

Dear Sir / Madam

I wish to object to the 2017 Proposed Submission of the Local Plan (Strategy and Sites) for the following reasons. (amendments shown in blue text)

### **1. Policy P3 - Countryside**

- Ash Green is not part of the Ash & Tongham Urban Area and therefore the ATUA boundary must not extend south of Ash Green Road and Foreman Road
- **4.3.29 Amend:** “Originally consisting of the three small rural villages of Ash, Ash Vale and Tongham, the Ash and Tongham urban area has grown considerably in size and now forms Guildford borough’s second largest urban area. ~~Given its relative sustainability,~~ ~~Countryside to the south and east of the urban area within the urban area to the south and east~~ is allocated as a strategic location for development. ~~However to make this growth sustainable, suitable infrastructure must be implemented before further development.”~~
- **4.3.30 Amend:** “~~We do however wish to ensure that whilst accommodating this growth, we are able to protect the remaining countryside around it from inappropriate development in order to protect its intrinsic character and preserve the role it plays in maintaining the separate identity of Ash, Tongham and Ash Green.~~”
- **Policy P3 Amend:** (1) (c) should be amended to read “~~does not lead to greater physical or visual coalescence between the Ash and Tongham urban area, Ash Green and Aldershot.~~”

### **2. Policy A29: Land to the south and east of Ash and Tongham**

- I object to the increase from 1200 to 1750 homes as this would result in the coalescence of the Ash & Tongham Urban Area and Ash Green Village. This is contrary to Policy P3 (Countryside). Therefore Requirement 6 of this Policy, which attempts to protect the “historic location of Ash Green”, is inadequate and would need rewording to prevent this increased potential for coalescence.

“Development proposals in the vicinity of Ash Green to have recognition of the historic location of Ash Green village ~~and the intrinsic rural character of its countryside location.~~ The properties along Ash Green Road ~~have historically been considered to~~ form part of Ash Green village. ~~Whilst this land is now proposed to be included within the Ash and Tongham urban area,~~ Proposals for the land west of this road ~~and to the south east of Foreman Road / White Lane should~~ must respect the historical context of this area by ~~preventing the coalescence of Ash, Tongham and Ash Green.~~ Any development as a whole will not be of a size and scale that would detract from the character of the rural landscape. This ~~should~~ must include the provision of a green buffer that ~~seeks to~~ maintains ~~a sense of~~ separation between the ~~any~~ proposed new development and the properties fronting onto Ash Green Road, ~~Foreman Road and White Lane.~~ This will also help soften the edges of the strategic development location and provide a transition between the built up area and the countryside beyond”

## **2. Policy A29: Land to the south and east of Ash and Tongham (Cont.)**

- Requirement 8 does not sufficiently protect Ash Manor, a historical farmstead of three listed buildings including a medieval hall house and should be amended as follows:

*“Sensitive design at site boundaries with the adjacent complex of listed buildings at Ash Manor. Views to and from this heritage asset, including their approach from White Lane, must be protected.”*

- Infrastructure before development. Requirement 9 (Land and provision for a new road bridge at Ash Station to enable closure of the level crossing) must be completed before any development of Policy A29 commences.
- Requirement 9 fails to address the other significant transport infrastructure improvements that are required to cope with the increases in traffic generated by Policy A29. Therefore solutions to the following areas are also required before any development of A29 is permitted.
  - a) The Street in Tongham
  - b) A331/A323 intersection
  - c) A31/White Lane junction
- Ash Green is not part of the Ash & Tongham Urban Area and therefore the ATUA boundary must not extend south of Ash Green Road and Foreman Road.

## **3. Policy A28: Land to the east of White Lane, Ash Green**

- Correct title of Policy A28 to say *Ash Green*, and not *Ash*.
- *Policies A27, A28 and A29 collectively increase Ash Green village by 50%. Opportunity exists under Policy A28 to provide a village/community hall and recreational area which would provide Ash Green with much needed community and social space.*

Opportunities (1) Should read: *“To create a centre for the village by including a village hall with associated recreational space providing much needed facilities for the Ash Green community. A mix of homes (C3) and accommodation for older people (C2) could be appropriate for this site.”*

- Ash Green is not part of the Ash & Tongham Urban Area and therefore the ATUA boundary must not extend south of Ash Green Road and Foreman Road.

Yours faithfully

Name:  
Address:

Dated: