

Question 11.15

No, you cannot build a road across an Area of Outstanding Natural Beauty, especially one that's on a steep hill to join the Hogs Back which can be seen for miles around, without destroying the setting. The visual impact is one thing with lighting, cars and tarmac but exhaust fumes and noise pollution are also important for the diverse ecology of the area.

Question 11.16.

Traffic queues every morning along the Hogs Back towards Guildford. At 8am you can see everyone at a standstill. Local Traffic along Park Barn Road, Southway and the Aldershot Road also queue towards the Tesco roundabout until well after 9am. The same thing happens in the evening when it's best to avoid anywhere near the Hospital or University until 6.30pm. A road directly from the Hospital to the A31 with the addition of a new Research Park and upwards of 1800 homes will only add to the congestion and pollution we have in Guildford. The A31 will also have to cope with the extra housing being proposed by Rushmoor and Waverley Councils, especially the new housing estate at Alton.

Question 9.7 and 11.7**Guildford Urban Sprawl. A26**

The landowners have specified in their responses to the Local Plan consultations that in addition to their current Blackwell Farm site allocation that they wish to develop more land along the Hogs Back. This is evidenced in response. 16/1499 From University VC Max Lu.

Blackwell Farm should be protected so as not to set a precedent for further development to the West of Guildford across land that is classified AONB, AGLV and Greenbelt. This whole area is a fabulously beautiful green corridor into the West of Guildford and should be protected.

As the Hogs Back A31 is so high, I can't see how you can hide upwards of 1800 homes from every single person that uses that route on a daily basis to commute into town. It will be seen from Guildford Cathedral, The Mount AONB and Newlands Corner AONB. It will be an eye sore from the Footpaths and Bridleways, especially the important Christmas Pie Route which goes through Broadstreet Common, FP446 and FP13 from Broadstreet Common into the Surrey Research Park and importantly, BW447 which runs from the Northern tip of site A26 right along the currently proposed Westerly development border to the A31. It can also be seen from Merrist Wood, Fairlands, Perry Hill, Ash Ranges and Surrey Sports Park. Building on those fields will destroy the very scenery that made this an Area of Outstanding Natural Beauty in 1958.

Question 11.8

I'm sure you are already aware of the huge surface car parks and open space on the current Research Park which has been wasted by poor design. You may also be aware that Guildford has an increasing amount of empty office space. Since the last consultation, Guildford has lost Avaya and Ericsson thus leaving more empty space. To take circa 50 acres of Arable farmland, with a flooding problem, out of use for another office development when we have so many empty units already would be a criminal. Better planning from the start would have provided plenty of office floor space at the current Research Park. I'm sure a decent planning advisor could redesign much of the current land area to accommodate many more businesses.

Question 11.9- exceptional circumstances.

Neither the Council or University have provided any clear reason for the expansion of an under utilised Research Park or the addition of 1800 homes on the Blackwell Farm site. Housing need alone is not good enough. I cannot find anything in the submissions that gives a clear argument why this land should be developed.

Current Green Belt Boundary-exceptional circumstances.

The Ancient Woodland between Blackwell Farm and the Surrey Research Park that joins with the SNCI at Broadstreet Common and the hedge line at the boundary of Manor Park does a fabulous job of creating a barrier between the urban boundary of Guildford and the beautiful AONB, AGLV and Greenbelt fields along the Hogs Back. There is no similar natural feature which would create a suitable boundary to the West of Manor Park.

Losing this important barrier and developing Blackwell Farm will create a domino effect of development on the ALNB, AGLV and Greenbelt to Wanborough and all the way to Tongham.

I have included a range of photographs as appendixes to evidence some of my points.

Regards

Lisa Wright.



Appendixes.

Appendix Map

Showing where the attached photos were taken in what direction.

Please bear in mind that I am only 5'5", I assume housing and office buildings will be much taller and have a substantially greater impact than my photos can depict. All photographs were taken this morning, May 8th at 9.30am. It should be noted that the impact on the AONB and views is greater in winter when the trees are bare.

Appendix A.

Photograph taken at site A showing the various places that will be impacted by the expansion of the Surrey Research Park onto Blackwell Farm. I am standing on the Permissive Bridleway adjacent to the railway. You can clearly see Guildford Cathedral, Newlands Corner AONB, The Mount AONB and the thick woodland that constrains the Guildford Urban Area.

Appendix B.

Site B. Standing on Bridleway BW447 intersection with FP 479. View 2 shows the quality of the surroundings and gives an idea of the impact 1800+ homes will have on this AONB, AGLV and ancient woodland. View 3 shows the horizon of the Hogs Back/ A31.

Appendix C.

Site C. Taken again at BW447 with the intersection of 'Misley Copse' Permissive Bridleway. Views 4 and 5 show the stunning landscapes of Blackwell Farm and the usual flooding!

Appendix D.

Site D. Taken slightly further South on BW447. View 6 is facing North on BW447. View 7 faces West across the fields towards Wanborough. These are the fields the University wishes to Safeguard for further development and shows how unbounded the views to the West are.

Finally, View 8 faces East towards Manor Park and Guildford through the AGLV.