



ASH GREEN RESIDENTS ASSOCIATION | Newsletter Spring 2026

Welcome to the AGRA spring newsletter. Isn't the weather beautiful at the moment and it's great to see the flowers again. Please find the local information update below.

Ash Parish Flood Meeting

An initial Ash Parish flood meeting was held to help inform Ash Parish Council, the Environment Agency and Guildford Borough Council about flooding and drying-out issues in the area, drawing on local knowledge. AGRA is following up with locations, videos, and photos of flooding, and it would be great if residents with concerns do the same.

Information: <https://www.ashpcsurrey.gov.uk/flooding/> Contact: Sue Wyeth-Price at sue.wyeth-price@ashpcsurrey.gov.uk or Richard Lucas at richard.lucas@ashpcsurrey.gov.uk

Ash Parish Neighbourhood Plan Consultation

Thanks to all who commented on the latest Ash Parish Neighbourhood Plan consultation, which has now closed. AGRA submitted comments on the local gap and buffer provision to prevent the coalescence of Ash, Ash Green and Tongham, as required by the Guildford Local Plan policy A31, and asked whether controls on affordable housing provision could be tightened, as we are seeing more development sites getting planning permission with this public benefit and then not delivering the affordable homes afterwards. Follow consultation:

<https://guildford.inconsult.uk/ANP25/consultationHome> and <https://www.ashpcsurrey.gov.uk/anp/>

Planning Applications

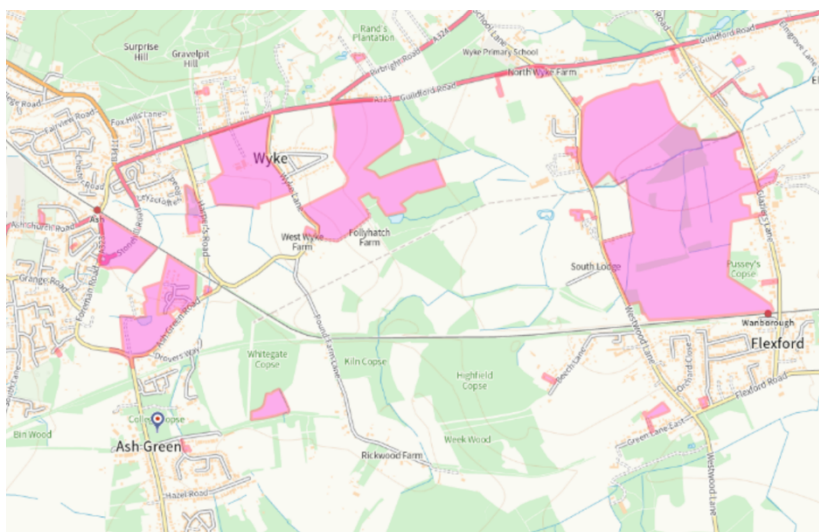
To search for planning applications:

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

or use the interactive map from that page (shown below). 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 or email PlanningEnquiries@guildford.gov.uk with the planning reference, your support/objection, name and address including postcode. Comments must be in your own words.



Current Planning Applications

ASH GREEN

Residential Caravan Site Ash Green Lane East – "26/P/00208" – Proposed residential and touring caravan site down the track at the end of Ash Green Lane East.

Ash Manor – "24/P/01158" – Application for 53 dwellings with access from Ash Green Road, parking, open space and ecology management. The plans have been amended and sent out again for consultation. Thanks to everyone who commented on this application previously and your comments will be taken forward. We expect this to go to the planning committee in the next month or two so please comment further on the updated plan as appropriate.

NORMANDY

Glaziers Lane, Normandy – around 950 houses – "25/P/01725" – Outline application for up to 950 homes with schools, community facilities and supporting infrastructure.

Shortlands Farm, Normandy – around 200 houses – "25/P/01521" – Outline application for up to 200 homes with affordable housing, self-build plots and associated infrastructure.

These two are massive developments on Guildford Road, which will put significant pressure on the area for infrastructure, doctors, schools, etc. One development is on Wyke Lane, so very close to us in Ash Green, and will affect us substantially.

Normandy Action Group: <https://www.normandyag.org.uk/>

BBC News: <https://www.bbc.co.uk/news/articles/clj10jk2350o>

TONGHAM

Ash Lodge Drive Care Home – "25/P/01368" – Proposed 70-bed care home on Hammersley Drive with access, parking and landscaping.

Manor Farm, Tongham – around 420 houses – "25/P/01728" – Outline application for up to 420 homes with access on The Street and Poyle Road, green space and infrastructure works.

Tongham Parish Council: <https://tonghamparishcouncil.gov.uk/>

BBC News: <https://www.bbc.co.uk/news/articles/c7v09gj90reo>

Ash Green Village Sign

Progress is being made on installing an Ash Green village sign near the notice board at the crossing of Ash Green Lane and White Lane.

Traffic, Roadworks, Power Cuts

The traffic has been atrocious at times recently with seemingly uncoordinated roadworks contributing significantly to congestion, whether locally in Ash Green or further afield in Ash or Aldershot. All the local developments are adding to the issue. If you are having a problem, please report it to the relevant authority that can fix it. Social media is great, but it does not fix issues. AGRA are often told that residents are the eyes and ears of the councils, so please get reporting. Report via FixMyStreet: <https://www.fixmystreet.com/> and please include pictures to speed things along.

Litter Pick

Thanks to all who helped at our Ash Green Litter Pick on Sunday, March 22nd it was lovely to meet up again and do something for the community. Thanks again to all the litter angels out there that pick stuff up and Keep Britain Tidy.

Fly Tipping

AGRA has reported fly-tipping at the A31 White Lane junction to GBC. It was on private land, so it is the landowner's responsibility. Fly-tipping on the carriageway, such as on Poyle Road or White Lane in the last few weeks, was cleared up. If you see fly tipping, please report it via the GBC website or FixMyStreet.

Two Last Things

If anyone is interested in joining the AGRA committee, please get in contact, as we are always looking for new people's opinions and help. We are a friendly bunch and meet once a month.

AGRA are funded by your donations, so please get in contact if you would like to support us.

Please feel free to contact us with any questions, queries or to bring something to our attention at
AGRA@ashgreen.org