

Shalford ward

List of sites

Ref no	Address	Suggested Land Use
5	Compton Sewage Treatment Works	Residential
12	Land at Hornhatch Farm, New Road, Chilworth	Residential / Mixed Use
56	Land off Priorsfield Road, Godalming, Surrey, GU7 2RQ	Residential / Leisure / Community Facilities
81	Land at Shalford Station	Residential
107	Former Astolat site at Peasmarsh	Residential
112	Land adjacent to railway bridge north of Artington Park and Ride site	Mini railway station
119	Land at and around Stonebridge Depot and Orchis Cottages	Green Waste Recycling / Biomass preparation and storage
147	Land lying North of Station Road, Shalford	Open Space
150	Parcel of Land between Tilthams Corner Road and Foxborough Road, Shalford, GU4	Residential
153	Land at Littlebrook Cottage, Pound Place, Shalford, GU4 8HJ	Affordable Housing
160	Artington Court, Old Portsmouth Road, Guildford, GU3 1LJ	Residential and inclusion within Settlement Boundary
168	Land to the north of Stonebridge Depot, Shalford, Guildford	Public / private Gypsy and Traveller site

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	5		
Site address	Compton Sewage Treatment Works		
Suggested land use	Residential		
Number of comments received			6
Number of respondents in agreement with the suggested land use	1		17%
Number of respondents suggesting alternative uses			1

Most common supporting comments

No detailed supporting comments made.

Most common objections

- Loss of Green Belt land.
- Development would be contrary to Local Plan Policy.
- Adverse impact on the Conservation Area, AONB, AGLV and Ancient Woodland.

Local information gathered

None applicable.

Any additional relevant information

None applicable.

Alternative use suggestions

- Agricultural / woodland

Site reference number	12	
Site address	Land at Hornhatch Farm, New Road, Chilworth	
Suggested land use	Residential / Mixed use	
Number of comments received	29	
Number of respondents in agreement with the suggested land use	3	10%
Number of respondents suggesting alternative uses	8	

Most common supporting comments

- Support for the growth of the village.

Most common objections

- Insufficient infrastructure to cope with more housing.
- Increase in traffic and congestion.
- Increase in air pollution.
- Increase pressure on the road network.
- Insufficient public transport available.
- Dangerous access to the site.
- Loss of Green Belt land.
- Development would be contrary to Local Plan Policy.
- Loss of useful agricultural land.
- Adverse impact on the character of the area.
- Loss of a wildlife area.

Local information gathered

- There are no local doctors' surgeries or dentists in the area.
- Local roads are saturated with traffic.
- New Road already has congestion and negotiation problem at Rice's Corner
- Bus and train services are limited.
- Tillingbourne Junior School is next to the site.

Any additional relevant information

None applicable.

Alternative use suggestions

- Open space
- Sports and recreational provision
- Agricultural
- Facilities for Tillingbourne school and local amenities

Site reference number	56	
Site address	Land off Priorsfield Road, Godalming, Surrey, GU7 2RQ	
Suggested land use	Residential / Leisure / Community facilities	
Number of comments received	5	
Number of respondents in agreement with the suggested land use	1	20%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

No detailed supporting comments made.

Most common objections

- Loss of Green Belt land.
- Development would contravene Local Plan Policy.
- Adverse impact on the AONB.
- Loss of an attractive area.

Local information gathered

None applicable.

Any additional relevant information

None applicable.

Alternative use suggestions

No alternative use suggestions.

Site reference number	81	
Site address	Land at Shalford Station	
Suggested land use	Residential	
Number of comments received	21	
Number of respondents in agreement with the suggested land use	6	29%
Number of respondents suggesting alternative uses	3	

Most common supporting comments

- Support based on the residential units being affordable housing.

Most common objections

- Adverse impact on the character of the existing station and surrounding area.
- Demolition of an historical building.
- Adverse impact on the views of the Chancies from homes in Station Road and adjoining streets.
- Exacerbate current parking problems around the station.
- Increase in traffic.
- Access is limited.
- Inappropriate site for housing as the density would have to be too high to make it viable.
- The site is too narrow to allow for a satisfactory layout to be achieved
- The site is too close to the railway line (noise levels too high for residents).
- Inadequate light for ground flood units.

Local information gathered

- The site contains the Old Railway Shed; a building of interesting historical character.
- Railtrack needs 24hr access to the railway through the site for operational purposes.
- There is no where local to buy a paper, milk, bread etc.

Any additional relevant information

None applicable.

Alternative use suggestions

- Additional parking spaces.
- Small works plus additional parking
- Local shops

Site reference number	107	
Site address	Format Astolat site at Peasmarsh	
Suggested land use	Residential	
Number of comments received	7	
Number of respondents in agreement with the suggested land use	1	14%
Number of respondents suggesting alternative uses	1	

Most common supporting comments

No detailed supporting comments were made.

Most common objections

- There is no room on the site for development.

Local information gathered

A residential care home was built on this site in 2006.

Any additional relevant information

None applicable.

Alternative use suggestions

None applicable.

Site reference number	112	
Site address	Land adjacent to railway bridge north of Artington	
Suggested land use	Mini railway station	
Number of comments received	16	
Number of respondents in agreement with the suggested land use	10	63%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

- Support the idea alongside the extension of the car park.
- Reduce traffic and parking congestion.
- Forward-looking solution to the town's traffic problems.
- Support the idea if it is joined to the Waterloo-Portsmouth and Reading - Gatwick lines.

Most common objections

- The proposed use is not needed
- Adverse impact on an Area of Outstanding Natural Beauty (AONB).
- Adverse impact on the Green Belt.

Local information gathered

- The car park is currently always full.

Any additional relevant information

None applicable.

Alternative use suggestions

No alternative use suggestions were made.

Site reference number	119	
Site address	Land at and around Stonebridge Depot and Orchis Cottages	
Suggested land use	Green waste recycling / biomass preparation and storage	
Number of comments received	219	
Number of respondents in agreement with the suggested land use	4	2%
Number of respondents suggesting alternative uses	148	

Most common supporting comments

No detailed supporting comments made.

Most common objections

- Increase in traffic and congestion.
- Difficult access onto the A281.
- The facility would require redevelopment of the existing police depot.
- Development at risk of flooding.
- Environment risk to river - any leakage from the facility (due to flooding) would have a devastating effect on the river.
- The site too close to two special schools and residential areas.
- Increased risk of fly tipping.
- Development would not be in keeping with the rural countryside.
- Increase in excessive noise by heavy agricultural machinery.
- Loss of a tranquil area.
- Smell of decomposing and processing biological material.
- Bramley cricket ground is included within the site and its loss would be detrimental to the community.
- Unacceptable impact on the Downs Link footpath / cycleway which runs through the site and currently provides valuable recreational space.
- Adverse impact on the SNCI and AGLV.

Local information gathered

- Trunley Heath Road would not be safe for lorries and heavy vehicles as it has a number of dangerous bends and narrow place, especially over the bridges.
- The area is already congested and the A281 is very busy.
- Access onto A281 from Trunley Heath Road is sometimes impossible.

Any additional relevant information

None applicable.

Alternative use suggestions

- Wey & Arun Canal Trust propose additional mooring for canal boats, developing the local tourist and leisure industry, protecting the rural nature of this area.
- New sports facilities (new facilities in this area are needed with a crèche).
- Nature reserve.

Site reference number	147		
Site address	Land lying north of Station Road, Shalford		
Suggested land use	Open Space		
Number of comments received			7
Number of respondents in agreement with the suggested land use	7		100%
Number of respondents suggesting alternative uses			0

Most common supporting comments

No detailed comments made.

Most common objections

No opposition to this proposal.

Local information gathered

None applicable.

Any additional relevant information

None applicable.

Alternative use suggestions

No alternative uses suggested.

Site reference number	150	
Site address	Parcel of land between Tilthams Corner Road and Foxborough Road, Shalford, GU4	
Suggested land use	Residential	
Number of comments received	204	
Number of respondents in agreement with the suggested land use	1	<1%
Number of respondents suggesting alternative uses	27	

Most common supporting comments

No detailed supporting comments.

Most common objections

- Loss of a wildlife area.
- Adverse impact on ponds.
- Increase traffic.
- Increase danger to road users (including pedestrians and cyclists).
- Insufficient infrastructure to cope with additional residents.
- The site is too close to two specials schools and residential areas.
- Increase flood risk.
- Unsustainable site – inadequate public transport available.
- Unsuitable for residential development due to its proximity to the sewage works.
- Adverse impact on the character of the area (development would link Shalford to Bramley).

Local information gathered

- The site is on an old landfill site.
- Unstead Bird and Wildlife recording area since the early 1990s.
- Proximity of rifle range makes whole site far too risky.
- Adjacent to a wildlife reserve with two ponds that would be completely devastated by such a development.
- Foxburrow Hill Road and Trunley Heath Road are not suitable for extra traffic; it would not be safe for lorries and heavy vehicles as it has a number of dangerous bends and narrow place, especially over the 3 bridges.
- The local roads are used by pedestrians, cyclists and horse riders.
- The A281 is already over-congested.
- The site regularly floods (especially in the winter).

Any additional relevant information

None applicable.

Alternative use suggestions

- Wey & Arun Canal Trust proposal for additional mooring for canal boats, developing the local tourist and leisure industry, protecting the rural nature of this area.
- Extend Unstead Bird & Wildlife reserve.

Site reference number	153	
Site address	Land at Littlebrook Cottage, Pound Place, Shalford, GU4 8HJ	
Suggested land use	Affordable housing	
Number of comments received	22	
Number of respondents in agreement with the suggested land use	2	9%
Number of respondents suggesting alternative uses	7	

Most common supporting comments

- The area needs affordable housing as it is very difficult to recruit young staff as they cannot afford to live in the area.

Most common objections

- This is Green Belt land outside of the Settlement Area.
- Proposal conflicts with Local Plan Policy.
- Development would be out of character with the area.
- Adverse impact on the Victorian character of the area.
- Increase in traffic and congestion – there is far too much traffic and congestion already in this area.
- Development is too close to a children’s play area.
- Inappropriate location for residential development (the site is next to a railway line).
- Access would be unsuitable via Pound Place.

Local information gathered

- This land was exchange land for common land.
- This land has common rights of access.
- Pound Place is a single track lane.

Any additional relevant information

None applicable.

Alternative use suggestions

- Common land
- Low density residential use.
- Open space with an extension of the adjacent common land used beside scout hut for recycling purposes.
- Horticulture

Site reference number	160	
Site address	Artington Court, Old Portsmouth Road, Guildford, GU3 1LJ	
Suggested land use	Residential and inclusion within settlement boundary	
Number of comments received	8	
Number of respondents in agreement with the suggested land use	1	13%
Number of respondents suggesting alternative uses	2	

Most common supporting comments

- Appropriate location for residential development.

Most common objections

- Adverse impact on a historically important building.
- Adverse impact on the semi-rural character of the area.
- The development would be highly visible from the surrounding area
- Loss of Green Belt land outside of the Settlement Boundary.
- Concern development would lead to future intensification of development in the area.
- Adverse impact on a Conservation Area, AONB and AGLV.
- Threat to trees with Tree Preservation Order's (TPO's).
- Increase risk of traffic accidents due to poor access.

Local information gathered

- The site is opposite the historically important St Catherine's chapel on the hill.
- Access to the site is at the bend on a very busy road and would exacerbate an already dangerous situation.

Any additional relevant information

None applicable.

Alternative use suggestions

- Affordable housing

Site reference number	168	
Site address	Land to the north of Stonebridge Depot, Shalford, Guildford	
Suggested land use	Public / private Gypsy and Traveller site	
Number of comments received	267	
Number of respondents in agreement with the suggested land use	2	1%
Number of respondents suggesting alternative uses	165	

Most common supporting comments

- The Gypsy and Traveller community must be provided with good amenities, particularly for children.
- Gypsy and Travellers must be included into the community.

Most common objections

- Environment risk (potential release of methane gas).
- Development at risk of flooding.
- Inappropriate for the proposed use due to close proximity to a phone mast.
- The site is unsafe (close to boggy, waterlogged land that is unsafe for children).
- The road network is not adequate to support the proposed use (Broadford Road is not suitable for heavy articulated lorries).
- Dangerous access to the site.
- Increase in congestion.
- The proposal would lead to over-crowding and put pressure on facilities in Bramley and Shalford (especially schools and roads, but also shops and parking areas).
- There are inadequate facilities to support additional development (no shops, schools, garages within walking distance).
- The site is in the Green Belt, outside the Settlement Boundary. The proposal does not provide an exceptional reason to remove land from the Green Belt.
- Risk of an increase in fly-tipping.
- Adverse impact on the corridor of the River Wey.
- Adverse impact on the river environment.
- Concern about potential enlargement of the site in future years.
- Difficult to contain the site.
- Adverse impact on the AGLV.
- The proposal would close the rural gap between Shalford and Bramley.
- Loss of a wildlife area.
- Excessive financial cost to prepare the site for development.
- Development would have an adverse impact on property values.
- Loss of amenity to two special needs schools and nearby residents.
- Prevent the future possibility of using the site for other uses.
- The site is too close to two special needs schools (Wey House and Gosden House).
- The site is too close to residential areas.
- General over-development in the area, associated with the belief that there are more suitable sites outside of a village.

Local information gathered

- Waverly District should be consulted also.
- There is already a mobile home park in Shalford.
- The proposal was rejected in 1982, 1987 and 1992.

- It is a former landfill site.
- The site smells.
- The A281 is already congested.
- The surrounding lanes are narrow.
- Protected species of bat nest near the site yearly, including 'noctules' and other rare species.

Any additional relevant information

None applicable.

Alternative use suggestions

- Wey and Arun Canal Trust proposals.
- Bird and Nature Reserve
- Tree Plantation for carbon capture
- Open space for sports and recreation
- Used again as a waste disposal site
- Used to provide affordable housing or low-density residential site