



## **ASH GREEN RESIDENTS ASSOCIATION | Newsletter**

### **Extra details on two Planning Applications**

### **| April 2026**

In our recent general newsletter, we listed planning applications in the area. Since then, an amended application for the Ash Manor site has been submitted "24/P/01158" and we are also aware of a desire for more information regarding "26/P/00208" which we only briefly listed so this additional newsletter covers both.

### **Residential Caravan Site Ash Green Lane East – "26/P/00208"**

This application seeks "the change of use of land in Ash Green Lane East to a residential caravan site consisting of 4 pitches, each comprising 2 Static Caravan, 2 Touring Caravan, 4 parking spaces, Cycle & Bin Stores together with the associated infrastructure for the Human Habitation and occupation by Gypsy's and Travellers"

#### **Where and what**

The site is a field "Whitegate Copse" on the left halfway between the last bungalow (scrap yard) in Ash Green Lane East (where the surface changes from tarmac to crushed and compacted stone) and Pound Farm Lane. The entrance is through a metal barred gate. It is 4.26 acres, previously used for keeping horses and for small scale horticulture. It is Green Belt. The application is for change of use to grey belt.

The proposal is for a residential caravan site consisting of 4 pitches, each comprising 2 Static Caravan, 2 Touring Caravan and 4 parking spaces i.e. 8 static caravans and 8 touring caravans plus 8 cars (see diagram). The static "caravans" will be more like small bungalows. It will be exclusive to Gypsies or Travellers.

#### **Key arguments from the applicant**

For the full justifications search Guildford Borough Planning Applications for 26/P/00208 click on "Documents" and open "Planning Statement". This a long and technical document but with useful pictures. The key arguments given by the applicant are that the area is not "green belt" (as currently designated) but "grey belt" (which can be built on) and that there is an unmet demand for sites for gypsies and travellers in Guildford Borough which lacks a 5-year plan for deliverable sites.

The "grey belt" argument is that the site fails to meet the criteria for green belt e.g. "There is only a small gap between the existing development and the application site. The development of the site can occur without creating a visual loss of separation between neighbouring towns" (avoiding coalescence is one green belt criteria). For the full argument, which is complex, see the "Planning Statement".

#### **Valid comments**

To be valid comments must refer to valid planning rules and be in your own words – examples follow.

- The site is not grey belt as claimed – it is part of the green belt separating the conurbations of Ash Green and Normandy (Christmas Pie). If the application is granted the invasion of this separation will be obvious to walkers and cyclists on the Christmas Pie Trail and to local walkers.
- The lane (particularly non-tarmacked beyond the 'scrap yard') is unsuitable for residential touring caravans which can be very large
- The layout of the pitches is too dense
- Whereas there may be an unmet demand for Gypsy/Traveller sites in the Borough, there are already Gypsy/Traveller sites in the local area

To submit a comment, see the "How to Comment" section below.



The plan of the site from application 26/P/00208

### Ash Manor – "24/P/01158"

The plans have been amended and sent out again for consultation which are still for 53 dwellings with a spine road through to The Paddocks estate from Ash Green Road which is also designed for future connectivity. The changes aren't that substantial since the previous iteration of this plan, but you may wish to comment for the first time or add to your previous comments.

### Valid comments

To be valid comments must refer to valid planning rules and be in your own words – examples follow.

- Not sufficiently different to previous applications which have either been refused, quashed at judicial review or by a planning inspector at appeal
- Insufficient green buffer as required by Guildford Local Plan
- Dangerous entrance and exit on Ash Green Road
- Flooding/drainage impact particularly around historic assets which may be put at risk
- Impact on the setting of Grade II\*/II listed Ash Manor heritage group

### How to comment

Please comment on applications where you want your voice heard, you could use some of the following key reasons:

- Lack of infrastructure (transport, healthcare, school places, etc)
- Landscape inconsistency
- Design response to local housing
- Lack of sustainable transport
- Heritage
- Ecology
- Drainage and flooding

To comment: Use online submission:

<https://www.guildford.gov.uk/article/24686/Search-for-information-about-a-planning-application>

or email [PlanningEnquiries@guildford.gov.uk](mailto:PlanningEnquiries@guildford.gov.uk) with the planning reference, your support/objection, name and address including postcode. Comments must be in your own words.

**Please feel free to contact us with any questions, queries or to bring something to our attention at [AGRA@ashgreen.org](mailto:AGRA@ashgreen.org)**