

Ash Vale ward

List of sites

Ref no	Address	Suggested Land Use
143	Land at rear of 4,5 & 6 Castle Villas, Northcote Road	Open Space
167	Stratford House, Stratford Road, Ash Vale	Public / private Gypsy and Traveller site
198	Lysons Avenue, Ash Vale	Employment uses
3	Ash Vale Sewage Treatment Works	Employment / Residential

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	143	
Site address	Land at rear of 4,5 & 6 Castle Villas, Northcote Road	
Suggested land use	Open Space	
Number of comments received	6	
Number of respondents in agreement with the suggested land use	4	66%
Number of respondents suggesting alternative uses	1	

Most common supporting comments

- The urban area of Ash and Tongham currently has insufficient open space to meet the needs of the community.

Most common objections

No objecting comments were made.

Local information gathered

- The Ash and Tongham urban area is currently 23.8 hectares short of open space to meet the needs of the community, as identified by the standards published by National Playing Fields Association.
- It is an important open space for birds and small mammals.

Any additional relevant information

None applicable.

Alternative use suggestions

- Social housing

Site reference number	167	
Site address	Stratford House, Stratford Road, Ash Vale (also known as Snaky Lane Wildlife Area)	
Suggested land use	Public / Private Gypsy and Traveller site	
Number of comments received	232	
Number of respondents in agreement with the suggested land use	1	<1%
Number of respondents suggesting alternative uses	83	
Number of petitions received objecting to this proposal	1 (139 signatures)	

Most common supporting comments

No detailed supporting comments made.

Most common objections

- Loss of an important open space for birds and small mammals.
- Loss of an education facility - protected recreation for small children.
- Development at risk of flooding.
- Local infrastructure will not be able to cope
- Local people and tourists would be deterred from visiting this scenic area.
- Adverse impact on the Green Belt.
- Contrary to Planning Policy Guidance Note 2: Green Belts.
- Adverse impact on local house prices.
- Increase in traffic and congestion.
- Increase risk of traffic accidents.
- Increase in pollution.
- Loss of a wildlife area.
- Loss of a tranquil area.

Local information gathered

- All services will need to receive additional investment e.g. local transport, GP surgery, Holly Lodge school (additional places for children needed), water and sewerage services, electricity and gas provision.
- The population in the area has increased significantly in the last 20 years, yet there has been no effort to develop the infrastructure of the area, such as developing roads, drainage, sewers, increasing the capacity of the schools and local resources such as hospitals and other doctors.
- Locally known as Snaky Lane Wildlife Area.
- The 'Snaky Lane Community Wildlife Group' and volunteers have worked hard over the last 14 years to develop and preserve this site. Many species of wild animals have been spotted on the site including slow worms, deer, foxes, rabbits, stoats, badgers, owls, adders.
- Throughout last year the Snaky Lane Wildlife Committee has been making plans to graze part of the site with cattle in order to both improve the biodiversity and to generate more local interest. A big Lottery grant application was submitted and over £9,000 was successfully secured to install fencing on the site which will allow the grazing to commence this autumn.
- The committee is currently working in partnership with a local grazier to establish a grazing regime, seeking quotes from contractors for the fencing work and approaching the local primary school regarding their possible involvement with this new aspect of Snaky Lane management.

Site reference number	198	
Site address	Lysons Avenue, Ash Vale	
Suggested land use	Employment uses	
Number of comments received	10	
Number of respondents in agreement with the suggested land use	3	30%
Number of respondents suggesting alternative uses	0	

Most common supporting comments

- The site is extremely close to a densely populated residential area, so any potential employment use must be assessed sensitively to take this into account, making sure the future development is compatible with the existing environment.

Most common objections

- Increase trouble parking and congestion due to many parked cars.
- Road congestion is a significant issue, particularly at peak times in the morning, evening and during school drop off times which would be made worse by further development.
- Insufficient infrastructure to cope with the proposed development.
- Increased noise, light and air pollution from the development.
- Development would have a negative impact on the character of the area and the sense of community.
- There is no need for more industrial units in Lysons Avenue.
- The development would be too close to a residential area.

Local information gathered

- The existing units at Lysons Avenue do not have sufficient parking for the current employees.
- The traffic is a major hazard to the children travelling on foot to Holly Lodge school.
- There is a history of flooding in the area.

Any additional relevant information

None applicable.

Alternative use suggestions

No alternative use suggestions made.

Any additional relevant information

None applicable.

Alternative use suggestions

- Affordable housing.
- Retain current use.
- Wildlife area – nature reserve status
- New medical centre with car parking
- Garden allotment space
- Car parking facilities for the number of industrial sites, 2 railway stations, North Camp and Ash Vale, plus school run parking

Site reference number	3	
Site address	Ash Vale Sewage Treatment Works	
Suggested land use	Employment / Residential	
Number of comments received	93	
Number of respondents in agreement with the suggested land use	4	4%
Number of respondents suggesting alternative uses	35	

Most common supporting comments

- The provision of offices would help local people find local jobs.

Most common objections

- Potential flood risk from development.
- There is inadequate infrastructure and services (roads, oversubscribed hospital, oversubscribed school, dentists, sewage, fresh water) to cope with further development.
- The development would cause an increase in traffic near to school grounds and on Stratford Road, and an increase in lorries coming through residential areas to any new industrial development.
- There is poor access through Meadow Close.
- The development would be detrimental to Snakey Lane Wildlife site.
- The site is part of the Blackwater Valley Strategic Gap.
- The development would cause a devaluation of property nearby.
- Increased pollution from an industrial site.

Local information gathered

- The site is part of the Blackwater Valley footpath.
- The site of the Water Treatment Plant gets waterlogged.
- Stratford Road floods when there is prolonged heavy rain.
- The site is home to badgers, deer, grass snakes, dragon flies and stag beetles.
- The site was previously used as a dumping ground for waste from sewage filters.

Any additional relevant information

- Several responses included site 3 in their objections to site 167, gypsy and traveller site.

Alternative use suggestions

- A park
- Extension of Snakey Lane Nature Reserve
- Skateboarding or cycling park
- Car park