



Memo to Members of the Guildford Borough Council Planning Committee regarding planning application 25/P/01521

This submission is made on behalf of the [Normandy Action Group](https://normandyag.org.uk), a local village association run by residents who care about our community and who wish to protect its special character and its amenities. At present, we have just under 700 email addresses on our mailing list, to whom we send regular updates on local planning matters. We try to inform and educate our followers about the legitimate planning reasons for supporting or objecting to planning applications.

On 2 January, we submitted our objection to planning application 25/P/01521, in which we also indicated our full support for the position taken and the objection submitted by Normandy Parish Council. We now likewise wish to support the Parish Council's position submitted to the Guildford Borough Council Planning Committee meeting on 24 June 2026, which will consider the Officer's Report prepared for the Committee. This follows the applicant's appeal to the Planning Inspector on grounds of non-determination of the application.

We fully support the Parish Council's contention that the Officer's Report fails to address adequately the harm that would be done to the Green Belt should the application be approved. We would argue that the site of the proposed development contributes significantly to Green Belt purpose (a), namely, to prevent the unrestricted sprawl of built-up areas, in this case by preventing the further eastwards sprawl of the existing Ash/Tongham urban area into the Green Belt in Normandy. The land therefore fails to qualify as Green Belt, and any development on it should be regarded as inappropriate development in the Green Belt, requiring 'very special circumstances' which have not been demonstrated in this case.

The assertion in the Report that the proposed development could be seen as constituting 'limited infilling' between the recently completed housing in Ash and the hamlet to the east of Wyke Lane fails to take this important policy consideration into account. The logical consequence of this argument is that Wyke should be considered part of the Ash and Tongham Urban Area, a suggestion we wholeheartedly reject.

We therefore wish to reaffirm our strong objection to Planning Application 25/P/01521 and we urge the members of the Planning Committee to strengthen, as outlined above, the reasons for refusal given in the Officers' Report.

The Normandy Action Group
23 June 2026