

Planning Committee

8 January 2020

Amendment/Correction/Update List

19/P/00425 – (Page 23-50) – Land bounded by White Lane, Ash Green Lane East and dismantled railway, Ash, Guildford, GU12

Conditions and reasons:

Condition 2 amended as follows (page 27)

<u>Date received</u>	<u>Drawing Number</u>	<u>Plan</u>
06 Jan 2020	6696/ASP1 REV M	SANG masterplan

Condition 5 amended as follows (page 27):

Phase 2 Parkland shall be delivered within 3 years of Phase 1 being completed, as shown on the SANG Masterplan, drawing no. 6696_ASP1 REV M.

Reason: To ensure that the publicly accessible space is delivered in its entirety.

Site description. (page 31):

The site is currently previously undeveloped land comprising woodland, agricultural fields and horse paddocks. The woodland on Phase 1 and to the east of *Phases 1/2* are on Natural England's provisional Ancient Woodland Inventory. The tree belt adjacent to White Lane, *the woodland on the area known as College Copse and trees on the land south of Dene Lodge and north of Ash Green Lane East*, are all covered by a Tree Preservation Order (TPO) (No. 2 of 1974) *and there is a woodland TPO on (No. 12 of 2018) north of the existing access road from White Lane*. There is also land that is classified as a Site of Nature Conservation Importance (SNCI), Wanborough and Normandy Woods, to the west, south and beyond the eastern site boundary of *Phase 1/2*.

Proposal. (page 31-32):

The proposal would come forward in two phases with phase 1 is located within land designated as Countryside and the southern portion of the agricultural land is in the Green Belt and Phase 2 which is the remainder of the agricultural land/paddock is in the Green Belt (shown in pink hatch on drawing no. 6696_ASP1 REV M).

Phase 1, College Copse woodland to the west, the Orchard to the south, *southern part of agricultural land (7.09ha)*:

- 2m wide bark mulch path
- informal mowed paths for walkways
- information boards, gates and benches
- traditionally managed orchards
- ditch improvements
- planting of native scrub species and tree planting woodland thinning
- wildlife pond
- *car and cycle parking*

- *2m wide Hoggin footpath with timber edge*
- *Post and rail fencing*

Phase 2, north-eastern part of agricultural land/paddock (2.13ha):

- 2m wide Hoggin footpath with timber edge
- informal mowed paths for walkways
- information boards, gates and benches
- *structural planting*
- dog pond
- *post and rail fencing*
- *foraging habitat for owls*

Planning considerations.

Parking and the impact on highway safety (page 43):

The access road to the car park would be *two-way* as the roadway would be 4.5m in width. *With a separate pedestrian footway (see drawing no. ITB13687-GA-010 REV C).*

Guidelines for the creation of SANG.

Practicality of enhancement works (page 49):

Stables and horse-keeping would not be compatible and would have to relocate. This would be in land for phase 2 and until this phase would be delivered the land would continue to be used for grazing.

19/P/01451 – (Page 69) - Effingham Lodge Farm, Lower Road, Effingham, Leatherhead, KT24 5JP

On page 81 of the agenda it is noted that Bookham Residents Association have raised an objection to the proposal. Since the publication of the report, Bookham Residents Association have contacted the Local Planning Authority to clarify that although they have some concerns regarding the proposal, they support and do not object to the application. They note that the proposal will provide a modern school of high design for future generations of students from Bookham.