

Appeal 6008529

Appeal questionnaire

Submitted on 26 May 2026.

Appeal type	Full planning
Appeal site	Shortland Farm, Guildford Road, Ash, GU12 6DF
Agent contact details	Paddy Hynes paddy.hynes@lichfields.uk 020 7837 4477
Application number	25/P/01521

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	Yes
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	Yes
Tree Preservation Order extent	7784.pdf (/document/e44e1631-b998-4907-ae7e-63b91f5276c9)
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
Issued screening opinion	Yes
Screening opinion	2205871.pdf (/document/cbb89c65-21a8-4731-b66a-58701ad7ae61) DocReplyLetter.pdf (/document/3d8e19a8-b4f2-4c01-979a-8a58a38dc9ba)
Screening opinion environmental statement	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Cons.pdf (/document/24373745-9e1f-4f34-8f66-8f44cc72f765)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	SN.pdf (/document/040d519f-1deb-455e-95eb-461ade4d33ae)
Letter sent to neighbours	NEIGH LTTR.pdf (/document/f3938ead-2763-46b3-a025-5ed76e7b3c19)
Uploaded press advert	380C26 Surrey Advertiser 12th December 2025.pdf (/document/e5237058-4dca-4e87-b65d-1b4e3393d9d5)
Appeal notification letter	APL NEIGH LTTR.pdf (/document/acb0a506-7736-409f-9ea5-3df0fe696711) APL MAIL LST.pdf (/document/c28cbc63-4008-4a01-81db-c9dba08fbf98)

Consultation responses and representations

Statutory consultees	Yes Surrey County Council Highways & Transportation Department Surrey County Council Flood Risk, Planning and Consenting Thames Water Development Control Environment Agency
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	CONSULT REPRS.pdf (/document/8ad63d3f-698f-44c4-a37a-56f1badcae66)
Representations from other parties	Yes

Upload representations from other parties

[OBJECTIONS 3RD PTY.pdf](#)
(/document/3984952e-4caa-4b91-8d0f-ef2e41a3fab4)

Planning officer's report and supporting documents

Upload planning officer's report

Not started

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[P6 - Protecting Important Habitats and Species.pdf](#) (/document/3d3c50b8-18fd-4bc5-82e1-0309969cee8f)
[ID9 Cycle Network.pdf](#) (/document/1e8d121d-029f-4f8c-a3b3-0592f43a4c48)
[Chapter 4.pdf](#) (/document/f4234f41-afa8-4a8f-aa78-072ee190348c)
[P3 - Countryside.pdf](#) (/document/78823510-61a5-4511-94ab-0bddff00b79b)
[D12 Light Impacts and Dark Skies.pdf](#)
(/document/4a04b30d-b779-47f7-ab71-0fc3abc9add8)
[D18 Designated Heritage Assets.pdf](#)
(/document/3ae76b66-beff-4f77-af06-13ecbb253dfe)
[Climate Change Sustainable Design Construction and Energy SPD1 \(2\).pdf](#)
(/document/f20cd1c5-182a-4327-bbf1-1a53d26fa19d)
[D20 Conservation Areas.pdf](#)
(/document/0b723e95-6eff-46d5-a5e3-1c91ac6c8b79)
[Chapter 14.pdf](#) (/document/28010932-fce8-4ddc-afd9-1e434c3af014)
[D17 Renewable and Low Carbon Energy Generation and Storage.pdf](#) (/document/fe3f7ecf-d14b-4810-8c18-1e765f2b1066)
[H7 First Homes.pdf](#) (/document/ddd7fd9c-afbf-4dfc-aeba-1fef5f3dc500)
[Parking Standards for New Development SPD.pdf](#) (/document/bb158351-890f-447a-953a-1ff1ed974f98)
[Residential Design Guide - July 2004.pdf](#)
(/document/aebdd810-5a73-42d7-81e0-3aa10c929c87)
[Planning Contributions SPD1.pdf](#)
(/document/4c435c08-4713-45b3-9b89-43b7dafae291)
[D5 Protection of Amenity and Provision of Amenity Space.pdf](#) (/document/b59a8e69-edae-4935-abc4-460311f0600f)
[D3 - Historic Environment.pdf](#)
(/document/a82099b3-4b79-4cb5-b0af-4630d37ca568)
[ID6 Open Space.pdf](#) (/document/62b520db-f687-45af-96d9-4cdc91643dba)

[NRM6 Thames Heath SPA.pdf \(/document/90aadae1-cc52-45bb-b0d4-50a53fc6c523\)](#)
[Chapter 15.pdf \(/document/52b4820d-9908-44d8-a3f0-52e92420f65b\)](#)
[Green Belt SPD - adoption vesion Dec 2023 NPPF update.pdf \(/document/cb940823-8b00-4e0f-8f70-5302da4055cd\)](#)
[D7 Public Realm.pdf \(/document/0c7ce294-fc47-413c-9e8c-54ca85988f58\)](#)
[Thames Basin Heaths SPA Avoidance Strategy SPD 2017.pdf \(/document/ac62bc7a-2433-40da-958b-54ed58a97318\)](#)
[P2 - Green Belt.pdf \(/document/a1e45197-8421-4166-b1d5-5abf19acf55a\)](#)
[S1 Presumption in favour of sustainable development.pdf \(/document/845e17cf-fc07-4882-bae1-693367bf8854\)](#)
[D15 Climate Change Adaptation.pdf \(/document/f3ac913a-2eab-45f8-87d4-72429f81cfc6\)](#)
[H1 - Homes for all.pdf \(/document/673b004f-a9a0-436c-9461-752ab176a350\)](#)
[Chapter 16.pdf \(/document/158b46b0-b74e-4b44-ad95-767d922fa163\)](#)
[P7 - Biodiversity in New Developments.pdf \(/document/39addcc9-b267-4280-85e8-7ca2942149c5\)](#)
[D4 Achieving High Quality Design and Respecting Local Distinctiveness.pdf \(/document/02d973b0-ab02-464b-914a-95a2892b4c5f\)](#)
[ID2- Transport.pdf \(/document/985002e2-a0a6-4979-90b8-96f4de2327af\)](#)
[P8 Land Affected by Contamination.pdf \(/document/00ec60dd-a5e4-46aa-888c-97d300d4f0b7\)](#)
[D23 Non-designated Heritage Assets.pdf \(/document/2a2f80ab-dd97-4c42-8778-9ac02736a413\)](#)
[H2-Afford homes.pdf \(/document/e42b9526-35fe-4611-a0c4-aedf0c473a77\)](#)
[Chapter 5.pdf \(/document/b40c952a-4b9d-4965-bc76-afd7d9b80953\)](#)
[Chapter 12.pdf \(/document/4c9dd39c-dae0-4c71-8d65-b241d5013a99\)](#)
[D22 Registered Parks and Gardens.pdf \(/document/2bdb1966-a66a-4c69-9b5f-b8b0ece71b2b\)](#)
[Chapter 2.pdf \(/document/398eea02-3fbf-414c-a379-bdf0ad3d7226\)](#)
[D21 Sched monu.pdf \(/document/63ed4260-e96e-414c-adb3-be2ec8eea058\)](#)
[P9 Air Quality.pdf \(/document/a51b2e25-9a5d-419b-baf8-c61c04308373\)](#)
[D19 Listed Buildings.pdf \(/document/bb1183b6-1997-48ee-a6f8-c8468562936b\)](#)

[D1-Place Shaping.pdf \(/document/3c8f08df-4403-4d70-b017-ca08d026ed80\)](#)

[S2 Spatial develop.pdf \(/document/c089f6b2-bcbf-47dd-9f18-cbe0bb9f498b\)](#)

[D2- Climate Change, Sustain..pdf \(/document/1fc9d424-f14e-4ac5-bd67-cef62833f156\)](#)

[ID10 Parking Standards for New Development.pdf \(/document/8ed51384-d47c-47af-b973-d55af9aac5ae\)](#)

[Chapter 8.pdf \(/document/43d71829-e1f2-4195-bf19-d81fe8cab8be\)](#)

[D6 External Servicing.pdf \(/document/aff425d7-f114-4bf7-af74-d82f67ceaae1\)](#)

[D11 Noise Impacts \(1\).pdf \(/document/0995e449-9313-44e8-872d-d89cc714810c\)](#)

[Chapter 13.pdf \(/document/30a33a7a-f87c-499a-8fb9-d8c51d1f1584\)](#)

[P10 Water Quality, Waterbodies and Riparian Corridors.pdf \(/document/a92e5674-c42f-4dba-bb7f-d9cc0416bbe9\)](#)

[D16 Carbon Emissions from Buildings.pdf \(/document/ba6d9bb9-94f3-452a-ae96-d9fe69dd05d6\)](#)

[Chapter 9.pdf \(/document/b8df7e73-a103-40cc-b23b-de16e2b97b30\)](#)

[P5 - Thames Basin Heaths SPA.pdf \(/document/31edd495-c9ee-465b-a336-de6296ff5c57\)](#)

[ID3 & ID4.pdf \(/document/07986ded-9c56-4728-b38f-eca380a2f637\)](#)

[P4 - Flooding, flood risk and groundwater protection zones.pdf \(/document/481d3572-e420-4727-8faa-ef948100147b\)](#)

[P11 - Sustainable Surface Water Management.pdf \(/document/6a87f6e0-90de-4596-adb6-f2839ed49cd5\)](#)

[NPPF INTRO.pdf \(/document/966f113a-c2f1-47f9-bdc5-f37c297fdb0\)](#)

[Chapter 11.pdf \(/document/6a07d581-5fc5-4f58-98d3-f445212b7759\)](#)

[E5 - Rural.pdf \(/document/d83115e3-3c79-4d66-aa3f-f61bfa9b1f92\)](#)

[Chapter 3.pdf \(/document/4b892bb6-b813-49e4-b2e7-f648a418e897\)](#)

[ID1 - Infrastructure Policy.pdf \(/document/4266a99b-babd-49c2-81a1-f77364630abe\)](#)

[D14 - Sustainable and Low Impact Development \(1\).pdf \(/document/f483dd4b-6db1-4389-8797-f79c2185650d\)](#)

[D8 Residential Infill Development.pdf \(/document/f9f2afc2-8b5a-440d-9ef6-fc74bff8fc44\)](#)

Emerging plans

No

Do you have any other relevant policies?

No

Supplementary planning documents

Yes

Upload supplementary planning documents

[Thames Basin Heaths SPA Avoidance Strategy SPD 2017.pdf \(/document/e2f7c0bc-c23b-45e9-8c15-0dd07711bf9c\)](#)
[Residential Design Guide - July 2004.pdf \(/document/396d0cd8-eb6b-4655-ab6e-12569ae82110\)](#)
[Planning Contributions SPD1.pdf \(/document/9fd1cb60-a091-4ff5-95ac-35644fedacde\)](#)
[Vehicle Parking Standards.pdf \(/document/bd9fcccf-d5e4-4f31-8c8b-b11a59d45c59\)](#)
[Green Belt SPD - adoption version Dec 2023 NPPF update.pdf \(/document/382a2a6e-19ef-4a6c-85ca-b36fd8914688\)](#)
[Climate Change Sustainable Design Construction and Energy SPD1 \(2\).pdf \(/document/e4b95319-3c73-45d9-bb85-f99c210cb674\)](#)

Community infrastructure levy

No

Site access

Access for inspection

Yes
To fully assess the proposal.

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

No

Appeal process

Procedure type

Inquiry
Length in days: 8

Why would you prefer an inquiry?

The Local Planning Authority is of the view having regard to the public interest and complexity of the site that there are issues that would benefit from formal examination. However, the Local Planning Authority believes, as it has previously set out, that a number of issues can be agreed through the Statement of Common Ground and that the Inspector may wish to consider a formal roundtable discussion as part of the Inquiry of other matters which might include, for example, s106s and conditions and other areas where there is broad agreement, and the Inspector may seek clarification. We consider that the duration may

also be shorter than stated once common ground has been established.

Appeals near the site

No

Extra conditions

No
