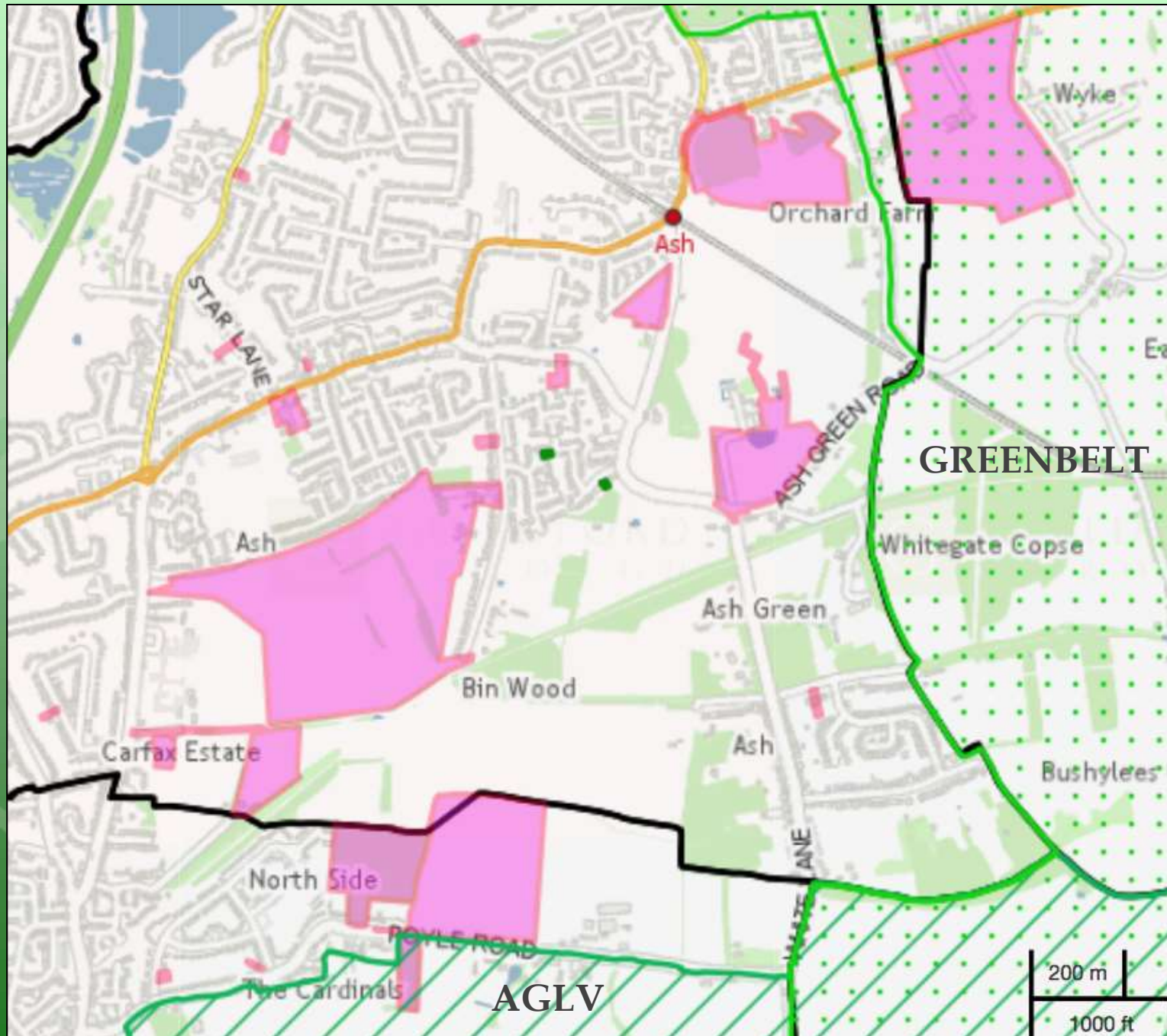


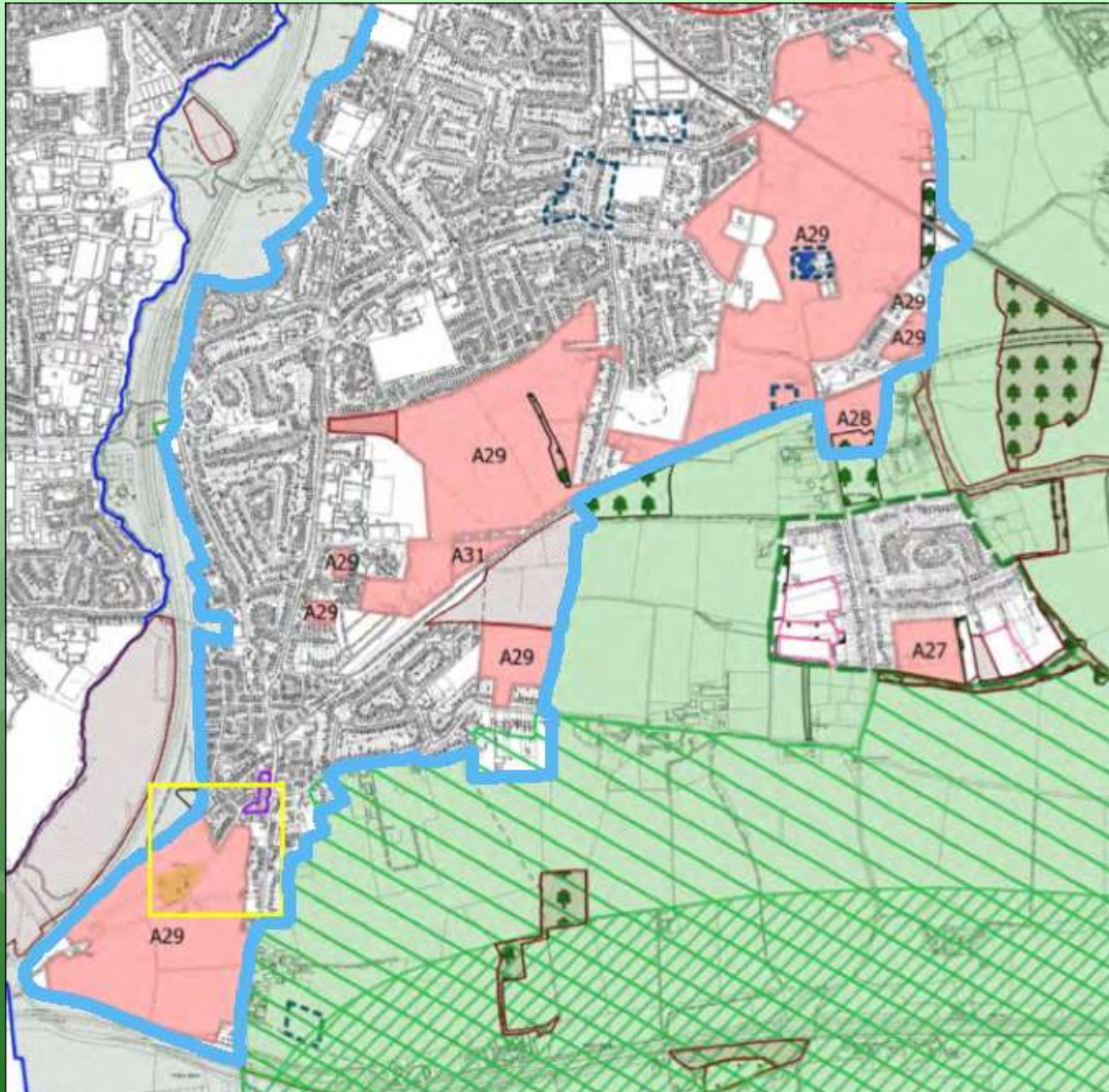


Ash Green Residents Association

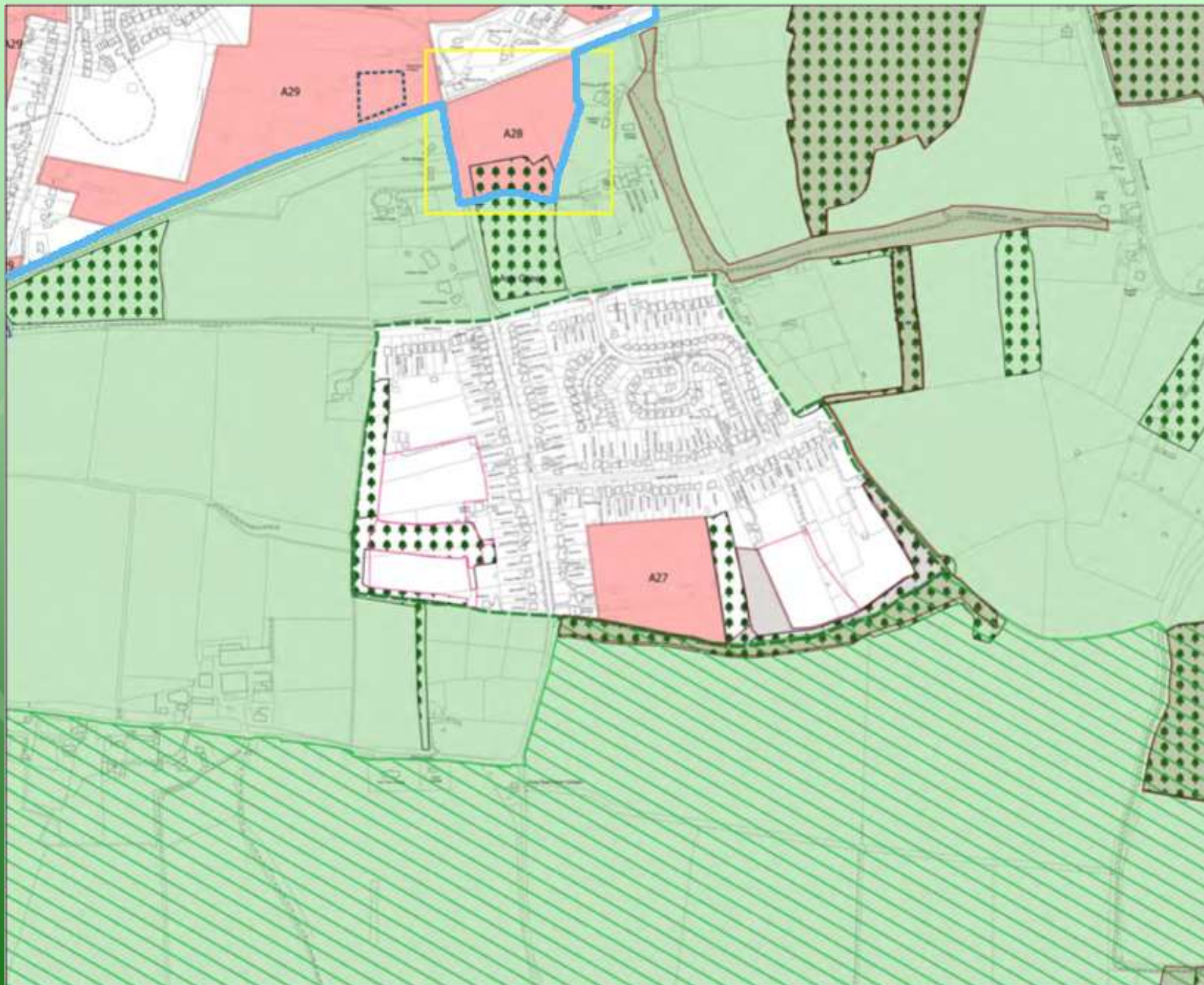
Local Plan Public Meeting - 7:30pm 11th July 2017

Hogs Back Hotel & Spa





OCIATION

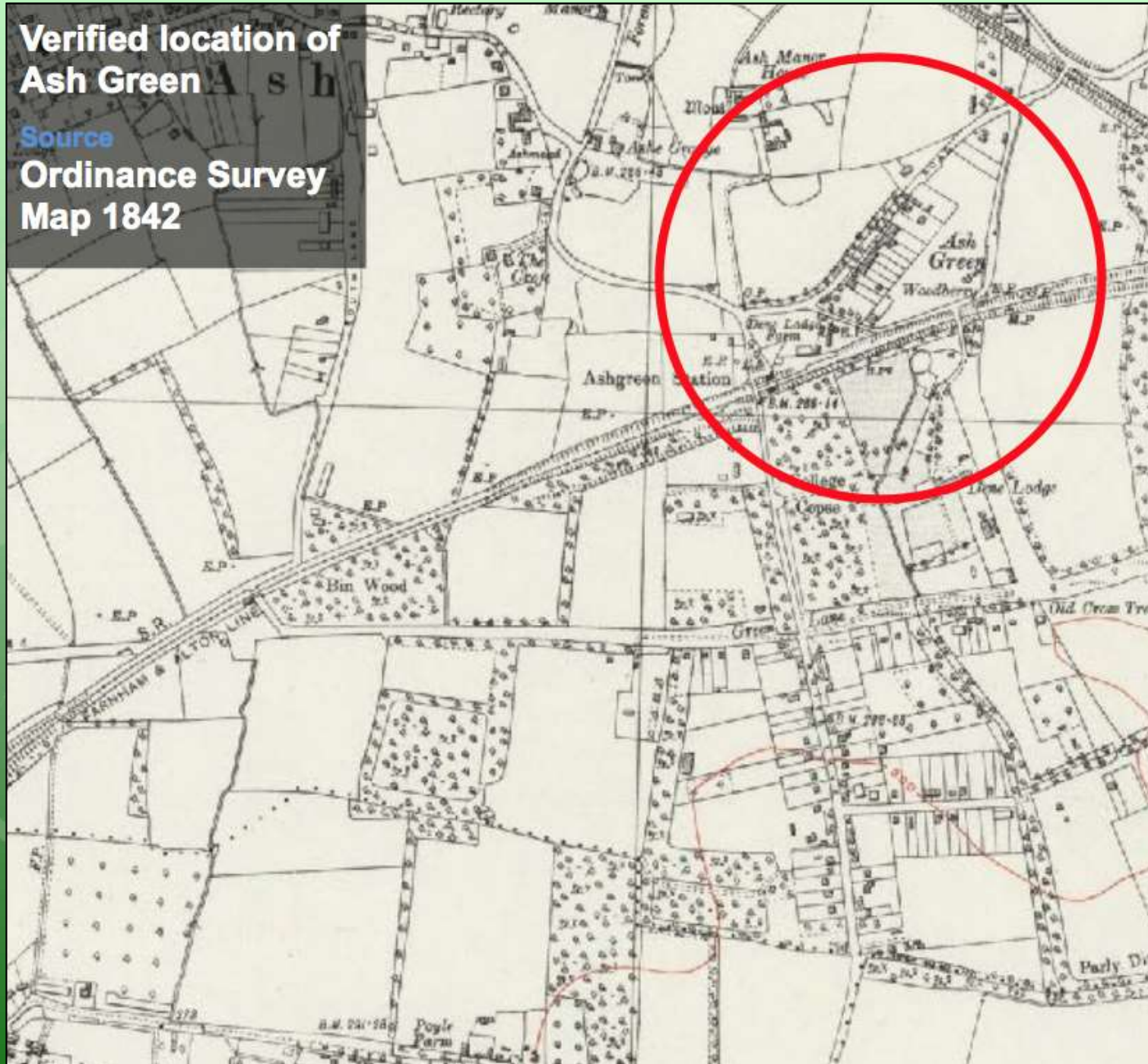


ION

**Verified location of
Ash Green**

Source

**Ordnance Survey
Map 1842**



ATION



“What can you do to help?”

Respond to the Local Plan
before 24th July 2017

Policy P3: Countryside

Introduction

- 4.3.28 ~~Part of the borough has areas of countryside near Ash and Tongham consists of countryside~~ that is not designated Green Belt. Whilst this land does not carry the same weight in national planning policy as Green Belt in terms of ~~resisting the inappropriateness of~~ development, it is nevertheless important that we seek to manage ~~change growth~~ in this area.
- 4.3.29 Originally consisting of the three small rural villages of Ash, Ash Vale and Tongham, the Ash and Tongham urban area has grown considerably in size and now forms Guildford borough's second ~~largest~~ urban area. ~~Given its relative sustainability, countryside to the south and east of the urban area is allocated as a strategic location for development. The sustainability of this area combined with its preference in the spatial hierarchy means a further extension of the urban area, using some countryside, is allocated for development.~~
- 4.3.30 We do however wish to ensure that whilst accommodating this growth, we are able to protect the remaining countryside around it from inappropriate development ~~in order to protect its intrinsic character and preserve the role it plays in maintaining the separate identity of Ash and Tongham.~~
- 4.3.31 The ~~remaining land designated as~~ countryside ~~on the Policies Map~~ lies immediately to the west and south of the urban area and forms the natural boundary of the Blackwater Valley. The Blackwater Valley contains the A331, which connects the A31 and Tongham in the south with Ash Vale in the north and Frimley beyond. It ~~also~~ provides an important open gap between Ash and Tongham, and the town of Aldershot to the west.
- 4.3.32 This area of countryside provides a green corridor and tranquil setting with considerable biodiversity and recreation value. The River Blackwater marks the borough and county boundary and maintains the rural corridor between Surrey and Hampshire.

POLICY P3: Countryside

- (1) Within the area of countryside, as ~~shown designated~~ on the Policies Map, development will ~~only~~ be permitted provided it:
- requires a countryside location or where a rural location can be justified, and
 - is proportionate to the nature and scale of the site, its setting and countryside location, and
 - does not lead to greater physical or visual coalescence between the Ash and Tongham urban area and Aldershot.

Reasoned Justification

- 4.3.33 National planning policy states that we should recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it. For this reason, we will seek to limit any development in the countryside unless it can be demonstrated that it is necessary in that location and contributes positively towards the rural economy.

- 4.3.34 Whilst the Ash and Tongham urban area sits within the wider Blackwater Valley conurbation, it is important that it retains its separate and distinct identity and character. Any development should be designed in such a way that it respects the setting of the green corridor and ensure that it does not visually intrude on the landscape. Any development proposals which compromise the integrity of the gap that separates the Ash and Tongham urban area with neighbouring Aldershot will be resisted.

~~(4.3.35 Paragraph intentionally blank)~~

Key Evidence

- Green Belt and Countryside Study ~~Volumes I – VI (Guildford Borough Council, 2011 and 2014)~~
- Landscape Character Assessment ~~(Guildford Borough Council, 2007)~~

Monitoring Indicators

Indicator	Target	Data source
Number-Percentage of appeals allowed for applications for new buildings in the inset villages	Reduction in the number percentage of appeals allowed	Planning applications and appeals

POLICY P3: Countryside

OBJECT

Objections: (amendments shown in blue text)

1. *Ash Green is not part of the Ash & Tongham Urban Area and therefore the ATUA boundary must not extend south of Ash Green Road and Foreman Road.*
2. **4.3.29 Amend:** *“Originally consisting of the three small rural villages of Ash, Ash Vale and Tongham, the Ash and Tongham urban area has grown considerably in size and now forms Guildford borough’s second largest urban area. **Given its relative sustainability, a Countryside to the south and east of the urban area within the urban area to the south and east** is allocated as a strategic location for development. **However to make this growth sustainable, suitable infrastructure must be implemented before further development.**”*
3. **4.3.30 Amend:** *“We do however wish to ensure that whilst accommodating this growth, we are able to protect the remaining countryside around it from inappropriate development **in order to protect its intrinsic character and preserve the role it plays in maintaining the separate identity of Ash, Tongham and Ash Green.**”*
4. **Policy P3: Countryside - Amend**
“Within the area of countryside, as designated on the Policies Map, development will be permitted provided it:
 - a) *requires a countryside location or where a rural location can be justified, and*
 - b) *is proportionate to the nature and scale of the site, its setting and countryside location, and*
 - c) *does not lead to greater physical or visual coalescence between the Ash and Tongham urban area, **Ash Green** and Aldershot.”*

POLICY A29: Land to the south and east of Ash and Tongham

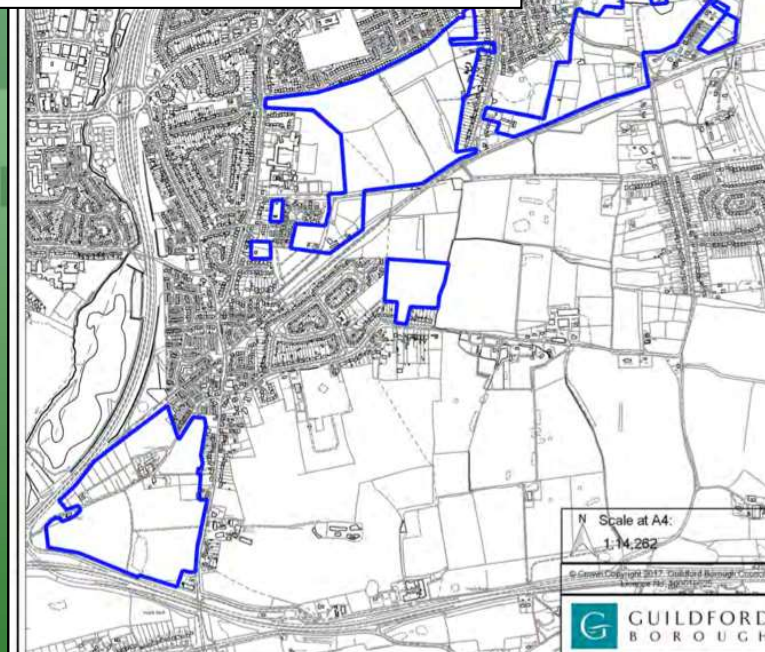
Allocation	<p>This is a strategic location for development</p> <p>The site is allocated for approximately 1200-1,750 homes, including some self-build and custom house building plots (C3)</p>
Requirements	<ol style="list-style-type: none"> (1) <u>Appropriate financial contribution to enable expansion of Ash Manor Secondary School by additional 1FE</u> (2) <u>Appropriate financial contribution towards expansion of existing GP provision in the area or land and a new building for a new GPs surgery</u> (3) <u>Sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits</u> (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 have historically been considered to form part of Ash Green village. Whilst this land is now proposed to be included within the Ash and Tongham urban area, proposals for the land west of this road should respect the historical context of this area. This should include the provision of a green buffer that seeks to maintain a sense of separation between the 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) <u>Sensitive design at site boundaries with the adjacent complex of listed buildings at Ash Manor</u> <u>Development proposals close to Ash railway station to have regard to the proposed scheme to improve the level crossing at Ash railway station through the provision of a new road bridge</u> (9) <u>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</u> (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 (12) <u>Green buffer to minimise potential noise and air quality issues adjacent to the A31 and A331</u>

Opportunities	(1) Green corridors and linkages to habitats outside of the site, ensuring that these do not increase accessibility to the Thames Basin Heaths SPA
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Description

Location	Urban area
Ward	Ash South and Tongham, Ash Wharf
Ownership	Private (multiple)
Area (size)	96.67 ha
Existing use	Fields
LAA reference	Site 2247
Key considerations	<ol style="list-style-type: none"> (1) Loss of greenfield land (2) Surface water flooding (3) Listed buildings (4) <u>Height and layout of road bridge and footbridge</u> <u>Proposal for a new road bridge at Ash Railway Station</u> (5) Through road connection between both the individual development sites within this site and between Ash Lodge Drive and Foreman Road (6) Edge of urban area – transition from urban to rural (7) The historical location of Ash Green (8) A number of Tree Preservation Orders (9) Area of High Archaeological Potential <u>Grade II listed buildings</u> (10) Adjoining ancient woodland on some boundaries (11) <u>Potential noise and air quality issues</u> (12) <u>Proximity to ancient woodland/SNCI</u>

Tongham



POLICY A29: Land to the south and east of Ash and Tongham

OBJECT

Objections: (amendments shown in blue text)

1. We object to the increase from 1200 to 1750 homes as this would result in the coalescence of the Ash & Tongham Urban Area and Ash Green Village. This is contrary to Policy P3 (Countryside). Therefore Requirement 6 of this Policy, which attempts to protect the “historic location of Ash Green”, is inadequate and would need rewording to prevent this increased potential for coalescence.

“Development proposals in the vicinity of Ash Green to have recognition of the historic location of Ash Green village and the intrinsic rural character of its countryside location. The properties along Ash Green Road have historically been considered to form part of Ash Green village. Whilst this land is now proposed to be included within the Ash and Tongham urban area, Proposals for the land west of this road and to the south east of Foreman Road / White Lane should 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 should must include the provision of a green buffer that seeks to maintains a sense of separation between the any proposed new development and the properties fronting onto Ash Green Road, Foreman Road and White Lane. 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”

Continued...

POLICY A29: Land to the south and east of Ash and Tongham

OBJECT

Objections (continued): (amendments shown in blue text)

2. Requirement 8 does not sufficiently protect Ash Manor, a historical farmstead of three listed buildings including a medieval hall house and should be amended as follows:

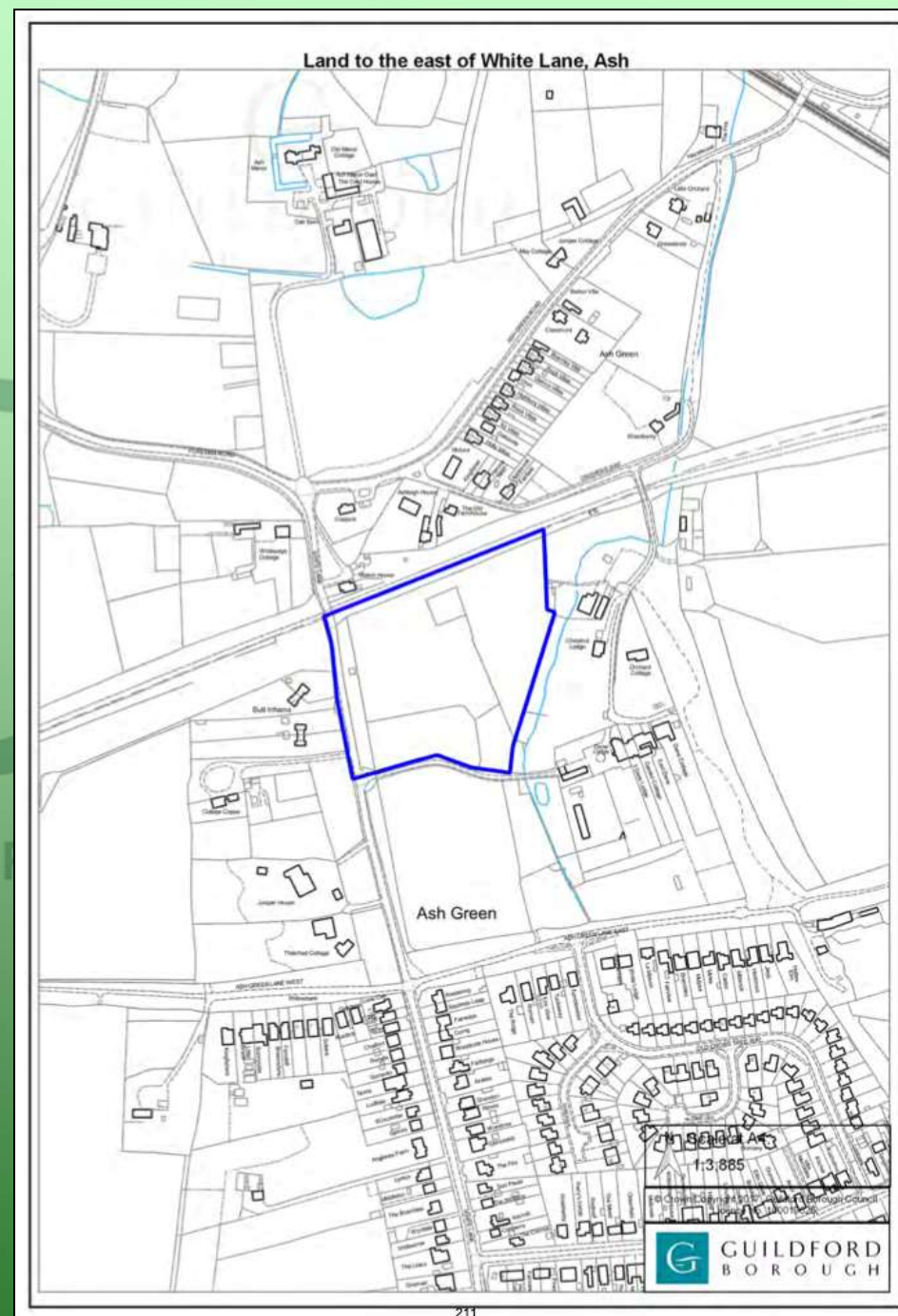
“Sensitive design at site boundaries with the adjacent complex of listed buildings at Ash Manor. Views to and from this heritage asset, including their approach from White Lane, must be protected.”
3. Infrastructure before development. Requirement 9 (Land and provision for a new road bridge at Ash Station to enable closure of the level crossing) must be completed before any development of Policy A29 commences.
4. Requirement 9 fails to address the other significant transport infrastructure improvements that are required to cope with the increases in traffic generated by Policy A29. Therefore solutions to the following areas are also required before any development of A29 is permitted.
 - a) The Greyhound Pub Roundabout
 - b) The Street in Tongham
 - c) A331/A323 intersection
 - d) A31/White Lane junction
5. Ash Green is not part of the Ash & Tongham Urban Area and therefore the ATUA boundary must not extend south of Ash Green Road and Foreman Road.

POLICY A28: Land to the east of White Lane, Ash-Green

Allocation	The site is allocated for approximately 62 homes (C3)
Requirements	<ol style="list-style-type: none"> (1) <u>Sufficient capacity is available within Ash Vale wastewater treatment works to accept wastewater from this development within its permitted limits</u> (2) Sensitive design at site boundaries that has regard to the transition from urban to rural (3) No unacceptable impact on trees and ancient woodland (4) Recognition of the historic location of Ash Green village
Opportunities	<ol style="list-style-type: none"> (1) <u>A mix of homes (C3) and accommodation for older people (C2) could be appropriate for this site</u> (2) Green corridors and linkages to habitats outside of the site, <u>ensuring that these do not increase accessibility to the Thames Basin Heaths SPA</u>

Description

Location	Ash and Tongham Urban Area
Ward	Ash South and Tongham
Ownership	Private
Area (size)	1.9-2.85 ha
Existing use	Pasture land
LAA reference	Site 2002
Key considerations	(1) Impact of development on trees and ancient woodland (2) Edge of urban area – transition from urban to rural



POLICY A28: Land to the east of White Lane, Ash Green

OBJECT

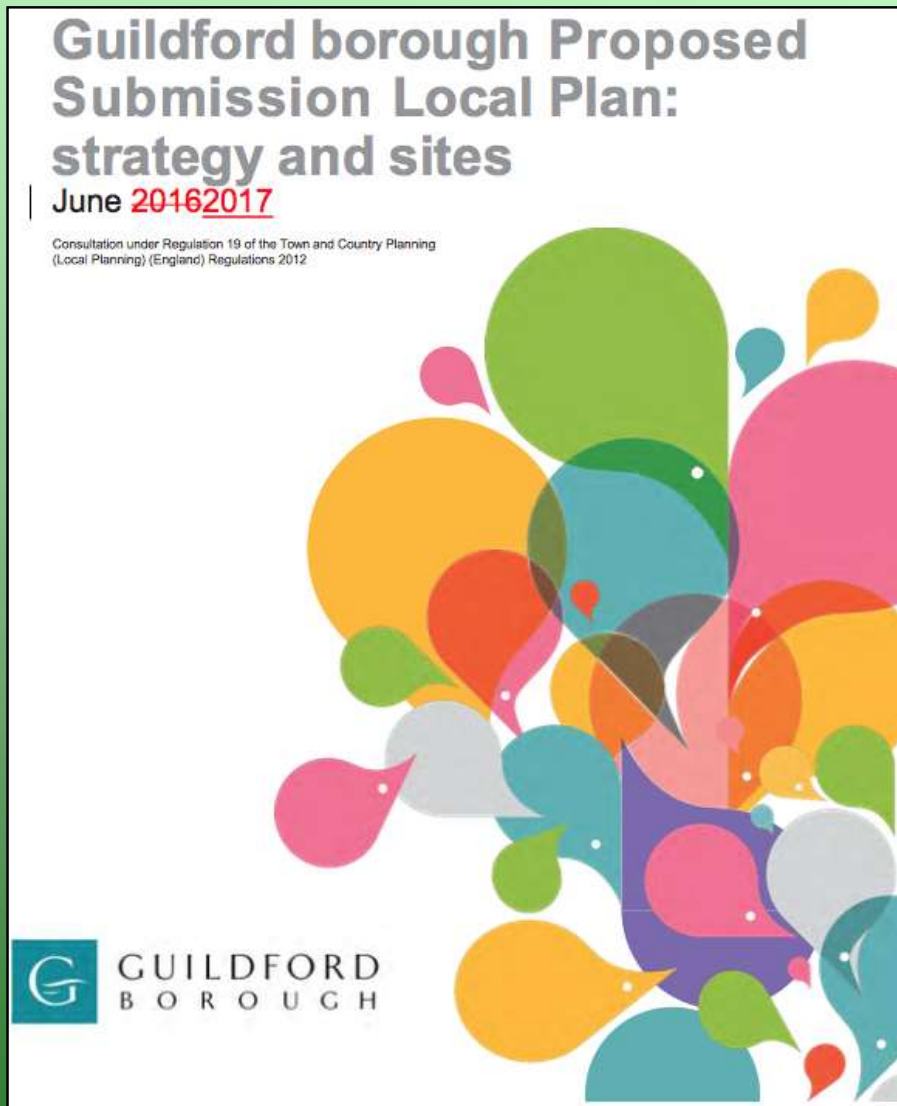
Objections: (amendments shown in blue text)

1. Correct title of Policy A28 to say *Ash Green*, and not *Ash*.
2. Opportunities (1) Amend: *“To create a centre for the village by including a village hall with associated recreational space providing much needed facilities for the Ash Green community. A mix of homes (C3) and accommodation for older people (C2) could be appropriate for this site.”*
3. Ash Green is not part of the Ash & Tongham Urban Area and therefore the ATUA boundary must not extend south of Ash Green Road and Foreman Road.

ASH GREEN RESIDENTS ASSOCIATION

Note:

Policies A27, A28 and A29 collectively increase Ash Green village by 50%. Opportunity exists under the new Local Plan for Guildford Borough Council to provide a village/community hall and recreational area which would provide Ash Green with much needed community and social space.



Find out more:

www.guildford.gov.uk/newlocalplan/

This presentation and suggested comments are available at:

www.ashgreen.org

Comment:

email: localplan@guildford.gov.uk

or write to:

Planning Policy (Local Plan Consultation)
Guildford Borough Council
Millmead House
Millmead
Guildford, Surrey. GU2 4BB

Reply by 12 noon 24th July 2017