

Ash, Tongham & Ash Green Forum Meeting

Wednesday 17 October 2018
7.00pm to 8.15pm

Agenda

1. Welcome and Introductions

Councillor Matt Furniss, Deputy Leader of the Council

2. Major Planning Applications, SANG & Appeals Update

Paul Sherman, Development Management Team Leader - Majors, GBC

3. Planned Junction Improvements A31/A331 and A323/A324

Rob Curtis, Transport Strategy Project Manager, SCC/GBC

4. Ash Road Bridge Project Update

Zac Ellwood, Major Projects Portfolio Manager, Guildford Borough Council

Questions from Members of the Public

5. Chair's Closing remarks

Councillor Matt Furniss

Agenda Item 1:

Welcome & Introductions

**Councillor Matt Furniss Deputy
Leader of the Council and Lead
Councillor for Infrastructure &
Governance**

Agenda Item 2: Major Planning Applications, SANG & Appeals Update

Paul Sherman

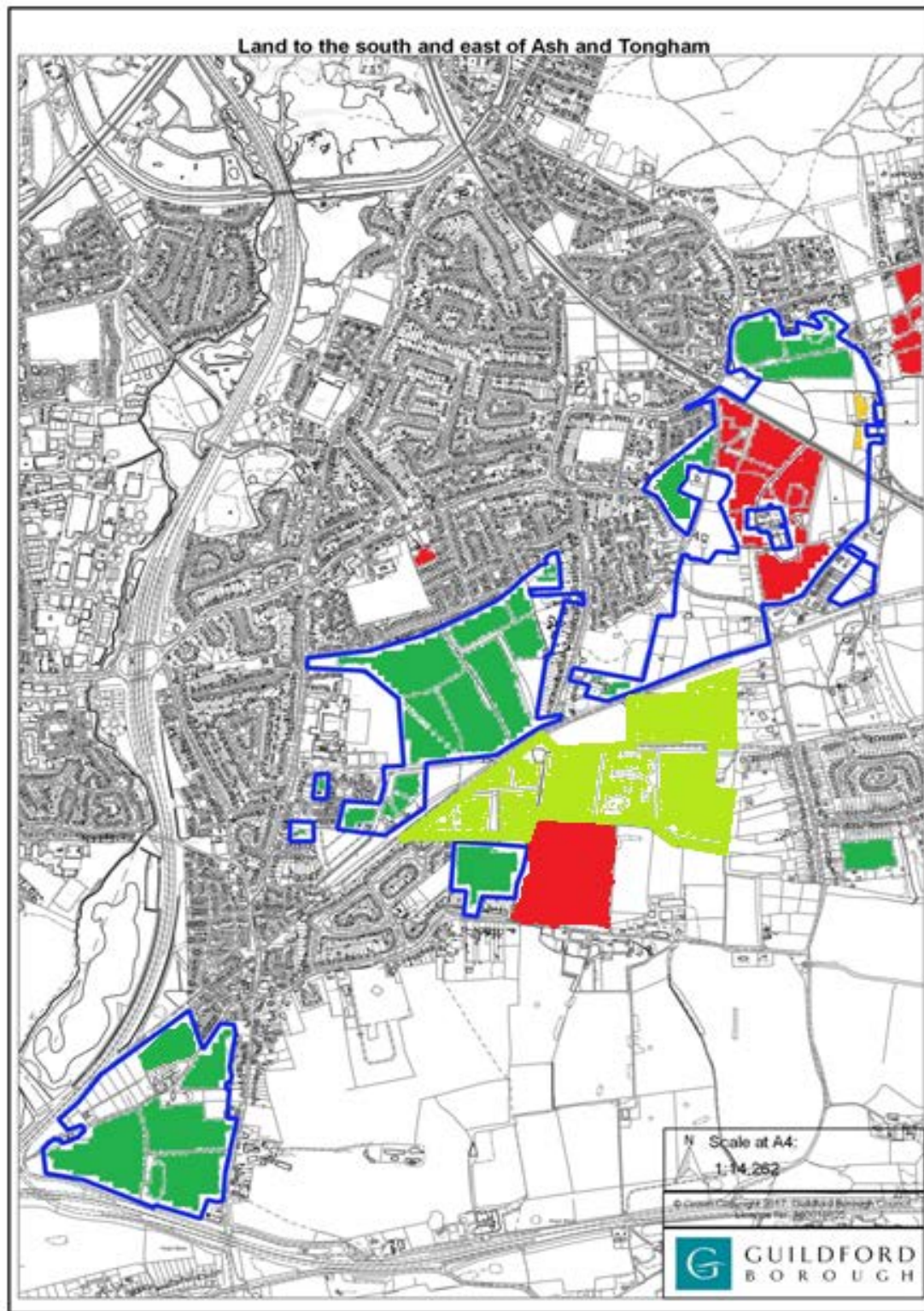
Ash Green Meadows

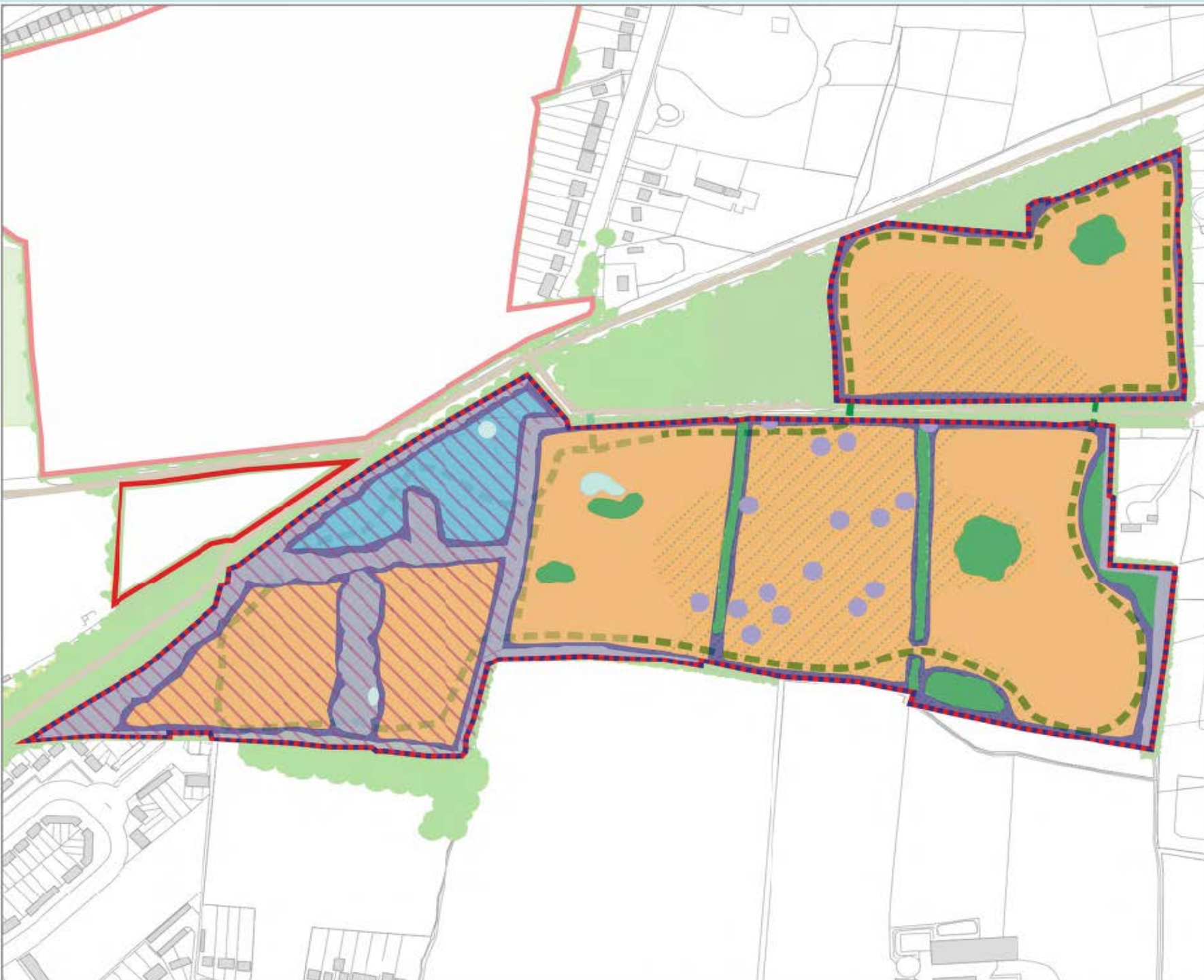
**Suitable Alternative Natural
Green Space**



Background

- Development granted for 400 homes at 'Land south of Ash Lodge Drive' in 2014
- Requirement for Suitable Alternative Natural Green Space (SANG)
- SANG is ~24ha and has capacity to mitigate other housing development in the local area
- Must be secured in perpetuity and available for free public access





- KEY:**
- Site Boundary
 - SANG Boundary
 - Ash Green Meadows SNCI
 - MC1: Existing Woody Vegetation
 - MC2: New Tree / Shrub Planting
 - MC3: Grassland / Scrub Edge Mosaic
 - MC4: Dry Grassland
 - MC5: Wet / Marshy Grassland
 - MC6: New / Existing Watertodies

aspect ecology

Aspect Ecology Limited - West Court - Hardwick Business Park
 Rural Way - Baffins - Oxfordshire - OX20 2JH
 01295 176066 - info@aspect-ecology.com - www.aspect-ecology.com

Land South of Ash Lodge Drive, Ash PROJECT

SANG Management Compartments TITLE

2727/NPS DRAWING NO.
 - REV.
 July 2016 DATE



Who are the Land Trust?

Charitable Objectives:

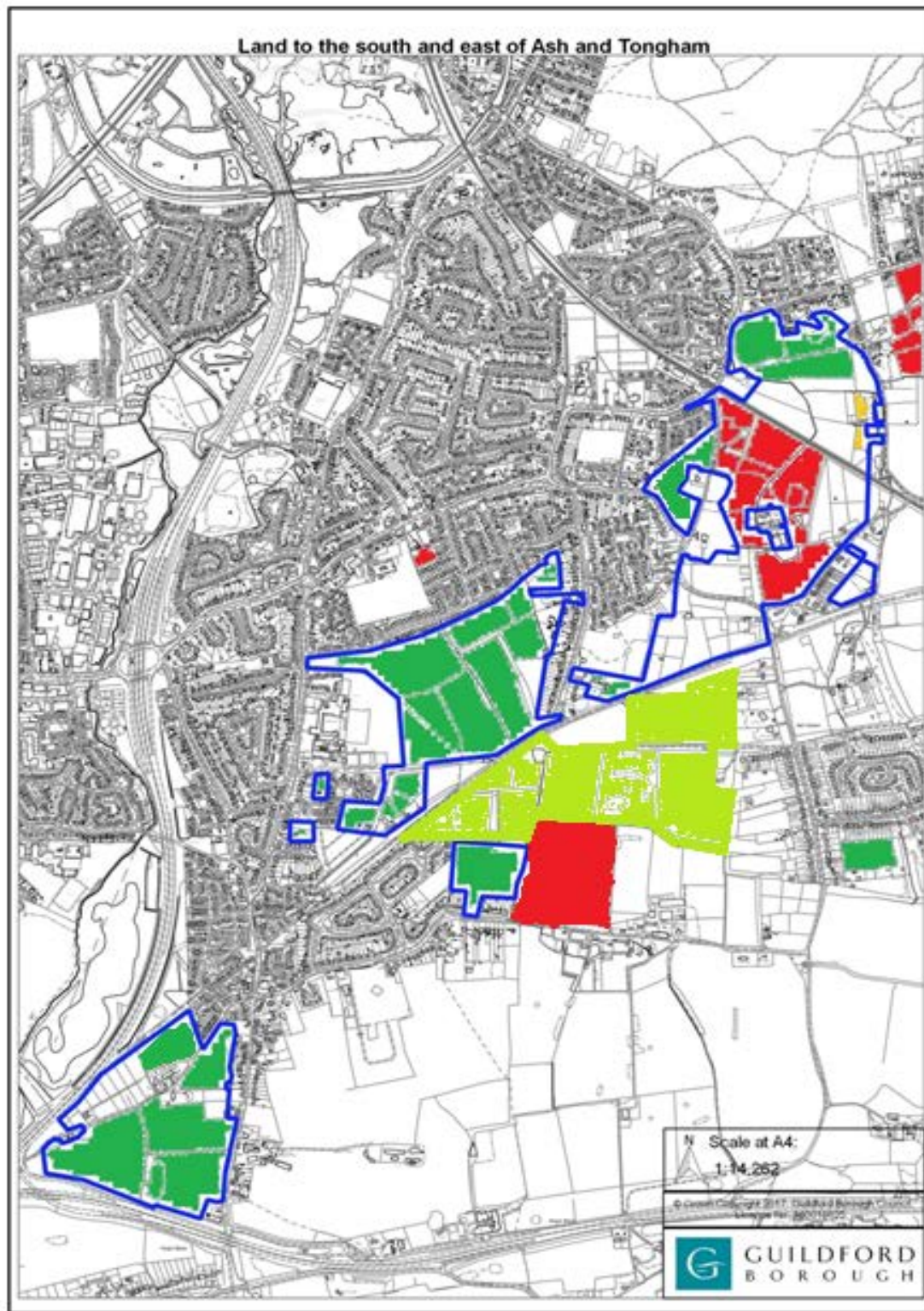
- Creating, restoring and managing green spaces to improve the natural environment through increasing biodiversity and enhancing habitats
- Promoting the use of our green spaces for the improvement of the health and wellbeing of communities
- Inspiring the current and next generation through vocational outdoor education and training opportunities
- By involving local people through volunteering and use of sites and encouraging emotional ownership

Who are the Land Trust?

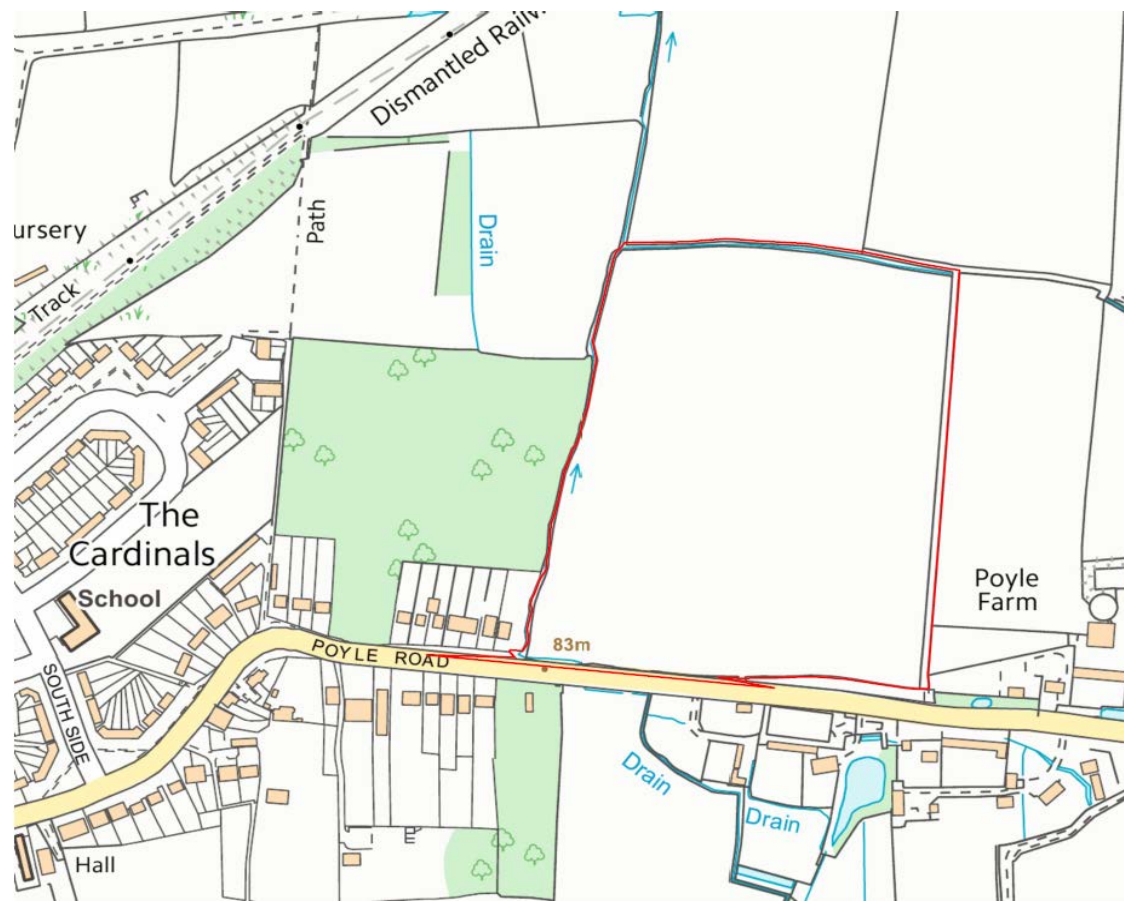
- Contacts:
 - The Land Trust
 - Stuart Croft Tel: 01252 311 353
 - Blackwater Valley Countryside Trust
 - mary@bvct.org.uk

Land North of Poyle Road, Tongham

APP/Y3615/W/17/3189127



Application Site



Key points

Main issues at appeal:

- the effect of the proposal on the character and appearance of the landscape and the separation of Tongham and Ash Green;
- whether the grant of planning permission would undermine the plan-making process?

Key points

Inspectors findings:

“In the close range viewpoints from Poyle Road, the footpath and the SANG the development would be seen as a large scale incursion into countryside which currently offers open views.”

.....”The proposal would, therefore, appear as physically and functionally separated from the established built up area. Consequently, I consider that it would result in major/moderate adverse visual impacts on short range views, even in the long term.”

“Although Policy D1 is the subject of MMs, the terms of criterion (4) are unaltered from the submission version and can, therefore, be given substantial weight.”

“Since the proposal conflicts with the development plan, it does not amount to sustainable development.”

Conclusions

- Outcome of the EiP is that the emerging plan is fundamentally sound, subject to modifications
- At appeal Inspector has given the emerging policy ‘substantial’ weight

Agenda Item 3:

Planned Junction Improvements

A31/A331 and A323/A324

Rob Curtis GBC/SCC

Unlocking Guildford

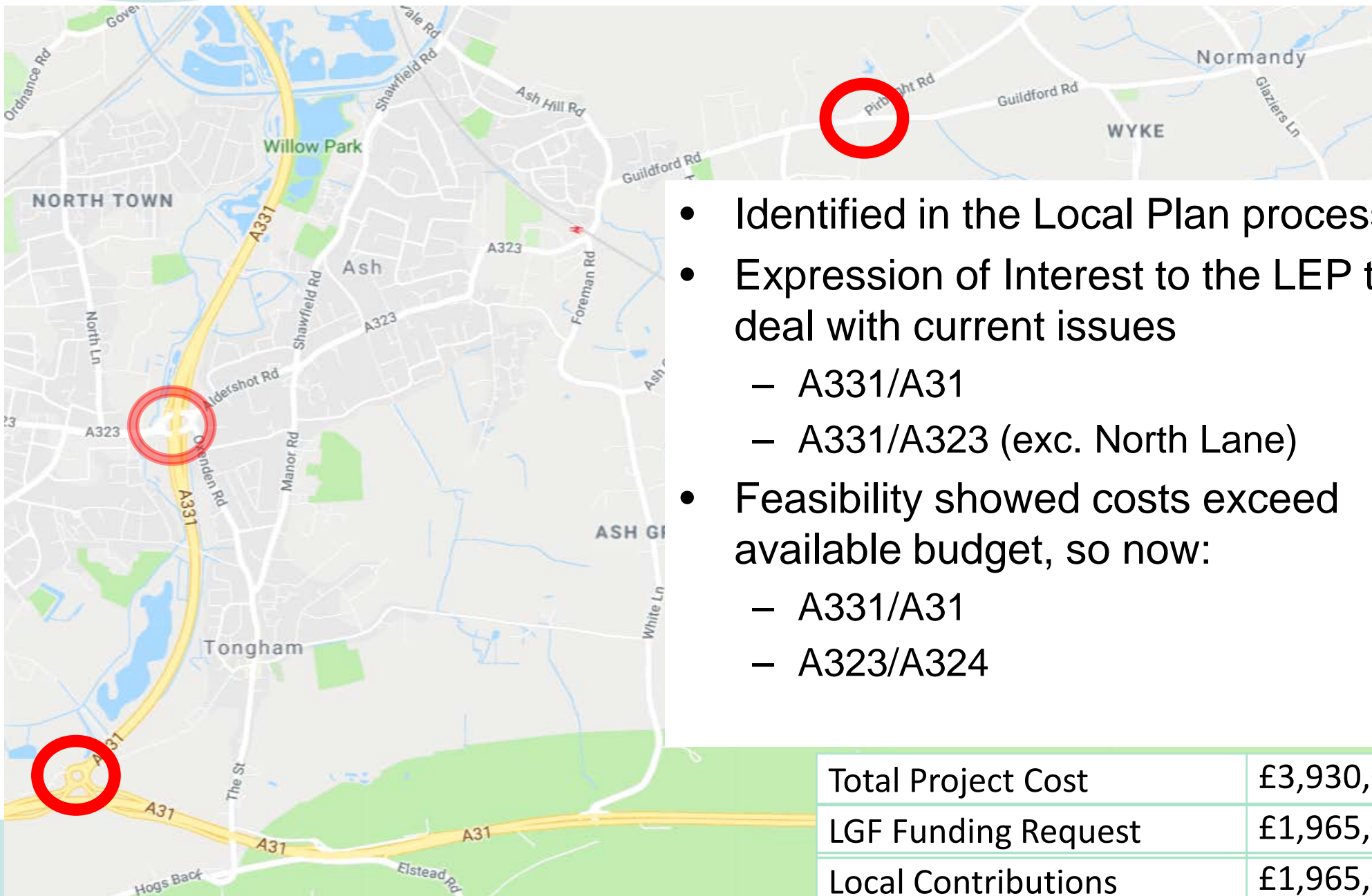
High level objectives:

1. Improved access by all modes but with priority for public transport and sustainable travel into town centre and west Guildford.
2. A sustainable transport corridor in the West and improve access between town centre, residential areas and Slyfield Estate through improved public transport.
3. To relieve traffic pressure on strategic routes into Guildford currently subject to significant peak hour congestion.
4. To ensure the transport infrastructure is available during periods of flooding and to remove constraints on development of a number of sites in the town centre.
5. To create the conditions to ensure that growth can be delivered and sustained across Guildford.

Summary of Schemes

	BID	Match Funding	Total Cost	BC Submission
Sustainable Movement Corridor (West)	2,725,000	1,125,000	3,850,000	Jan 2018
Quality Bus Corridors	3,210,000	1,240,000	4,450,000	April 2018
Blackwater Valley South Hotspot phase 1 (South) and phase 2 (North)	1,965,000	1,965,000	3,930,000	April 2018
A31 Highway Resilience Corridor	2,400,000	1,312,500	3,712,500	April 2018
Guildford Town Centre and Approaches Phase 1	700,000	333,000	1,033,000	April 2018
Surrey Flood Alleviation Schemes	1,500,000	5,100,000	6,600,000	April 2018
Transport Total	12,500,000	11,075,500	23,575,500	
Land remediation SARP	7,500,000	107,000,000	114,500,000	
Overall Total	20,000,000	116,360,500	139,445,500	

Hotspots



- Identified in the Local Plan process
- Expression of Interest to the LEP to deal with current issues
 - A331/A31
 - A331/A323 (exc. North Lane)
- Feasibility showed costs exceed available budget, so now:
 - A331/A31
 - A323/A324

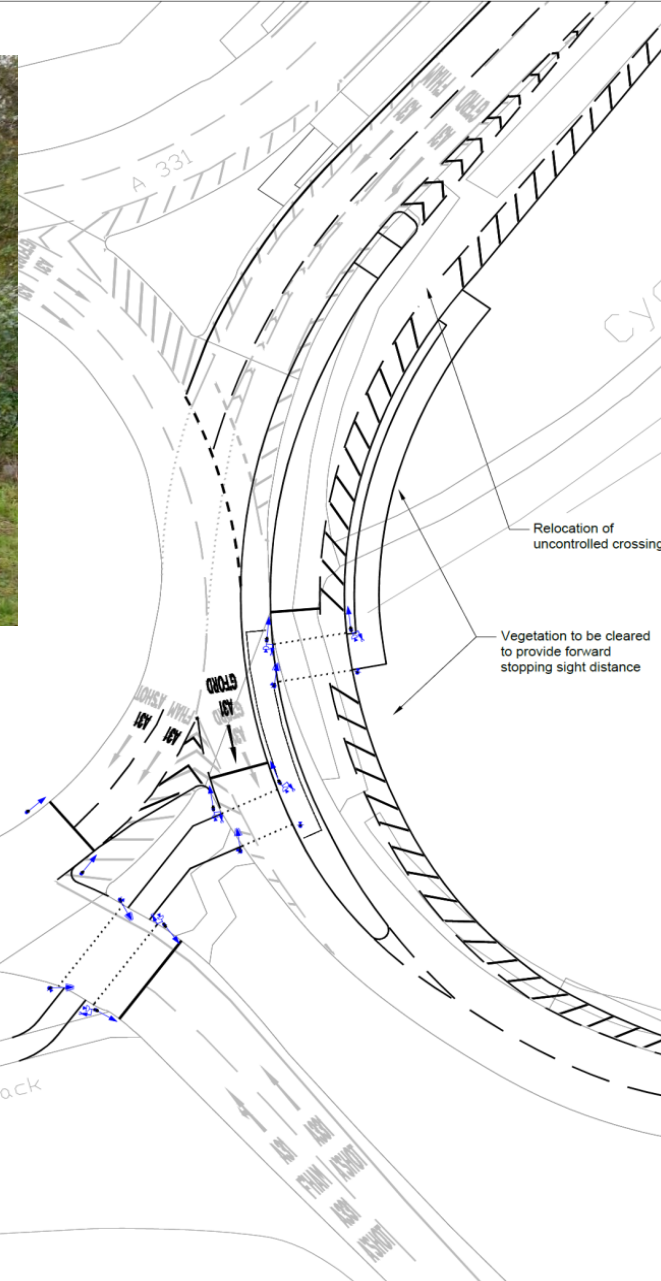
Total Project Cost	£3,930,000
LGF Funding Request	£1,965,000
Local Contributions	£1,965,000

A331/A31 Roundabout

- A31 Westbound slip queues
- Potential safety issue on A31
- Lengthy delays for drivers
- Traffic often diverts off of the A31 at earlier junctions and rat-runs through the lanes and streets northbound to connect onto the A323 and then back onto the A331.



A331/A31 Roundabout



Notes

Key to symbols

- Primary traffic signal
- Secondary traffic signal
- Pedestrian push button unit
- Nearside toucan signal with separate push button
- Pedestrian guardrailing

Reference drawings

**Preliminary Design
NOT FOR CONSTRUCTION**

Rev	Date	Drawn	Description	Chk'd	App'd
P1	25/01/2018	RB	First issue		AP SF

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Client
Guildford Borough Council

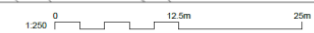
Title
A31 / A331 Roundabout
Proposed Traffic Signal Improvements

Designed	D Pankin	Eng check	A Palmer
Drawn	R Barwell	Coordination	
Dwg check	A Palmer	Approved	S Finney

Scale at A1: 1:250 Status: PRE Rev: P1 Security: STD

Drawing Number: MMD-390510-C-DR-CC01-XX-0001

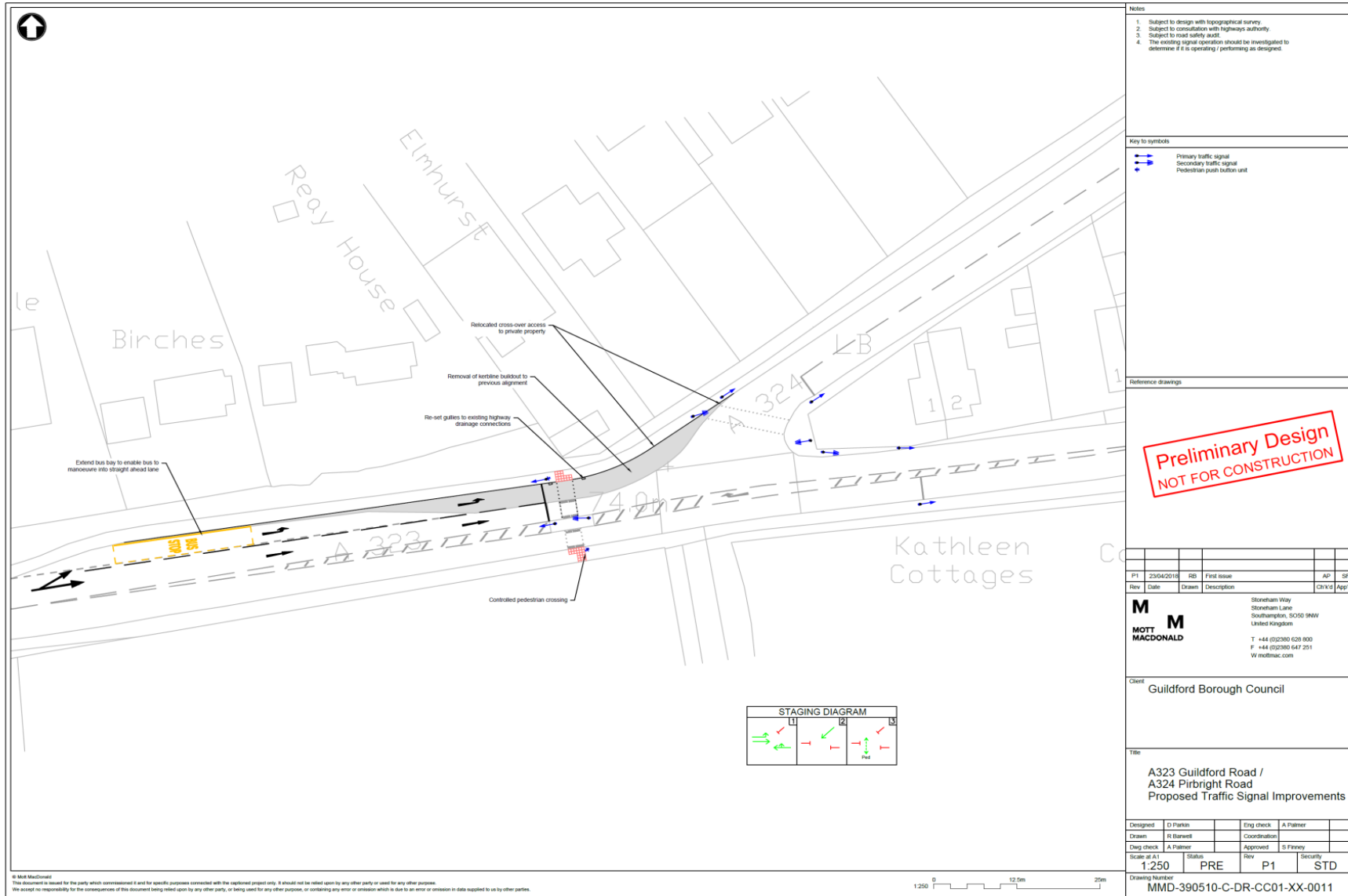
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A323/A324 Junction



A323/A324 Junction



**Preliminary Design
NOT FOR CONSTRUCTION**

Agenda Item 4: **Ash Road Bridge Project** **Update**

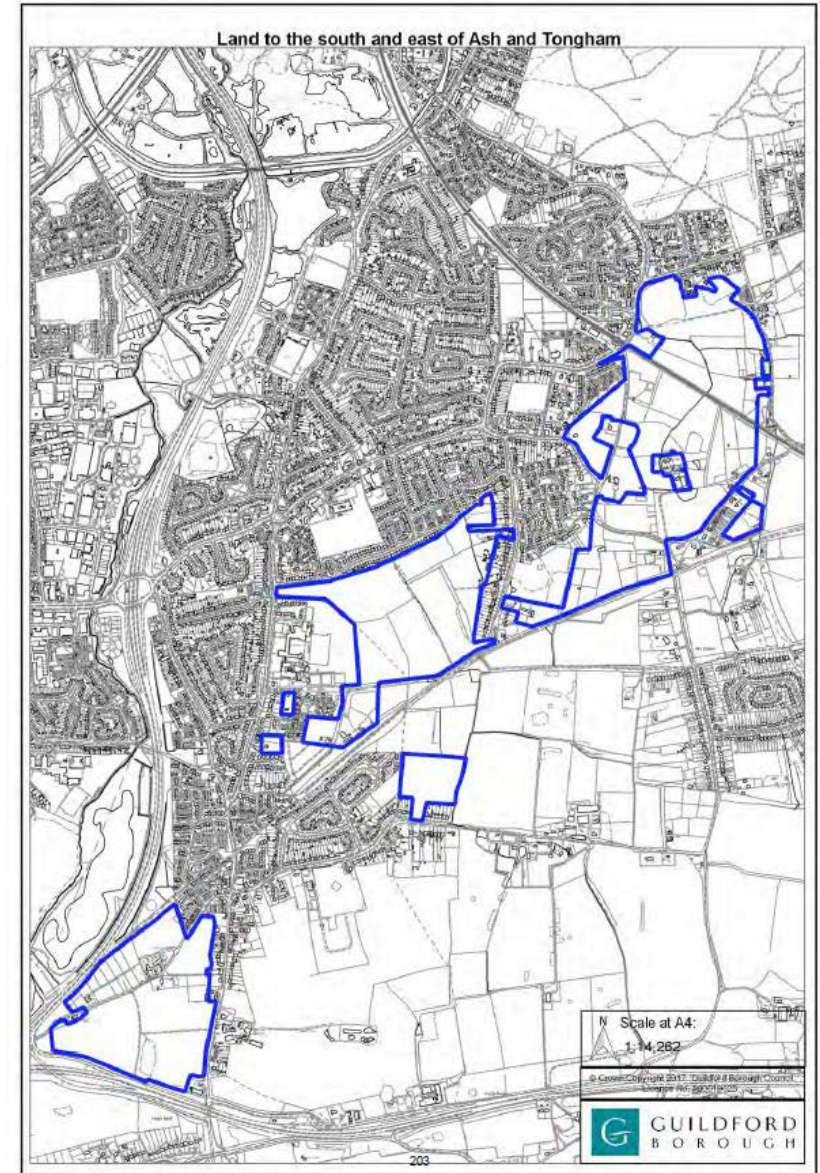
Zac Ellwood

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 already occurring and proposed under Policy A29 of the Submission (Reg.22) Local Plan – as now accepted by the Planning Inspector following an Examination in Public

Ash Road Bridge - Policy

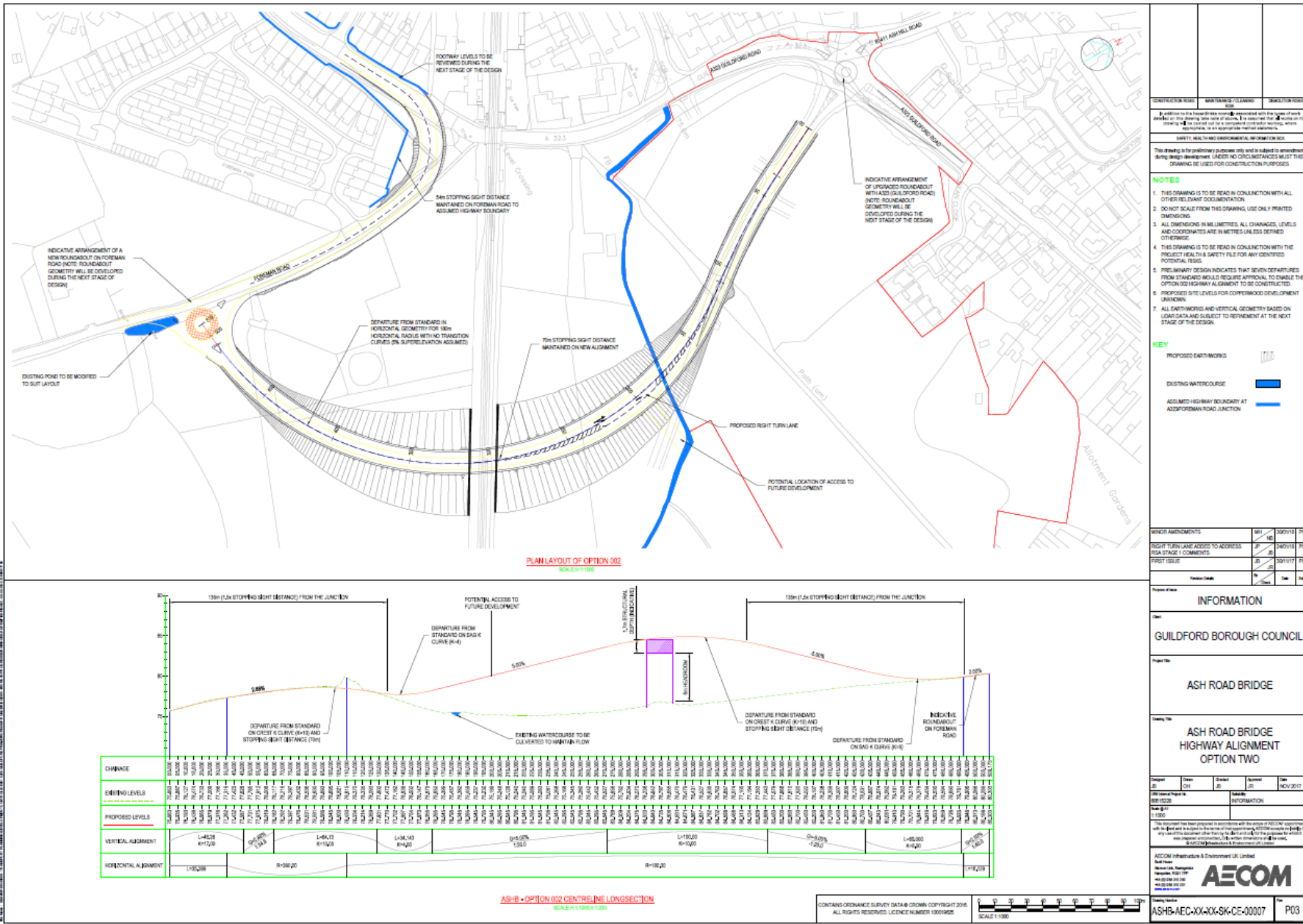
- Submission Local Plan Policy A29 allocates land for 1,750 homes
- Policy requirement for land and provision of new road bridge, which will form part of the A323 Guildford Road (with associated footbridge) to enable closure of level crossing on A323 Guildford Road, adjacent Ash station
- Policy A29 was heard at EIP in June 2018 and in the Inspector's concluding comments, he considered that the Guildford plan passes the planning test of soundness, subject to some necessary modifications. Considerable planning weight can therefore be attributed to the policy position in respect of A29
- Latest Local Plan consultation on modifications doesn't materially amend the allocation



Progress since April Forum

- SCC Highways Q&A session held with Parish Councils & local interest groups – see GBC website for full details
- Development Team appointed – AECOM, Savills, Pinsent Masons
- Design being developed in readiness for planning submission with detailed drawings worked-up by our consultants (AECOM)
- Discussions with Network Rail re: footbridge & level crossing closure
- Engineering drawings shared with local highways authority (Surrey County Council) for consideration & approval in principle
- £10million grant award from Homes England (HIF) being progressed
- Positive discussions held with various local land owners and developers potentially impacted by the road/bridge
- Necessary survey work to support a formal planning application is ongoing – including detailed drainage & flood risk assessments

Preferred Road Alignment



CONTRACTOR'S NAME	DATE	REVISIONS

In addition to the health & safety information on the drawing, the contractor shall ensure that the drawing is used for the purposes of the project and is not used for any other purpose. This drawing is for preliminary purposes only and is subject to amendment during the design process. UNDER NO CIRCUMSTANCES SHALL THIS DRAWING BE USED FOR CONSTRUCTION PURPOSES.

- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DOCUMENTATION.
 - DO NOT SCALE FROM THIS DRAWING. USE ONLY PRINTED DIMENSIONS.
 - ALL DIMENSIONS IN MILLIMETRES. ALL CHANGES, LEVELS AND COORDINATES ARE IN METRES UNLESS DEFINED OTHERWISE.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE PROJECT HEALTH & SAFETY FILE FOR ANY IDENTIFIED POTENTIAL RISKS.
 - PRELIMINARY DESIGN INDICATES THAT SEVEN DEPARTURES FROM STANDARDS WOULD REQUIRE APPROVAL TO ENABLE THE PROPOSED HIGHWAY ALIGNMENT TO BE CONSTRUCTED.
 - PROPOSED SITE LEVELS FOR COPPERWOOD DEVELOPMENT UNDERWAY.
 - ALL EARTHWORKS AND VERTICAL GEOMETRY BASED ON LGFA DATA AND SUBJECT TO REFINEMENT AT THE NEXT STAGE OF THE DESIGN.

KEY

PROPOSED EARTHWORKS

EXISTING WATERCOURSE

ASSUMED HIGHWAY BOUNDARY AT ASHFORD ROAD JUNCTION

REVISIONS	NO.	DATE	DESCRIPTION

INFORMATION

GUILD FORD BOROUGH COUNCIL

ASH ROAD BRIDGE

ASH ROAD BRIDGE HIGHWAY ALIGNMENT OPTION TWO

Author	Drawn	Checked	Approved	Date
				NOV 2017

AECOM Infrastructure & Environment UK Limited

AECOM

Project No: ASHB-REC-XX-KK-SK-CE-0007

Sheet No: P03

Visualisations of proposed Road Bridge (for illustrative purposes only)

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Indicative cross-section of elevated road

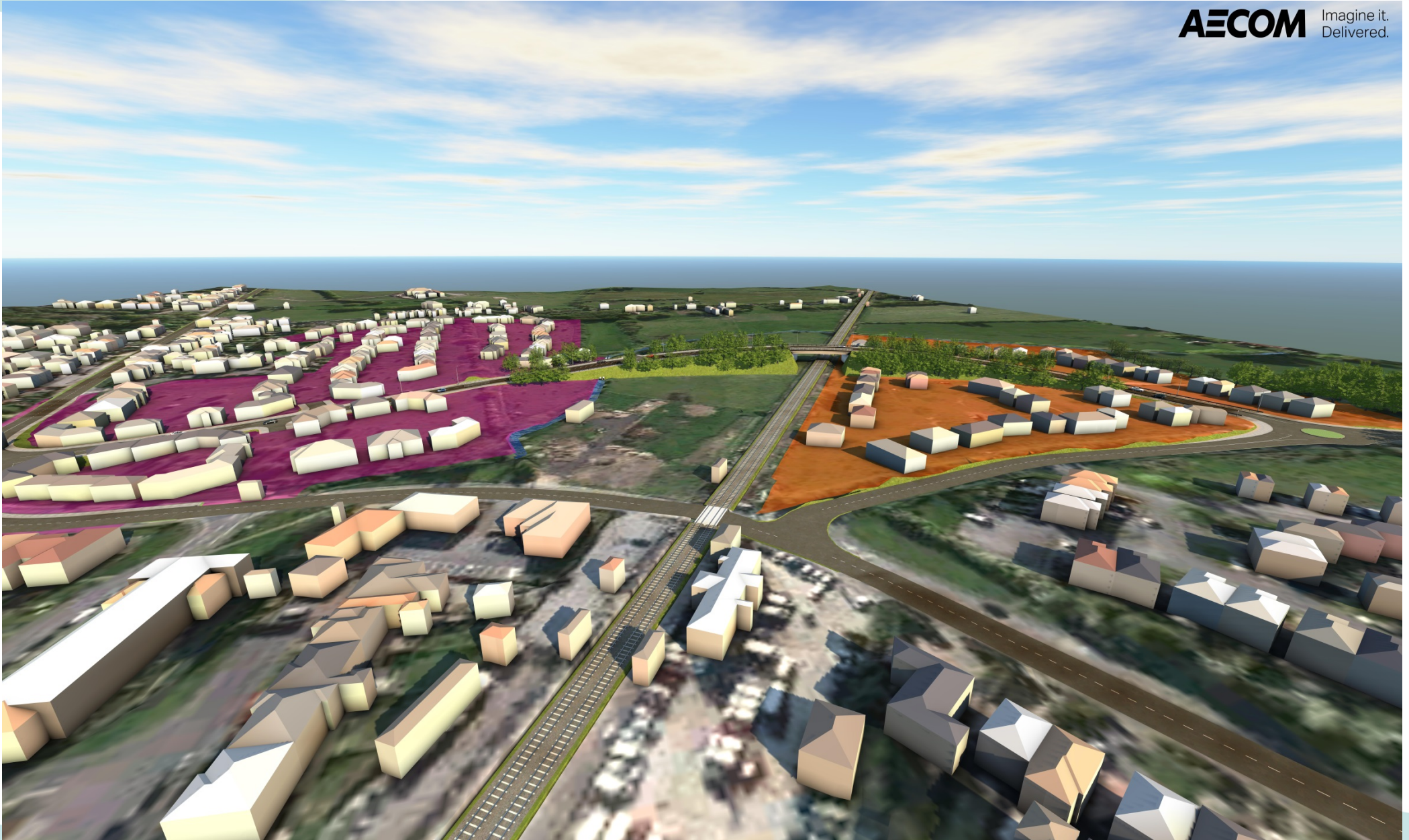


FIGURE 7.14: Indicative cross section of treatment for proposed new bridge road

Indicative Plan View



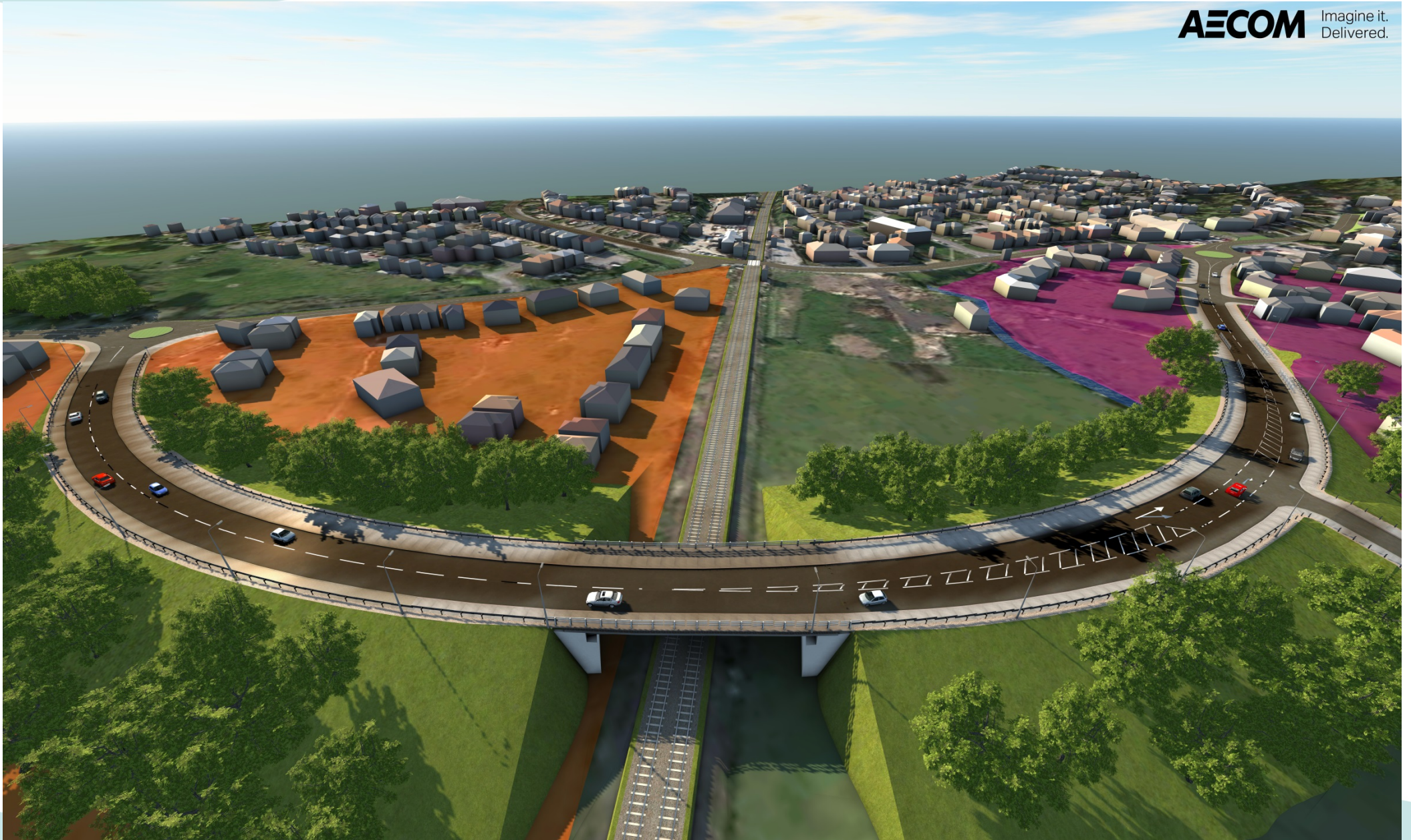
Indicative Overview from West



Illustrative Bridge Close-up



Indicative view 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 meetings 17 October 2018 (next early 2019)
- EIA screening request Q4 2018
- Planning preparation Early 2018 onwards
- Discussions with landowners Ongoing
- Agreement(s) with NR Q4 2018
- Pre-app discussions with LPA Q3 2018 onwards
- Submit planning application(s)* Q4 2018/Q1 2019
- Construction start 2020 (subject to planning)
- Completion & opening 2021

Contact

e: Major.Projects@guildford.gov.uk

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*Questions from
Members of the Public*

Agenda Item 5: Chairman's Closing Remarks