



Appeal a planning decision

Appeal 6008529

Appeal details

Appeal type	Planning
Appeal procedure	Inquiry
Appeal site	Shortland Farm, Guildford Road, Ash, GU12 6DF
Applicant	Gleeson Land Limited
Application number	25/P/01521

Before you start

Which local planning authority (LPA) do you want to appeal against?	Guildford Borough Council
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What is your appeal about?	Outline planning
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What date did you submit your application?	6 Nov 2025
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Was your application granted or refused?	I have not received a decision
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What date was your decision due from the local planning authority?	5 Feb 2026
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Your appeal

Was the application made in the appellant's name	No
Applicant's name	Gleeson Land Limited C/O Lichfields
Contact details	Paddy Hynes Lichfields
Phone number	020 7837 4477
Site address	Shortland Farm Guildford Road Ash GU12 6DF
What is the area of the appeal site?	102400 m ²
Is the site in a green belt	Yes
Site fully owned	Yes
Will an inspector need to access the land or property?	No
Agricultural holding	No
Site health and safety issues	Yes The site is in use for equestrian purposes, therefore an accompanied site visit will be appropriate.
Application reference	25/P/01521
Was your application for a major or minor development?	Major
Was your application about any of the following?	Major dwellings

Enter the description of development	Outline planning application with all matters except for the accesses from Guildford Road and Wyke Lane reserved, for subsequent approval for the demolition of the existing buildings and hardstanding and the erection of up to 200 residential dwellings including affordable housing and plots of self-build plots (Class C3); green and blue infrastructure and associated service and utility structures.
Did the local planning authority change the description of development?	No
Preferred procedure	inquiry See covering letter and appeal statement.
Expected procedure duration	8
Expected witness count	10
Are there other appeals linked to your development?	No
Do you need to apply for an award of appeal costs?	No

Your documents

Application form	25_P_01521-APPLICATION FORM REDACTED-2152401.pdf (/published-document/fd92a772-0cb2-487d-b4b7-5734b43dce3e)
Plans, drawings and supporting documents	CLPD 259 P01 Shortlands Farm Illustrative Landscape Masterplan 28.10.2025 (not to scale).pdf (/published-document/ddcef028-d891-4472-819c-0552fbc94497) 25019 - C102B (Land Use Parameter Plan) (21 Mar 2026 - supplementary) (A1 size).pdf (/published-document/26748249-365b-4c85-8ebe-06c61ff495ff)

[Shortland Farm, Ash - Noise Assessment.pdf \(/published-document/1a5f2710-594a-43bc-98fa-09c0d10993ec\)](#)

[69909-04 Shortland Farm Ash - Archaeology DBA - 29102025\(40251404.1\).pdf \(/published-document/21ef6514-df4e-4973-b775-19a9c7ec7860\)](#)

[25019 - S102A \(Existing Floor and Site Levels\) \(A0 size\).pdf \(/published-document/c864e1cd-3a87-47c1-8ec5-1d6e6051985d\)](#)

[Shortland Farm Transport Assessment Report - Final Part 1 of 2.pdf \(/published-document/1b84958c-be61-4f83-96dc-2154db0edbc8\)](#)

[Shortland Farm Statement of Community Involvement 24.10.2025.pdf \(/published-document/efd5adae-3b8a-4a65-83a9-2357ab967140\)](#)

[Land at Shortland Farm, Ash, Surrey Energy and Sustainability Statement Final 29.10.25.pdf \(/published-document/74bdcfa5-4035-4069-b6c8-27a450928af4\)](#)

[69909 Shortland Farm - Application Cover Letter 31.10.25.pdf \(/published-document/9214fece-17f8-4a0f-b333-28da70083a7e\)](#)

[Shortland Farm Ash Heritage Impact Assessment 20.10.25.pdf \(/published-document/bacfa68a-bbd5-4935-ae11-2a5614db93eb\)](#)

[25019 - C101C \(Illustrative Masterplan\) \(21 Mar 2026 - supplementary\) \(A1 size\).pdf \(/published-document/dac705d7-2d36-4ef0-b93e-2f71c8d070e1\)](#)

[Shortland Farm - Drainage Strategy Addendum \(20 Feb 2026 - supplementary\).pdf \(/published-document/7a9fdb86-cf3b-414d-89fb-31c4215fe57d\)](#)

[RP01-25458-R4 - Shortland Farm, Ash - Cumulative Air Quality Assessment \(27 Mar 2026 - supplementary\).pdf \(/published-document/c2af3ed7-7489-4b12-96c3-35b996ccc91b\)](#)

[Shortland Farm - Lighting Statement-P03.pdf \(/published-document/9e15e14f-cfc3-48bb-8c30-3cc9fed525b9\)](#)

[25019 - S112 \(Existing Buildings Sheet - Sheet 3 of 3\) \(A1 size\).pdf \(/published-document/a9cadd62-8b94-4173-81ad-41ffb9465112\)](#)

[Shortland Farm Contamination Report - Phase 1 and Phase 2 Geo-environmental and Geotechnical Interpretative Report Part 3 of 4.pdf \(/published-document/e3e88204-aa5f-45fd-bdcd-43b5a249d37a\)](#)

[Green Belt Technica Note Shortlands Farm 271025.pdf](#)

[\(/published-document/047460fe-c3bd-4c0c-8774-4a701e917714\)](/published-document/047460fe-c3bd-4c0c-8774-4a701e917714)
[Shortland Farm - Response to SCC highways comments \(22 Jan 2026 - supplementary\) \(part 1 of 3 - Letter\).pdf \(/published-document/8936fd7e-521b-4181-97f6-65e2ef5b0227\)](/published-document/8936fd7e-521b-4181-97f6-65e2ef5b0227)
[13346 Shortland Farm Ash Ecological Impact Assessment & SANG Statement \(part 2b of 3\) Appendix D - BNG Statutory Metric No Macros - 31.10.25.xlsx \(/published-document/1bca4c49-fe15-4efc-b49c-6dc9e9b2fe0f\)](/published-document/1bca4c49-fe15-4efc-b49c-6dc9e9b2fe0f)
[13346 Shortland Farm Ash Ecological Impact Assessment & SANG Statement \(part 2 of 3\) Appendix D - BNG Statutory Metric No Macros - 31.10.25.xlsx \(/published-document/ff08ace2-e65a-4736-a317-71116606057f\)](/published-document/ff08ace2-e65a-4736-a317-71116606057f)
[25019 - C103A \(Heights Parameter Plan\) \(21 Mar 2026 - supplementary\) \(A1 size\).pdf \(/published-document/805d210f-001d-4349-8fb4-71a4ddb54b67\)](/published-document/805d210f-001d-4349-8fb4-71a4ddb54b67)
[Shortland Farm - Drainage response to LLFA comments \(22 Jan 2026 - supplementary\).pdf \(/published-document/3195b7ca-cb96-4da9-9854-754875b2dc25\)](/published-document/3195b7ca-cb96-4da9-9854-754875b2dc25)
[25019 - C103 \(Heights Parameter Plan\) \(A1 size\).pdf \(/published-document/c76f487f-42fe-4475-b330-7744e73e8020\)](/published-document/c76f487f-42fe-4475-b330-7744e73e8020)
[Shortland Farm, Ash - Air Quality Assessment.pdf \(/published-document/8f73fc0b-9a82-4869-8ab5-7f09a03ad421\)](/published-document/8f73fc0b-9a82-4869-8ab5-7f09a03ad421)
[25019 - C102 \(Land Use Parameter Plan\) \(A1 size\).pdf \(/published-document/50106549-6be4-49d7-a5d3-81efd7197f42\)](/published-document/50106549-6be4-49d7-a5d3-81efd7197f42)
[25019 - S110 \(Existing Buildings Sheet - sheet 1 of 3\) \(A1 size\).pdf \(/published-document/1726be64-0910-496a-a707-82a26c62fa9d\)](/published-document/1726be64-0910-496a-a707-82a26c62fa9d)
[Shortland Farm - Amended Drainage Strategy \(20 Feb 2026 - supplementary\).pdf \(/published-document/9d79d8a7-45fe-4396-841e-87a4257cac9b\)](/published-document/9d79d8a7-45fe-4396-841e-87a4257cac9b)
[Shortland Farm Utilities Statement.pdf \(/published-document/0f4cb05c-0da1-4d92-a1bd-88eb73df7558\)](/published-document/0f4cb05c-0da1-4d92-a1bd-88eb73df7558)
[Shortland Farm Ash Flood Risk Assessment 30102025.pdf \(/published-document/aa67b9da-6c03-483b-9822-896726ab648a\)](/published-document/aa67b9da-6c03-483b-9822-896726ab648a)
[Shortland Farm Planning Statement 30.10.2025.pdf \(/published-document/a1f3621e-2d63-4b81-ad0c-](/published-document/a1f3621e-2d63-4b81-ad0c-)

[928793e23c3e\)](#)
[25019 - C105 \(Proposed Parameter Sections\) \(21 Mar 2026 - supplementary\) \(A1 size\).pdf \(/published-document/90eaa196-aaa1-48cb-86f0-93b69e7a2fee\)](#)
[Shortland Farm Landscape and Visual Impact Assessment 281025 Part 3 of 4.pdf \(/published-document/4fd507da-0476-4ae9-a063-9a68dd314e6b\)](#)
[Shortland Farm Contamination Report - Phase 1 and Phase 2 Geo-environmental and Geotechnical Interpretative Report Part 2 of 4.pdf \(/published-document/5249ff45-44d4-48e9-b705-b2bb79b6fa02\)](#)
[Shortland Farm Landscape and Visual Impact Assessment 281025 Part 4 of 4.pdf \(/published-document/8c66afd5-0b1b-447b-9934-b41a5767ced1\)](#)
[Shortland Farm Travel Plan - Final.pdf \(/published-document/a07bacd1-e134-4c69-853e-b5201487d198\)](#)
[Shortlands Farm, Ash Ecological Impact Assessment & SANG Statement \(part 1 of 3\) with Appendices A-F 29.10.25.pdf \(/published-document/69cec725-fdcf-4897-9488-b588d2c8dba1\)](#)
[Shortland Farm Ash FRA Modelling Report.pdf \(/published-document/5a87287a-d0f5-42df-ad85-b7925a150fb8\)](#)
[Shortland Farm - Response to SCC highways comments \(22 Jan 2026 - supplementary\) \(part 2 of 3 - RSA Report \(SCC Format\)\).pdf \(/published-document/628ff9a1-3722-454d-b4dc-b7e1360a5b99\)](#)
[Shortland Farm Contamination Report - Phase 1 and Phase 2 Geo-environmental and Geotechnical Interpretative Report Part 1 of 4.pdf \(/published-document/e67a0814-5aeb-481c-bc43-b84f812a4ebd\)](#)
[Shortland Farm Contamination Report - Phase 1 and Phase 2 Geo-environmental and Geotechnical Interpretative Report Part 4 of 4.pdf \(/published-document/03b4b74c-72bb-4974-a2b8-bb9591df1153\)](#)
[Shortland Farm, Ash - Topographical Survey.pdf \(/published-document/e6ddc8f4-c3b3-4b51-b1ba-bd6853e4fc73\)](#)
[Shortland Farm Primary Access Drawing \(A3 size\).pdf \(/published-document/0a1569fe-72dd-45fb-b5fa-c87559ea4c7e\)](#)
[25019 - S101B \(Location Plan\) \(A1 size\).pdf \(/published-document/ea6d02ea-4349-402a-a8ba-ca76471ba6ca\)](#)
[Shortland Farm Emergency Access Drawing \(A3](#)

[size\).pdf \(/published-document/f9e7e920-25c4-480e-ae16-ca9a3ee5b0c2\)](#)
[Shortlands Farm, Ash Ecological Impact Assessment & SANG Statement \(part 3 of 3\) with Appendices G & H BNG Report 29.10.25.pdf \(/published-document/ebbb83ca-e379-4e90-a362-ce6d87c74138\)](#)
[25019 - C101A \(Illustrative Masterplan\) \(A1 size\).pdf \(/published-document/b221ff30-0642-41ba-8c73-cfcc03d70894\)](#)
[25019 - S111 \(Existing Buildings Sheet - Sheet 2 of 3\) \(A1 size\).pdf \(/published-document/87dc61fb-bb67-4edb-a584-d43158afea2b\)](#)
[Shortland Farm Transport Assessment Report - Final Part 2 of 2.pdf \(/published-document/63c47082-c765-49a5-a6e1-e2c30a9d5e9a\)](#)
[Shortland Farm Landscape and Visual Impact Assessment 281025 Part 2 of 4.pdf \(/published-document/9a8f937a-f75e-4576-a506-e7aee7643549\)](#)
[Shortland Farm - Correspondence with GBC in relation to Thames Water consultee response \(16 Jan 2026 - supplementary\).pdf \(/published-document/94af36d1-2a3a-4c02-aaef-ea0b064f24fe\)](#)
[Shortland Farm - Response to SCC highways comments \(22 Jan 2026 - supplementary\) \(part 3 of 3 - junction modelling report\).pdf \(/published-document/568299a6-6100-4b7c-b9a0-eedddb1fc9c1\)](#)
[Arboricultural Impact Assessment.01 Rev B \(part 1 of 2\).pdf \(/published-document/6c1f1260-c169-48c7-a191-efc029b0dcf9\)](#)
[Arboricultural Impact Assessment.01 Rev B \(part 2 of 2\).pdf \(/published-document/a57d4630-5bfd-4b8f-b5a0-f17e122e2daa\)](#)
[Shortland Farm Landscape and Visual Impact Assessment 281025 Part 1 of 4.pdf \(/published-document/e87caaf5-7ff2-4e7b-9063-f35d4111c689\)](#)
[25019 - C104 \(Green Infrastructure Parameter Plan\) \(A1 size\).pdf \(/published-document/958366be-6d9b-4711-bccd-f43dfb3c1e63\)](#)
[Drainage Strategy Shortland Farm.pdf \(/published-document/2f091b97-a0ee-4c1f-8c83-f931a5857004\)](#)

Separate ownership certificate in application

No

Design and access statement in application	Shortland Farm Design and Access Statement Part2 of 2.pdf (/published-document/728e6f30-a63a-4c26-88be-5098fc462bfb) Shortland Farm Design and Access Statement Part1 of 2.pdf (/published-document/96eefc4b-902f-42c2-8f49-bbdd22f1fb02)
Decision letter	No
Appeal statement	Shortland Farm - Statement of Case (Appeal Statement) - 22 Apr 2026.pdf (/published-document/7496dc54-fc17-4693-921c-5aeaf2a16444) Appendix B to Shortland Farm Statement of Case (Appeal Statement) â 22 Apr 2026 â Updated BNG metric.xlsx (/published-document/e5176779-2d68-4639-afaa-9c87ef2e8d9a) Appendix A to Shortland Farm Statement of Case (Appeal Statement) â 22 Apr 2026 â Ecology Technical Note.pdf (/published-document/d2863b01-e6fc-4847-b5f8-c77b0e73bde1)
New plans or drawings	No
Planning obligation status	Not yet started
Planning obligation	No
New supporting documents	69909_06 Appeal Cover Letter 22.04.26(40865290.5).pdf (/published-document/f741baea-86ca-4335-bd36-69ed04a136f6) Shortland Farm - Copy of notification letter sent 30 Mar 2026.pdf (/published-document/77cb6121-4fe2-4afe-9019-cb670cbaca62)
Draft statement of common ground	Shortland Farm - Draft Statement of Common Ground - 22 Apr 2026.pdf (/published-document/9ec062a0-aebd-49c1-9919-0b5422dee7ae)