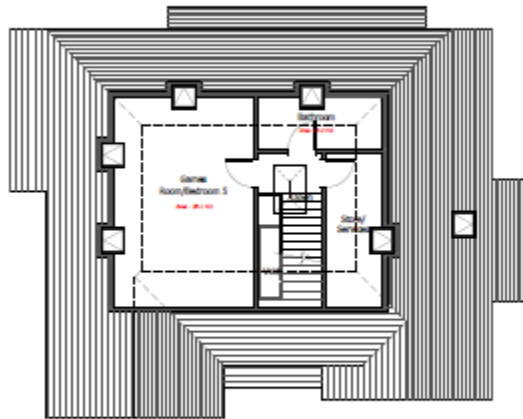
[Home](#)



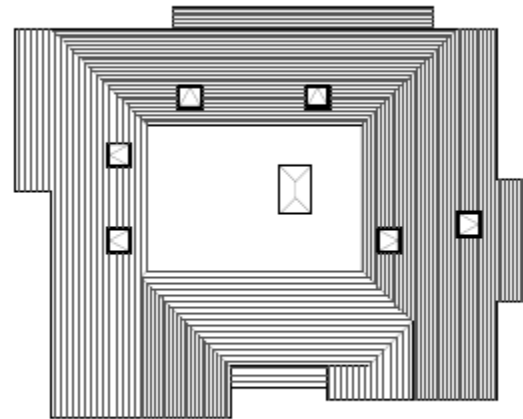
Ground Floor
GIA - 148.0 m²



First Floor
GIA - 134.8 m²



Second Floor
GIA - 54.0 m²



Roof Plan
Total GIA - 336.8 m²

Plot 1 Floor and Roof Plans

[Previous](#)

[Next](#)

[Home](#)



Plot 2 elevations

[Previous](#)

[Next](#)

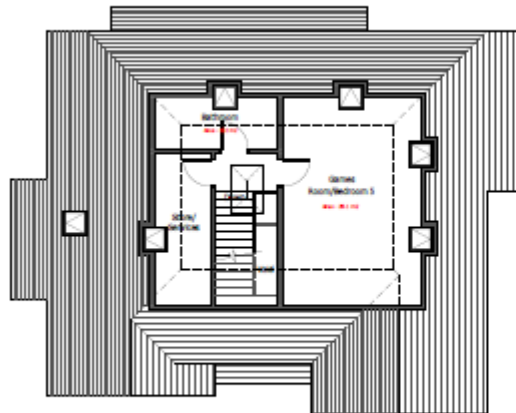
[Home](#)



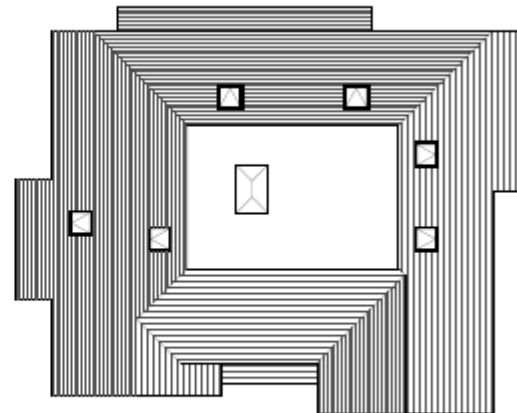
Ground Floor
GIA - 148.0 m²



First Floor
GIA - 134.8 m²



Second Floor
GIA - 54.0 m²



Roof Plan
Total GIA - 336.8 m²

Plot 2 Floor and Roof Plans

[Previous](#)

[Next](#)

[Home](#)



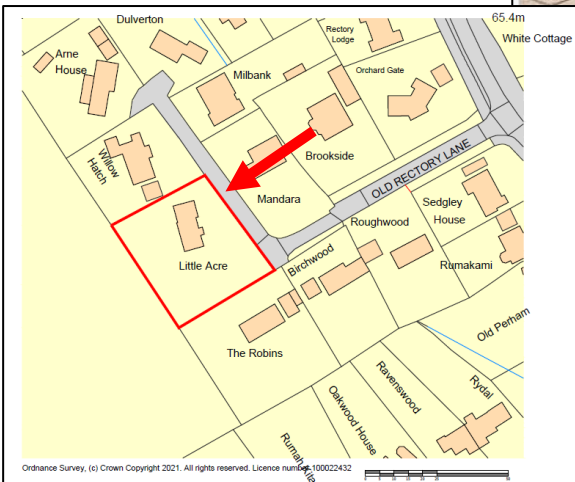
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View into new access to Plot 2

[Previous](#)

[Next](#)

[Home](#)

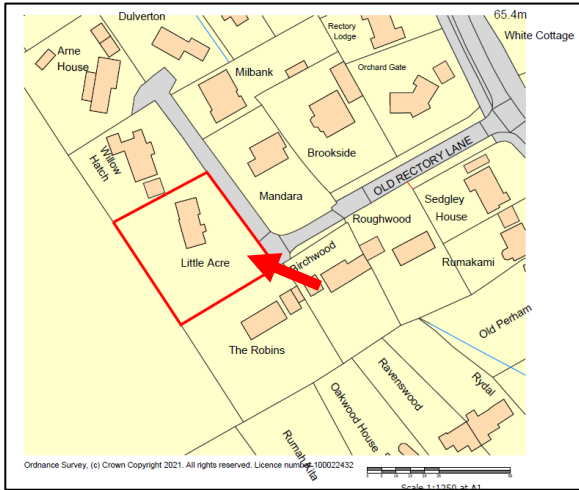


View into site from existing access

[Previous](#)

[Next](#)

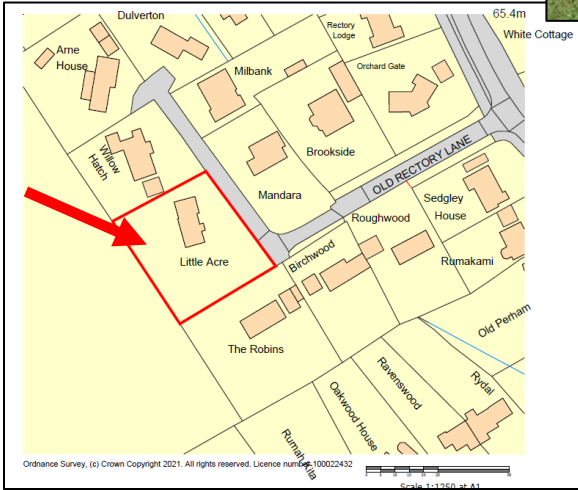
[Home](#)



[Previous](#)

[Next](#)

[Home](#)



[Previous](#)

[Next](#)

[Home](#)



[Previous](#)

[Next](#)

[Home](#)



[Previous](#)

[Next](#)

[Home](#)



[Previous](#)

[Next](#)

[Home](#)



Proposed site layout

[Previous](#)

[Next](#)

[Home](#)

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22/P/01409

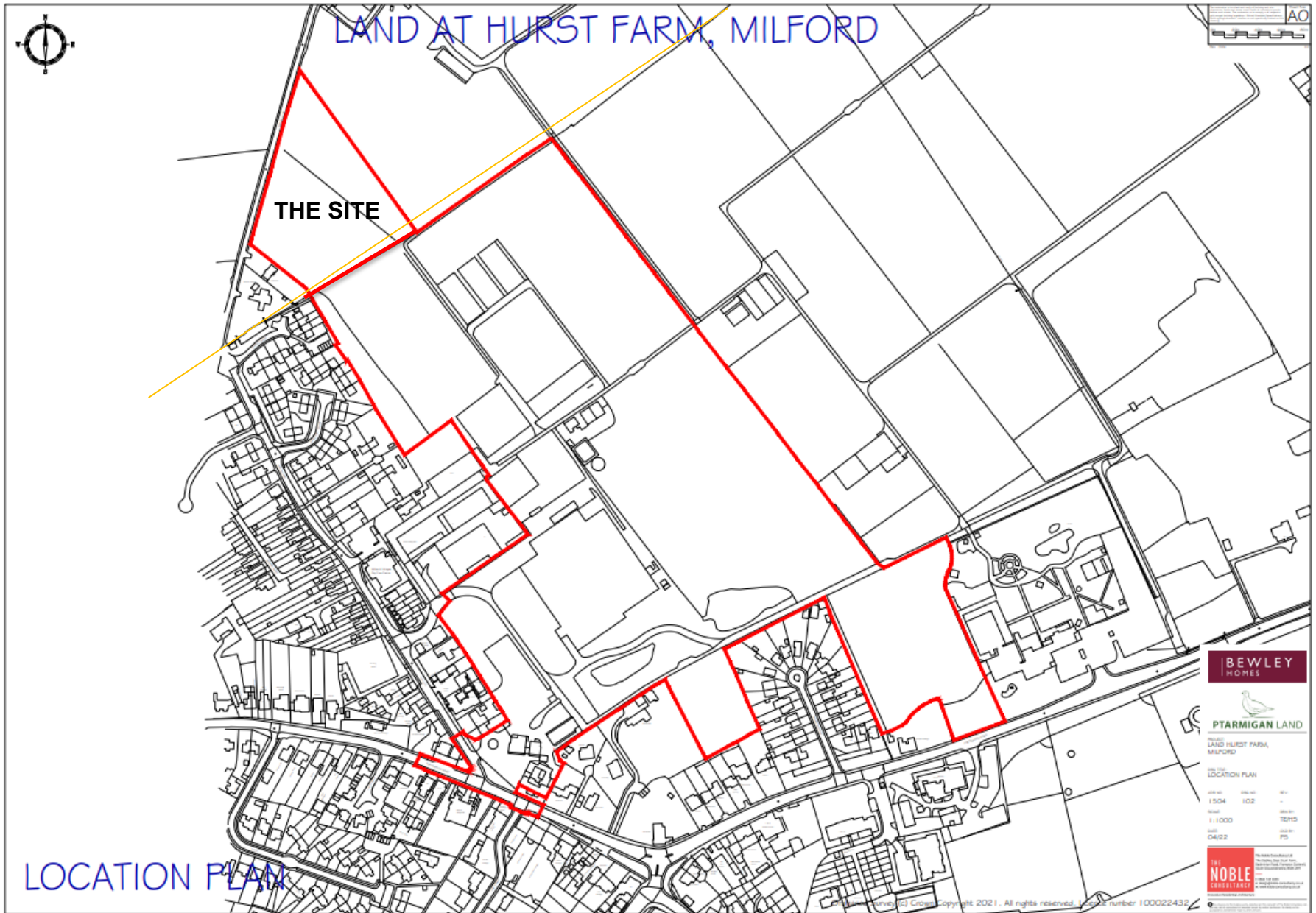
**Land at Hurst Farm
Chapel Lane
Milford GU8 5HU**

(13 September 2023)

[Previous](#)

[Next](#)

[Home](#)





Aerial View

Previous

Next

Home



LLCA4: Alongside the site



LLCA4: Eashing Fields



LLCA4: Settlement pattern off Eashing Lane



LLCA4: Car park for Eashing Fields



LLCA4: Well vegetated character of Eashing Lane

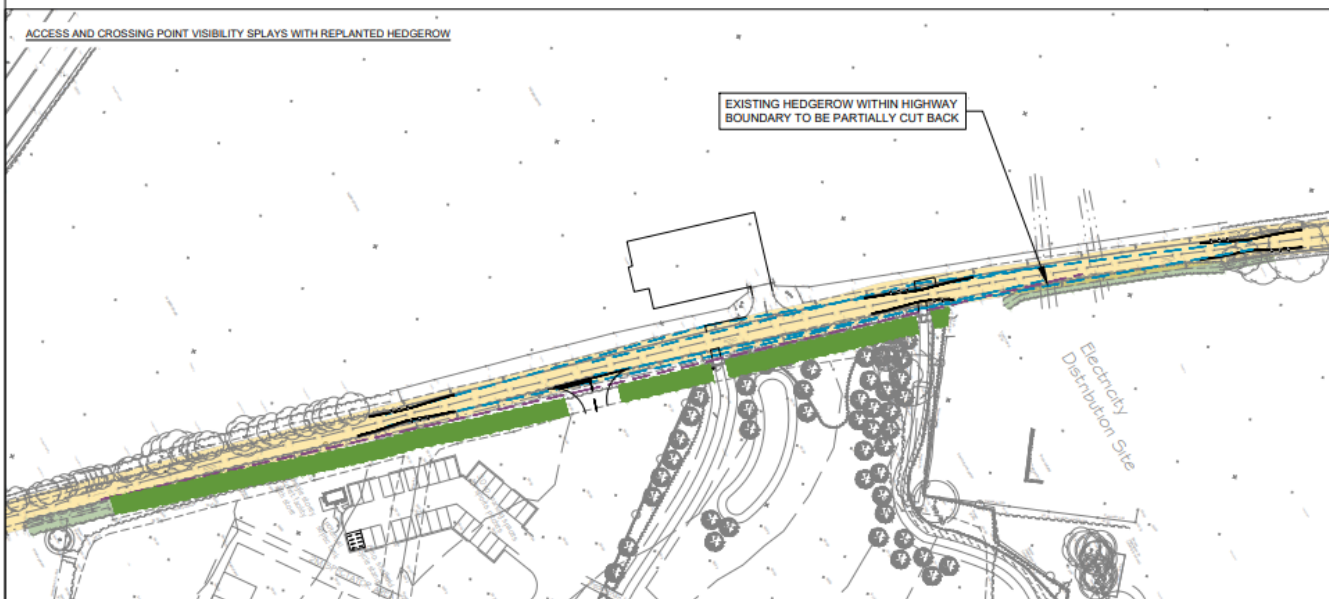
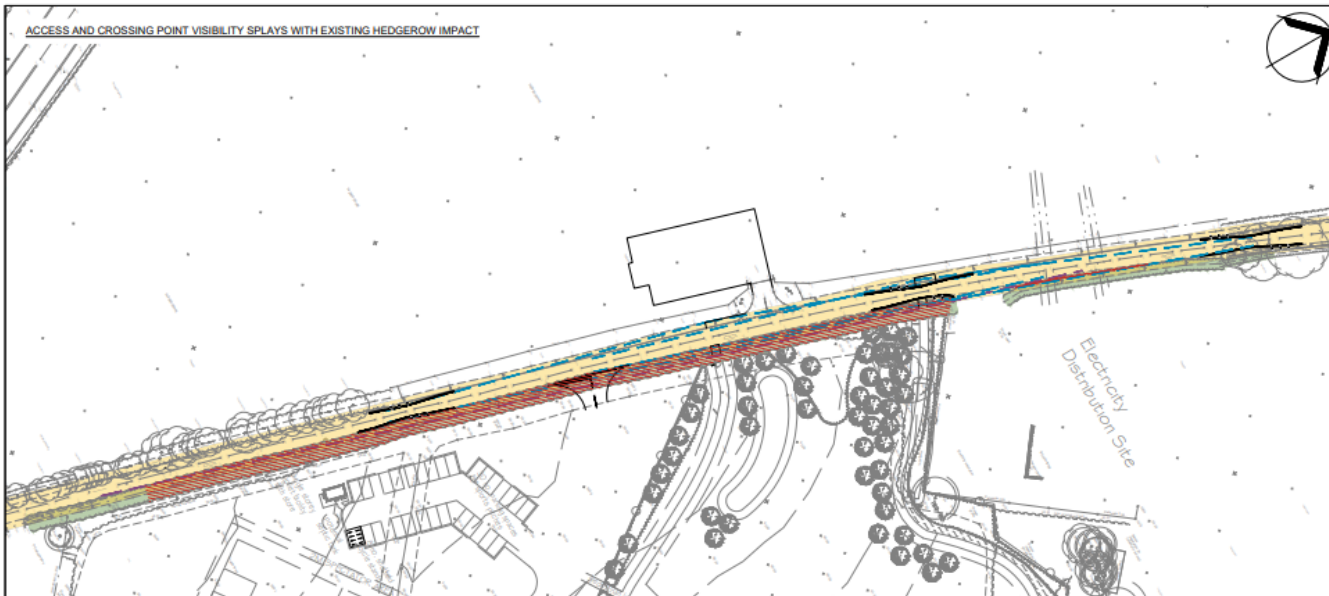
Site photo: Eashing Lane surrounding context

[Previous](#)

[Next](#)

[Home](#)





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3. RELOCATED HEDGEROW HAS BEEN INDICATIVELY SHOWN WITH A BUFFER OF 0.5M FROM THE VISIBILITY SPLAYS, 2M BUFFER FROM THE ACCESS RADII AND 1M BUFFER FROM THE CROSSING POINTS

- KEY:
- EXISTING HEDGEROW
 - HEDGEROW IMPACTED BY VISIBILITY SPLAYS
 - RELOCATED HEDGEROW
 - 2.4M X 120M ACCESS VISIBILITY SPLAY (BASED ON 40MPH ROAD SPEED. MEASURED 0.5M OFF THE EDGE OF THE KERB)
 - 1.5M X 80M PEDESTRIAN VISIBILITY SPLAY (BASED ON STANDARDS SET OUT WITHIN TSM CHAPTER 6 TABLE 15.1. NOTE - MEASURED 0.5M OFF THE EDGE OF THE KERB AS AGREED WITH SCC)
 - HIGHWAY BOUNDARY INFORMATION

ICENI PROJECTS LIMITED
 DA VINCI HOUSE
 44 SAFFRON HILL
 LONDON
 EC1N 8FH

T 020 3640 8508
 mail@iceniprojects.com

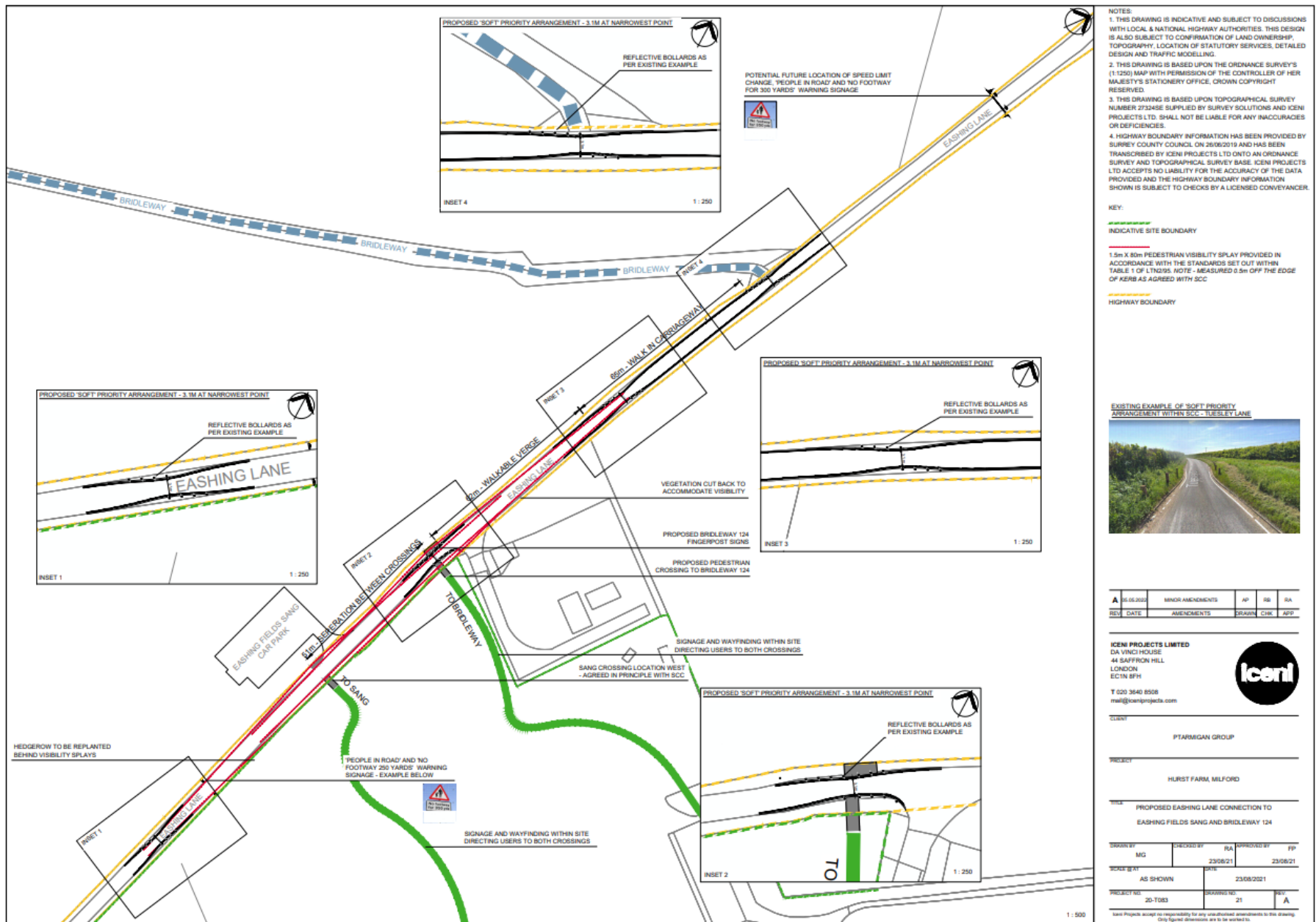


CLIENT
 PTARMIGAN LAND AND BEWLEY HOMES PLC

PROJECT
 LAND AT HURST FARM, MILFORD

TITLE
 PROPOSED HIGHWAY WORKS, ACCESS AND RELOCATED HEDGEROW PLAN

DRAWN BY		CHECKED BY		APPROVED BY	
AP		RB		RA	
		10.08.2023		10.08.2023	
SCALE @ A3		DATE			
1:1,000		10.08.2023			
PROJECT NO.		DRAWING NO.		REV.	
20-T083		54		-	



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KEY:

--- INDICATIVE SITE BOUNDARY

--- 1.5m X 80m PEDESTRIAN VISIBILITY SPLAY PROVIDED IN ACCORDANCE WITH THE STANDARDS SET OUT WITHIN TABLE 1 OF LTN205. NOTE - MEASURED 0.5m OFF THE EDGE OF KERB AS AGREED WITH SCC

--- HIGHWAY BOUNDARY



A	REV.	DATE	BY	CHK	APP	REVISIONS	AP	RB	RA

ICENI PROJECTS LIMITED
 44 SAFFRON HILL
 LONDON
 EC1N 8PH

T 020 3640 8508
 mail@iceni-projects.com



CLIENT: PTARMIGAN GROUP

PROJECT: HURST FARM, MILFORD

TITLE: PROPOSED EASHING LANE CONNECTION TO EASHING FIELDS SANG AND BRIDLEWAY 124

DESIGNED BY: MC CHECKED BY: RA APPROVED BY: FP
 23/08/21 23/08/21

SCALE: AS SHOWN DATE: 23/08/2021

PROJECT NO: 20-T083 DRAWING NO: 21 REV: A

Wee Projects accept no responsibility for any unauthorised amendments to this drawing. Only signed drawings are to be worked to.

PLANNING CONSIDERATIONS

The planning matters for consideration for this application are:

- 1) The principle of development (Planning policy)
- 2) Provision of public open space (sports pitches)
- 3) Impact on the Green Belt and the openness of the Green Belt
- 4) Impact on the character of the area and design of the proposal
- 5) Impact on neighbouring amenity

PLANNING CONSIDERATIONS

The planning matters for consideration for this application are:

- 6) Highways, accessibility and parking
- 7) Flooding and surface water drainage
- 8) Impact on existing trees and vegetation
- 9) Impact on ecology and biodiversity
- 10) Planning contributions and legal tests

Final Balancing:

'The benefit of the three application, as cross-boundary applications, is wide ranging and long-lasting. The benefit of this application, read singularly and cumulatively, it is assessed that the benefits are clearly outweighed by the harm of the application'.

RECOMMENDED FOR APPROVAL

[Previous](#)[Next](#)[Home](#)

23/P/00835

**Land adjacent to 7 Unstead Wood,
Peasmarsh**

[Previous](#)

[Next](#)

[Home](#)





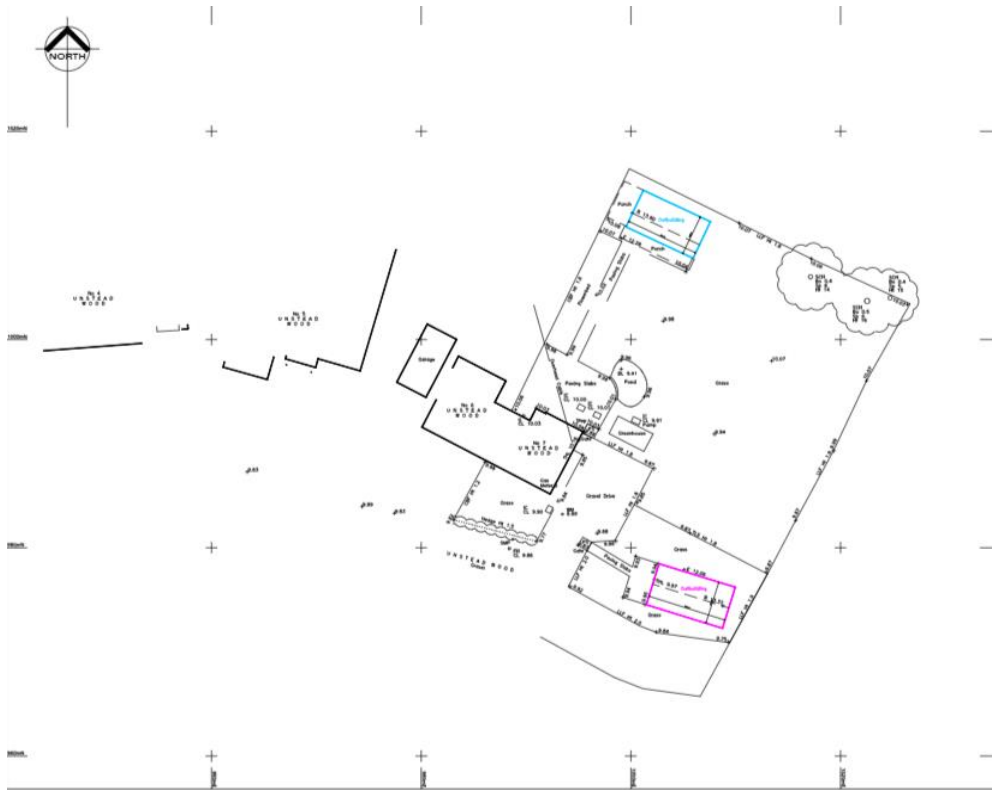
GREEN BELT



[Previous](#)

[Next](#)

[Home](#)



Existing site and block plan

[Previous](#)

[Next](#)

[Home](#)

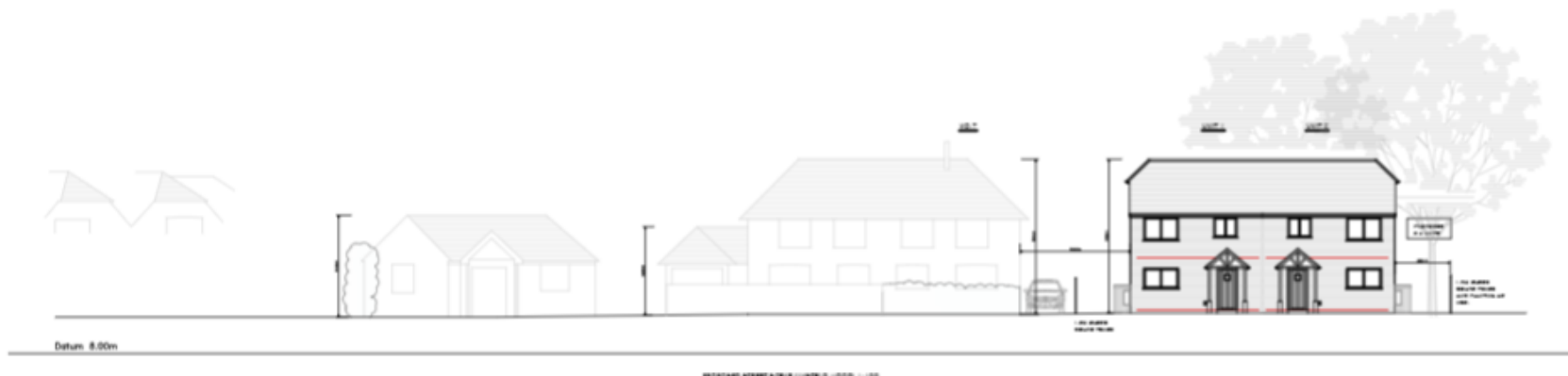


Proposed block and site plan

[Previous](#)

[Next](#)

[Home](#)

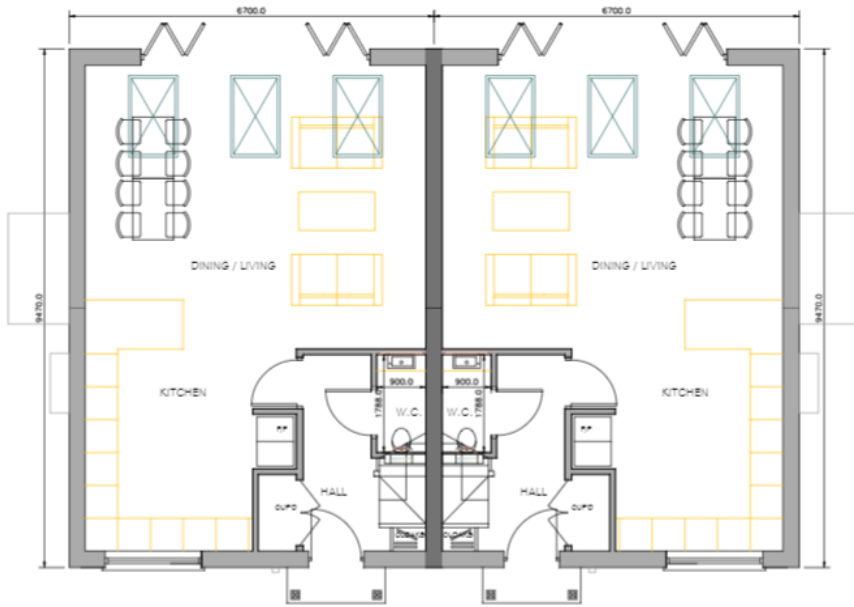


Proposed street scene

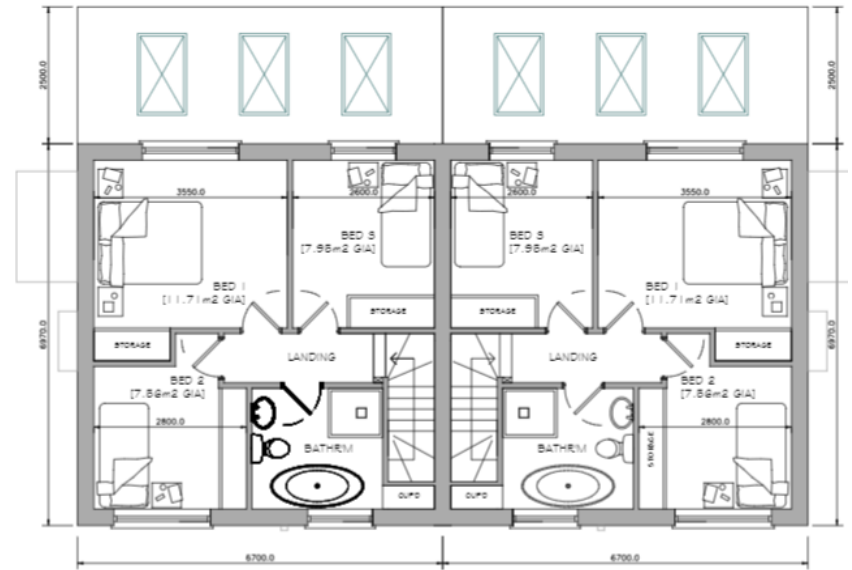
[Previous](#)

[Next](#)

[Home](#)



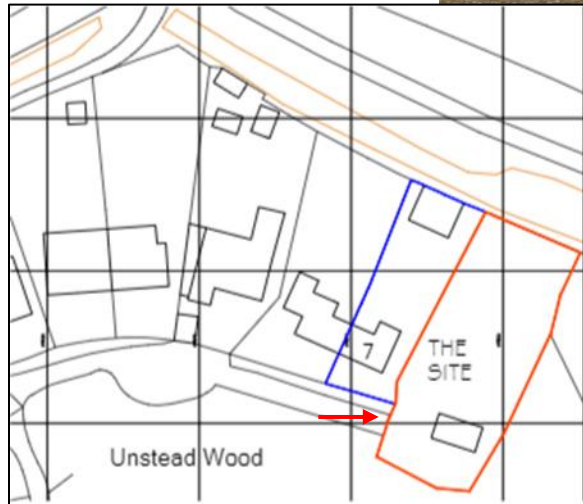
PROPOSED GROUND FLOOR PLAN 1:50
UNIT 1 & UNIT 2



PROPOSED FIRST FLOOR PLAN 1:50
UNIT 1 & UNIT 2



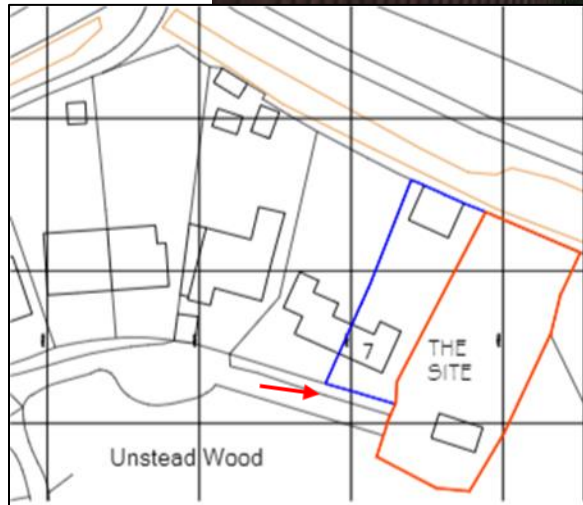




[Previous](#)

[Next](#)

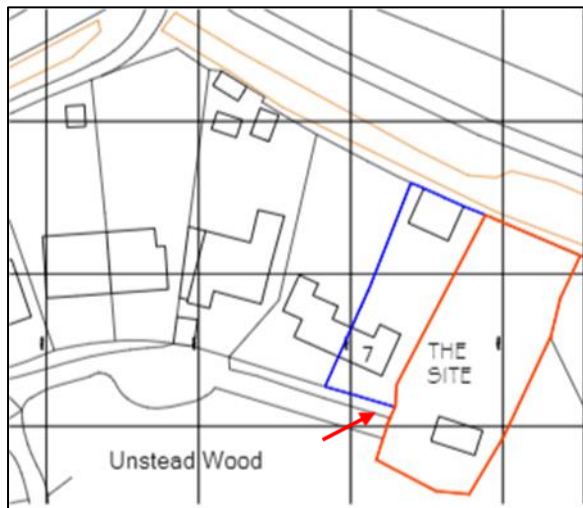
[Home](#)



[Previous](#)

[Next](#)

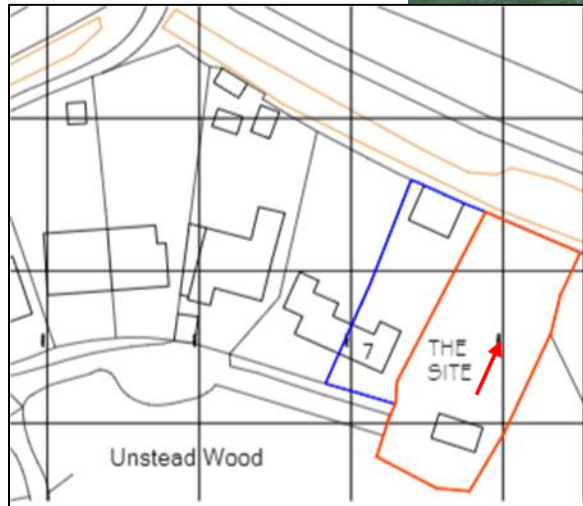
[Home](#)



[Previous](#)

[Next](#)

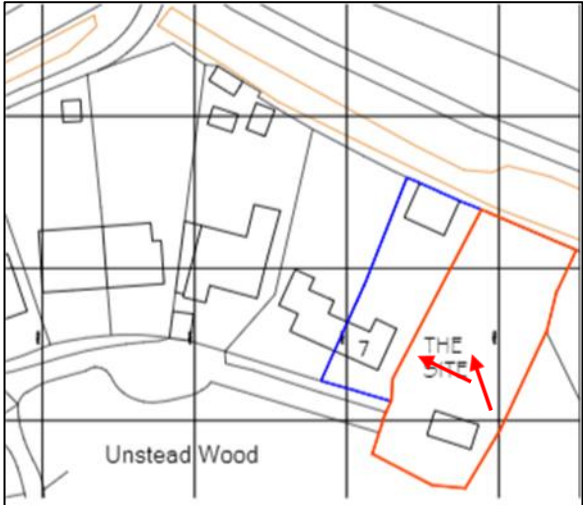
[Home](#)

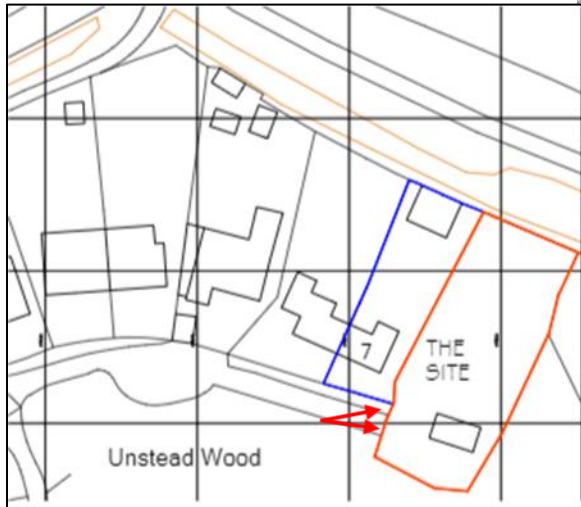


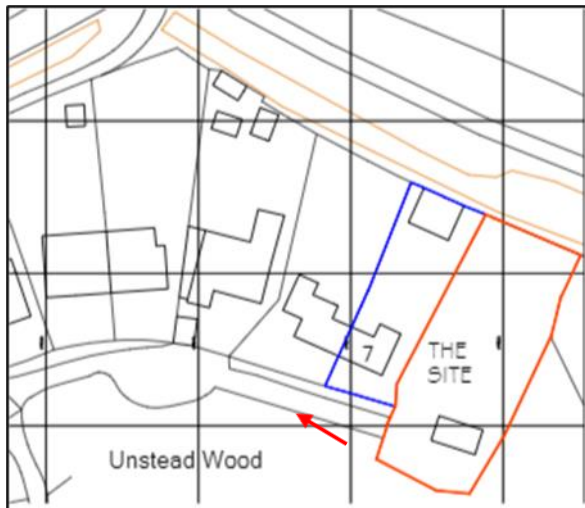
[Previous](#)

[Next](#)

[Home](#)







[Previous](#)

[Next](#)

[Home](#)

[Previous](#)

[Next](#)

[Home](#)

[Previous](#)

[Next](#)

[Home](#)