

Ash, Tongham & Ash Green Forum Meeting

Wednesday 18 April 2018
7.00pm to 8.30pm

Agenda

1. Welcome and Introductions
2. Major Planning Applications Update
3. Introduction to proposed Ash Road Bridge
4. Ash Road Bridge Project Detail
5. Questions from Members of the Public

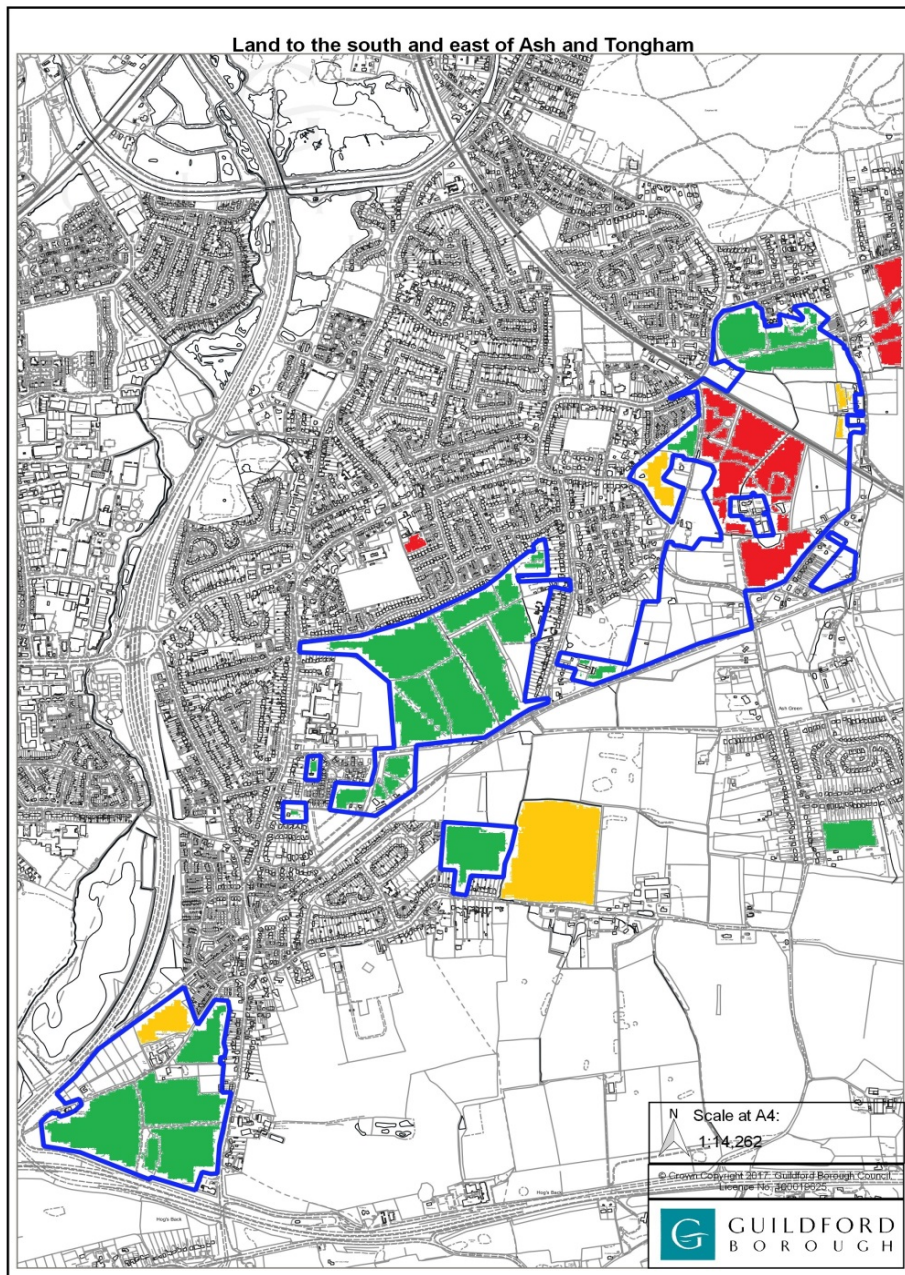
Agenda Item 1: **Welcome & Introductions**

Agenda Item 2:

Major Planning Applications

Update

Current overview



Pending applications

- The Granary, Grange Road – 50 units
- Land north of Grange Road – 60 units
- Land south Ash Lodge Drive – 492 units
- Streamside, Harpers Road – 24 units

Approved

None

Refused

- Land at Tithams Garage – 12 units
- Land at College Copse – 7 units

Appeals

- Manor Farm, The Street – allowed
- Land south Ash Manor – withdrawn
- Land north of Poyle Road – pending

Agenda Item 3: Introduction to the Ash Road Bridge

Ash Road Bridge - Aims

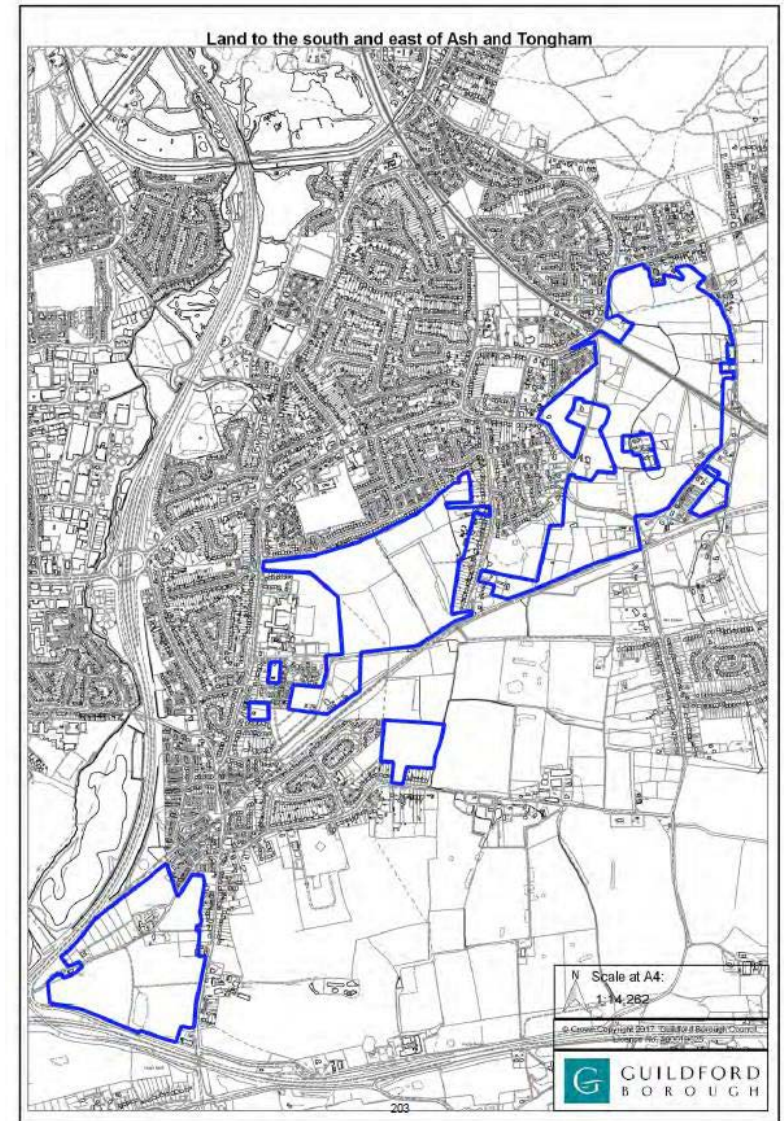
- Facilitates removal of safety hazard posed by the present level crossing, categorised by NR as a high/medium risk crossing
- Allows for removal of existing traffic congestion hotspot delaying vehicles, pedestrians and cyclists (NB level crossing closes around 8 times each hour, or 150 times each day, and periods of closure can amount to up to 25 minutes per hour currently)
- Mitigates against further impacts of proposed additional passenger train services on the line in future (3tph off-peak)
- Mitigates against impacts from the additional housing in the area proposed under Policy A29 of the Submission (Reg.22) Local Plan, due to be heard at EIP in June 2018 (concept of bridge has been subject to 2 rounds of public consultation through Local Plan prep.)

Ash Road Bridge – Network Rail

- **Policy A29: Land south and east of Ash and Tongham**
- Network Rail response to July 2017 (Reg.19) consultation:
“This site will impact adversely on the safe operation of the level crossing at Ash. Network Rail are working closely with Guildford Borough to investigate funding streams to facilitate the closure of the level crossing.
CiL or Section 106 funding should be made available to help fund the closure of the level crossing as without its closure the level crossing will become prohibitively unsafe.”

Ash Road Bridge - Policy

- Submission Local Plan - Policy A29 allocates land for ~ 1,750 homes
- Policy requirement for land and provision of new road bridge, which will form part of the A323 Guildford Road (with associated footbridge) to enable closure of level crossing on the A323 Guildford Road, adjacent to Ash railway station
- Preferred route now established
- Working towards formal planning submission in 2018, which will be subject to wide public consultation
- Policy A29 to be considered at EIP



Progress since last Forum (Jan 18)

- Preferred route now chosen and detailed drawings worked-up by our consultants (AECOM)
- Engineering drawings shared with local highways authority (Surrey County Council) for their consideration and approval in principle
- £10million grant award from Homes England
- Positive discussions with various local land owners and developers potentially impacted by the road/bridge
- Necessary survey work to support a formal planning application has commenced

Agenda Item 4: Ash Road Bridge Project Detail

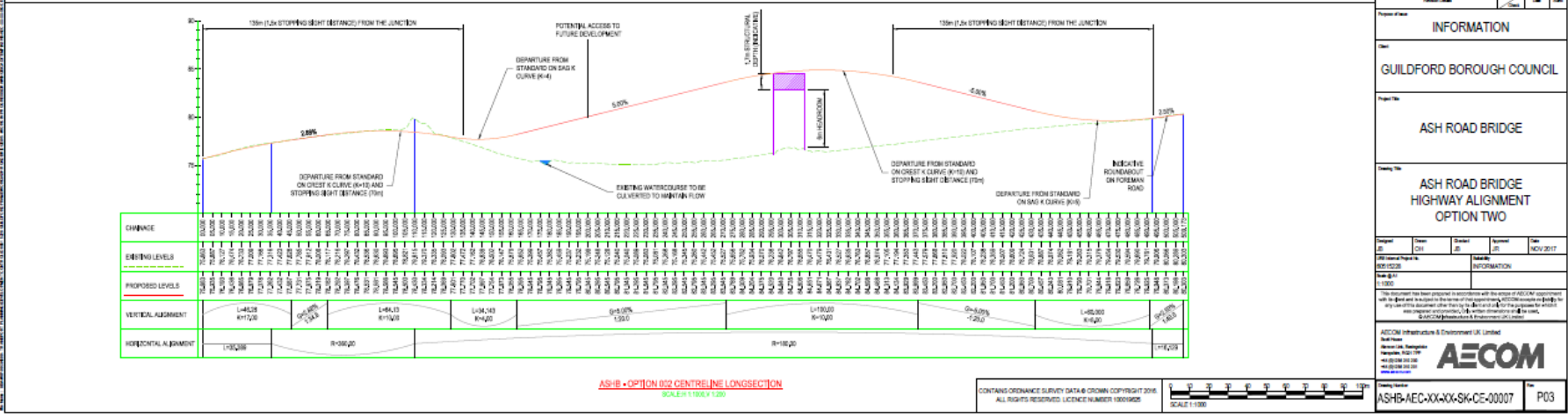
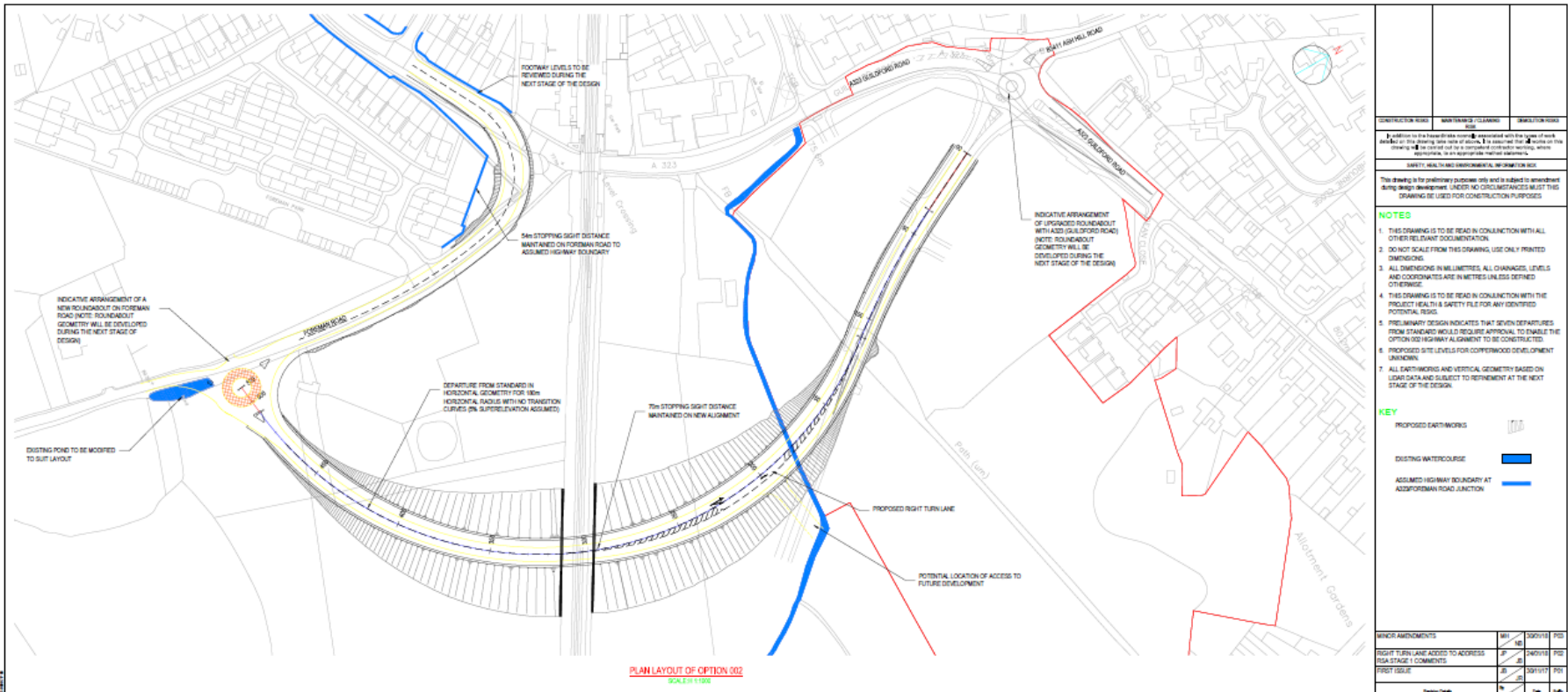
Work undertaken to-date

- AECOM Feasibility Study (March 2017)
- Traffic survey work (September 2017)
- AECOM transport work (ongoing)
- Preferred option design (shortest, cheapest route that could be acceptable to SCC in highways terms, avoiding the traveller site)
- Stage 1 Road Safety Audit (RSA) by SCC against DMRB standards
- Designer Response submitted to SCC for ‘approval in principle’
- Updated costings provided (February 2018)
- Scope for surveys and planning application preparation
- Discussions with landowners and developers

Scheme Funding

- Total cost estimate in region of £16m (including footbridge, but excluding land acquisition)
- £10m award to GBC from Homes England's Housing Infrastructure Fund – successful Marginal Viability bid from Major Projects Team (must be spent by end March 2021). Support received from local MPs, Councillors, Network Rail & Rushmoor Council
- £2.5m contribution pledged by Network Rail (to be funded from their level crossings improvements fund)
- Proportionate land and financial contributions for bridge to be sought from appropriate developments through S106 agreements
- Shortfall to be funded by local housing developments where mitigation of transport implications is required – this may be in form of financial contribution and/or land and/or construction of sections of the route itself
- Community Infrastructure Levy – adoption timescales permitting
- Other sources to be explored – e.g. EM3 LEP, DfT

Preferred Road Alignment



Visualisations of proposed Road Bridge (for illustrative purposes only)

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Indicative cross-section of elevated road

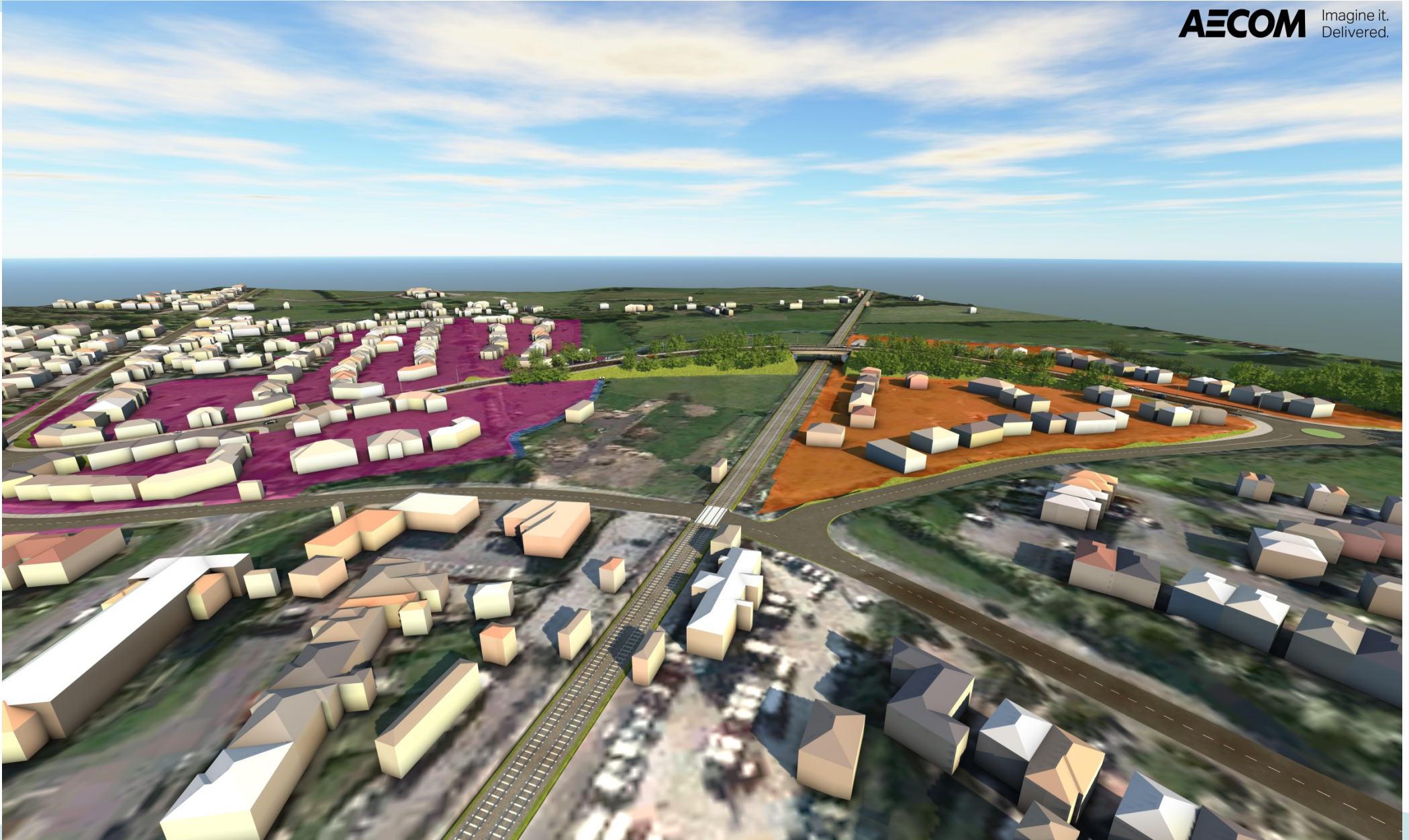


FIGURE 7.14: Indicative cross section of treatment for proposed new bridge road

Indicative Plan View



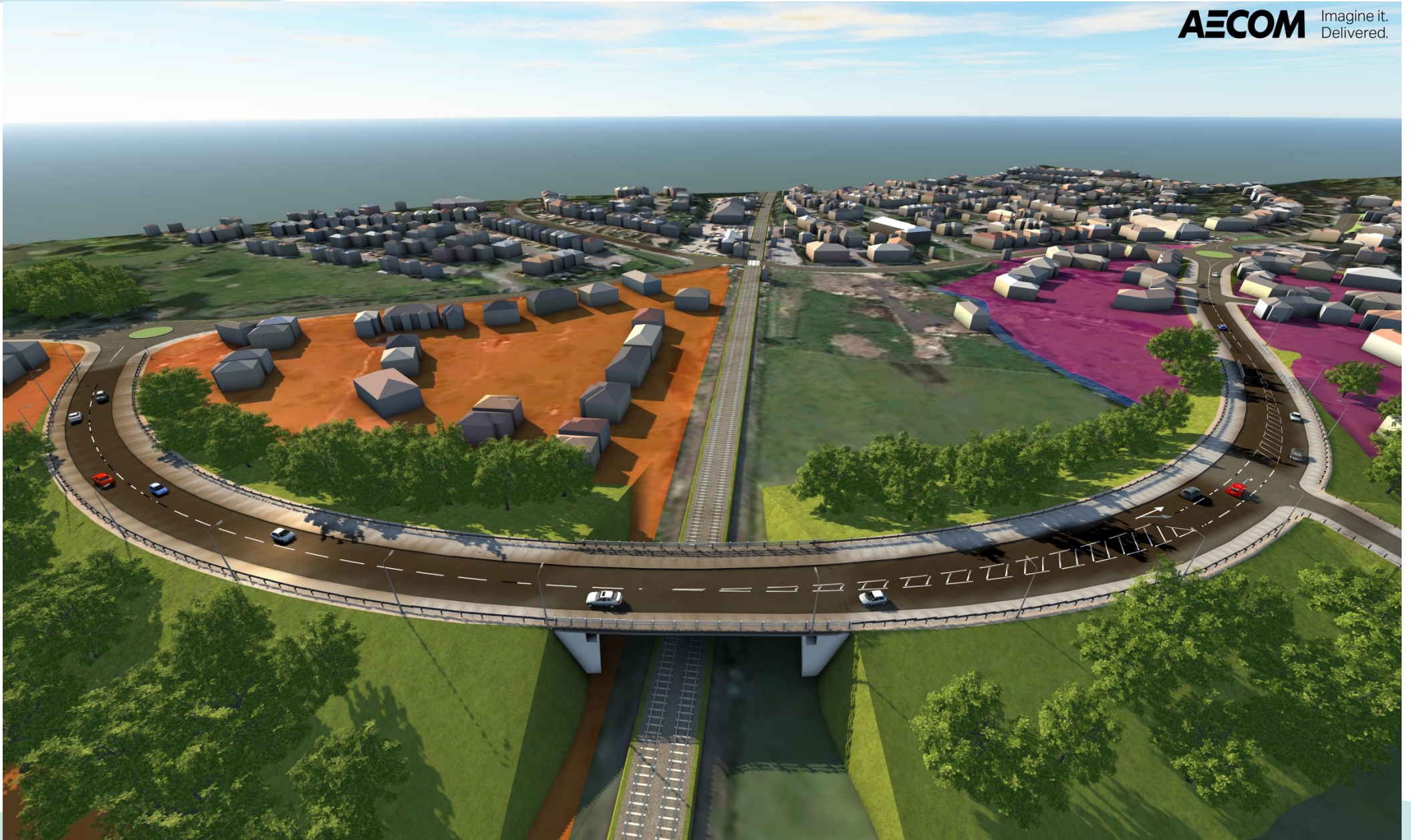
Indicative Overview from West



Illustrative Bridge Close-up



Indicative bridge from South East



Elevated view from North

AECOM Imagine it.
Delivered.



Elevated view from Chester Rd.

AECOM Imagine it.
Delivered.



Elevated view from South

AECOM Imagine it.
Delivered.

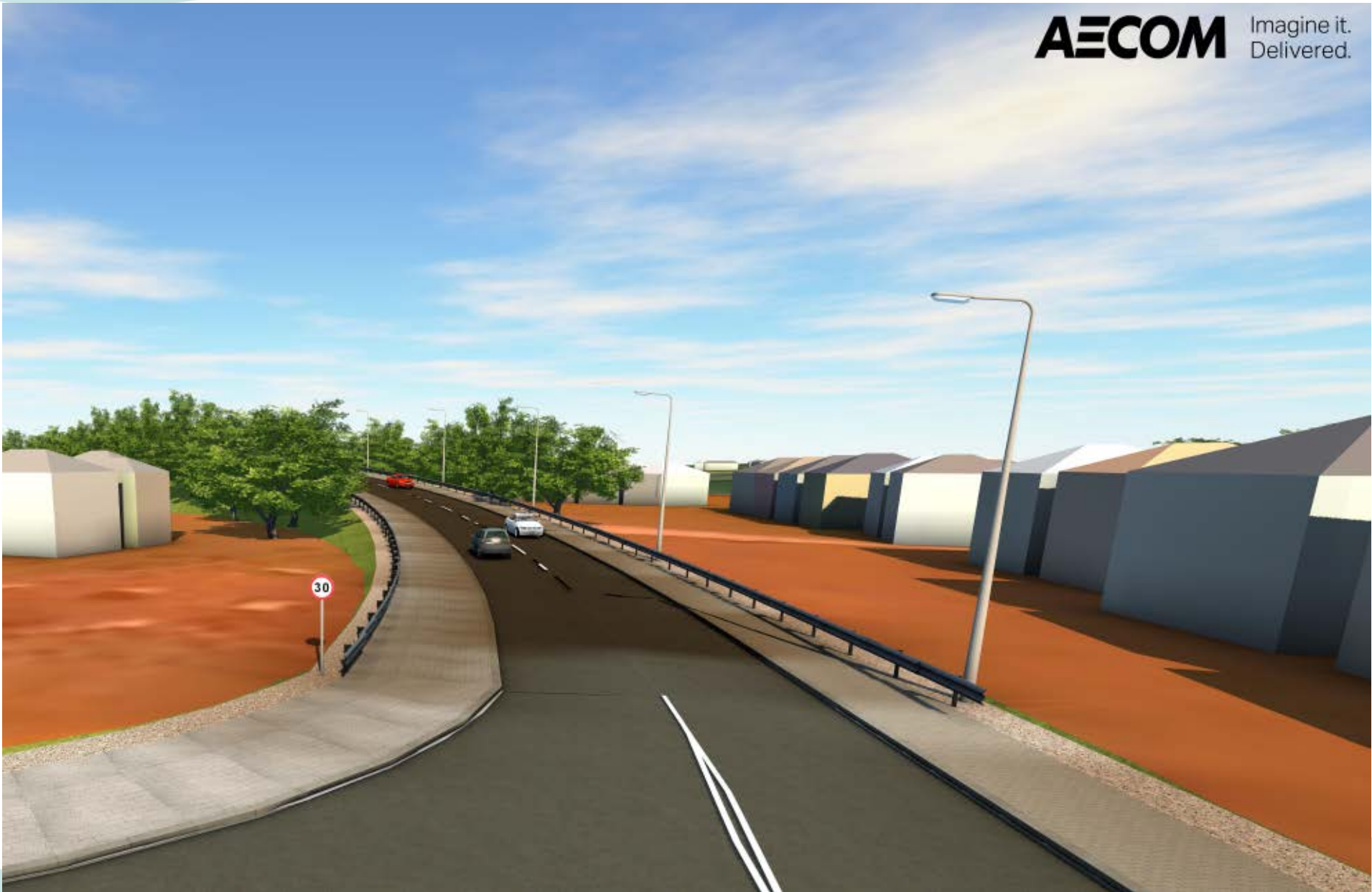


Elevated View from South West



View from Foreman Road

AECOM Imagine it.
Delivered.



Indicative Flythrough

Proposed Project Timescales

Draft Delivery programme

- | | |
|--------------------------------|--------------------------------|
| • Surveys | Commenced March 2018 (onwards) |
| • Ash Forum | 18 April 2018 |
| • EIA screening request | April/May 2018 |
| • Planning preparation | Early 2018 |
| • Pre-app discussions with LPA | Mid 2018 |
| • Submit planning application | Summer/Autumn 2018 |
| • Construction start | 2019/2020 |
| • Completion | 2021 |

Ash Road Bridge – Next Steps

- Submit EIA screening request to Local Planning Authority
- Survey work to be undertaken (Spring 2018)
 - Reptiles, GCN, Badgers, Trees, Topographical, Geotechnical, Drainage, Surface Water, Visual Impact, Archaeology, etc.
- Further consultation on preferred route (pre-planning)
- Submit formal planning application submission (Summer/Autumn 2018) for consideration – this would involve wide public consultation (press notice, site notices, individual letters)
- Application to be determined by GBC Planning Committee
- Discussions with developers and landowners and finalising funding options with outside bodies (ongoing)

FAQs

1. Will a footbridge form part of the planning application?

No - the new road bridge and A323 diversion would provide an alternative route, thereby enabling Network Rail to close the level crossing. This would necessitate a footbridge at/near the station and the cost of this has been included in our assessment.

2. What is the overall height of the bridge?

Network Rail requires that the bridge 'clears' the railway line by 6m minimum – the height would be comparable to a 2-storey house.

3. What about noise?

The green corridor and planting along embankments would provide some noise attenuation and it is located away from existing housing.

4. What about light pollution?

Appropriate lighting will be provided in consideration with highway design standards. Landscaping will provide some screening.

FAQs (continued)

5. Is the £10m HIF grant funding guaranteed?

The grant award is provisional at this stage but GBC are working closely with Homes England to finalise funding terms and conditions.

6. Does the proposed bridge have any implications for land drainage?

The bridge would have fairly substantial embankments and would inevitably have some impact on drainage – the planning application will be supported by a Flood Risk Assessment and Surface Water Strategy, and attenuation ponds are likely to be required.

7. Will the A323 diversion lead to additional delays for drivers?

Whilst the proposed route is slightly longer, overall it would represent an improvement on average journey times by removing significant delays caused by the existing level crossing.

8. Will there be a further opportunity to have a say on the matter?

Yes – the planning application will be publicised widely.

Contact

Major.Projects@guildford.gov.uk

Agenda Item 5: Public Questions