

Ash Wharf ward

List of sites

Ref no	Address	Suggested Land Use
21	Land at Guildford Road, Ash	Residential
51	Land to the south and east of Guildford Road, Ash	Residential – urban extension to Ash

See the Site Allocations Site Proformas for more information about each site, including site map and site area. The Site Proformas are available to download from the Council's website at www.guildford.gov.uk/planningpolicy > Guildford Development Framework > Site Allocations.

Site reference number	21	
Site address	Land at Guildford Road, Ash	
Suggested land use	Residential	
Number of comments received	11	
Number of respondents in agreement with the suggested land use	1	9%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- This site is a credible option for a sustainable, logical, Greenfield extension to Ash, with excellent public transport links, accessible to a range of services, facilities and amenities.
- The site is within 200m of Ash Train Station.
- The site is outside of the Green Belt.

Most common objections

- Loss of Countryside beyond the Green Belt land, which is an important buffer between Ash and Tongham.
- It is a Greenfield site and suitable available urban land should be developed first.
- Increased risk of flooding.
- Dog walkers will be forced to use the Special Protection Area (SPA).

Local information gathered

- There is surface water flooding on this site (heavy clay sub soil).
- The site presently serves as an area of drainage and flood relief, acting as a balancing area.
- The existing flood relief ditches from the Hogs Back pass across and are adjacent to this site.
- Access to Guildford Road is very busy and congested at rush hour.

Any additional relevant information

A range of supporting comments was received from the respondent who made the site suggestion. These are not listed in this summary in full but will be considered alongside all of the comments made for this site.

Alternative use suggestions

- Offices and public open space.
- SANGS site (Suitable Alternative Natural Green Space).

Site reference number	51	
Site address	Land to the south and east of Guildford Road, Ash	
Suggested land use	Residential – urban extension to Ash	
Number of comments received	7	
Number of respondents in agreement with the suggested land use	1	14%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- This site is a credible option for a sustainable, logical, Greenfield extension to Ash, with excellent public transport links, accessible to a range of services, facilities and amenities.
- The site is within 200m of Ash Train Station.
- The site is outside of the Green Belt.

Most common objections

- Traffic congestion is already a problem and further development will make it worse.
- Loss of Countryside beyond the Green Belt land, which is an important buffer between Ash and Tongham.
- It is a Greenfield site and suitable available urban land should be developed first.
- Dog walkers will be forced to use the Special Protection Area (SPA).

Local information gathered

- There are surface water drainage problems in the area.
- The site presently serves as an area of drainage and flood relief, acting as a balancing area.
- The existing flood relief ditches from the Hogs Back pass across and are adjacent to this site.
- A road bridge over the railway is needed to reduce congestion at Ash Station level crossing.

Any additional relevant information

A range of supporting comments was received from the respondent who made the site suggestion. These are not listed in this summary in full but will be considered alongside all of the comments made for this site.

Alternative use suggestions

- SANGS site (Suitable Alternative Natural Green Space).