



Tongham Residents Public Forum

Hosted by:
Tongham Parish Council
Sir Jeremy Hunt MP

Supported by:
Matt Furniss – County Councillor
Sallie Barker – Borough Councillor

A photograph showing a large number of red brick houses with grey roofs, arranged in a grid pattern on a hillside. The houses are closely packed, and the image captures a wide view of the residential area.

Taylor Wimpey Planning Application – 420 Houses on Manor Farm, Tongham

Introduction from
our MP
Sir Jeremy Hunt



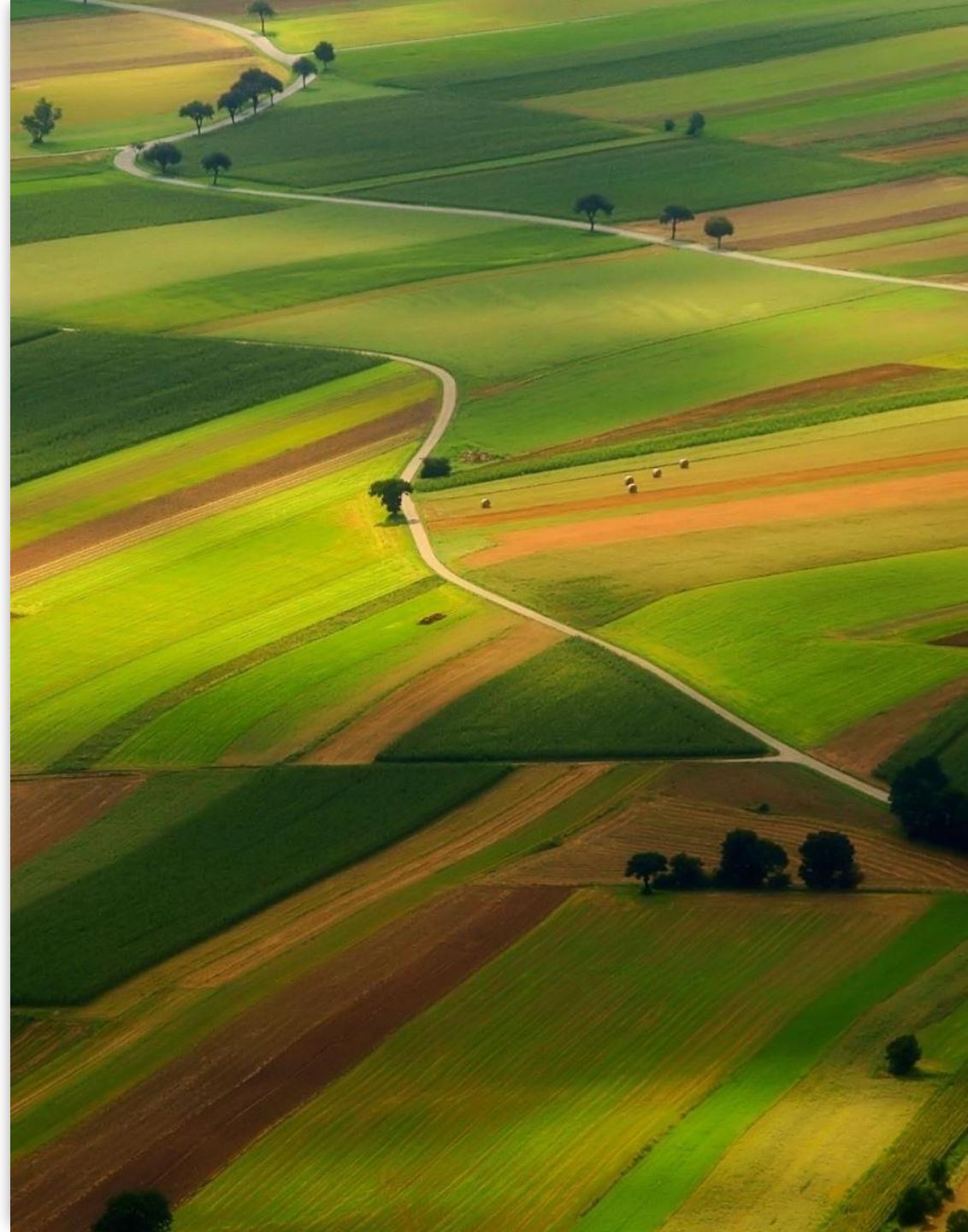


This Forum is in place for you as residents and stakeholders to voice your opinions

- 3 minutes maximum per speaker
- Please keep the message specific, clear and concise

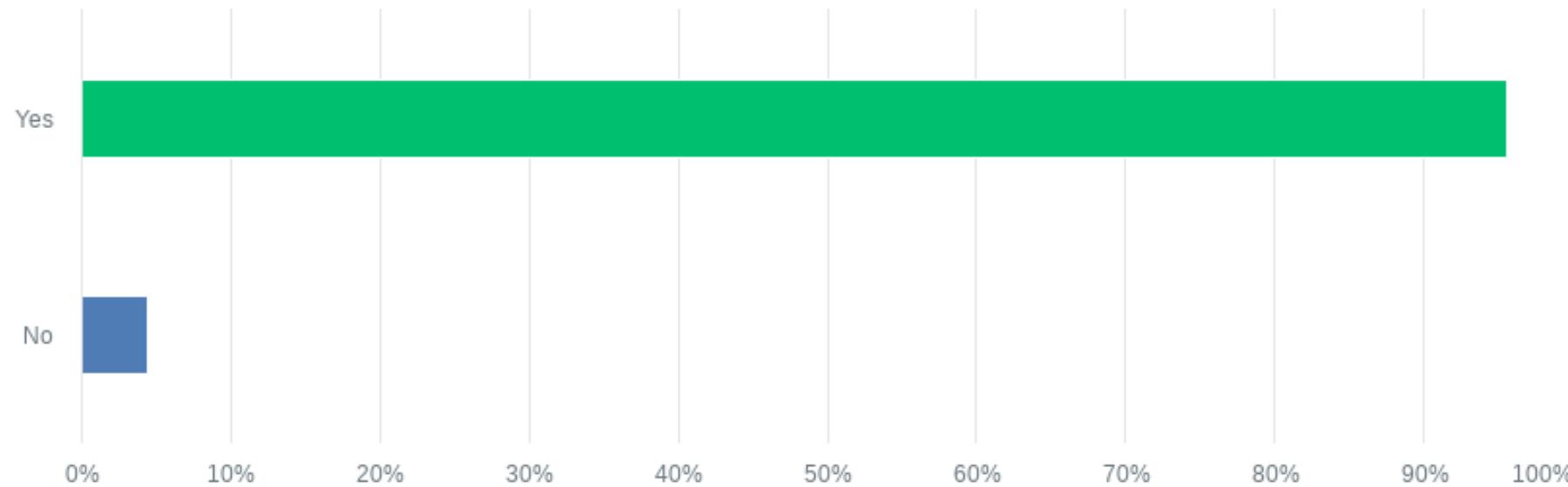
Valid Planning Objections

- **Green Belt Policy & Landscape:** Significant harm to the openness of the Green Belt, which is heavily protected in the borough. Impact on the Surrey Hills National Landscape (AONB) or the "green collar" around urban areas is a key factor.
- **Infrastructure & Traffic:** Substantial increase in traffic congestion, particularly regarding the A3 corridor, or inadequate, narrow access routes that cause safety issues.
- **Environmental & Biodiversity Impact:** Adverse impact on the Thames Basin Heaths Special Protection Area (SPA), requiring mitigation (SANG/SAMM). Inaccurate biodiversity baselines or failure to provide, or under-delivering, a 20% Biodiversity Net Gain.
- **Design, Scale, and Character:** Overdevelopment that is out of character with the immediate surroundings, such as high-density apartments in rural or low-density areas.
- **Flooding & Surface Water:** Inability to demonstrate that the development will not increase flood risk to existing properties or surrounding infrastructure.
- **Amenity Impact:** Unacceptable loss of privacy, overlooking, or overshadowing of neighboring residential properties.
- **Policy Conflict:** Direct conflict with the [Guildford Local Plan: Strategy and Sites](#) or the [Development Management Policies](#).

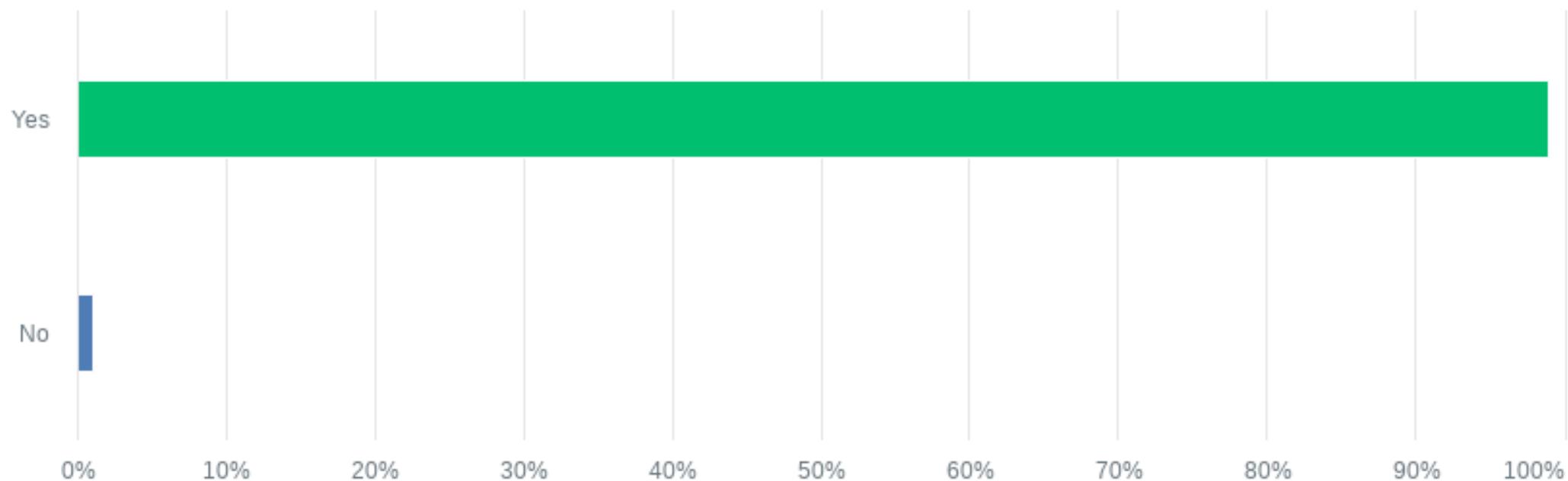


TPC Survey Outcome from 520 Respondants

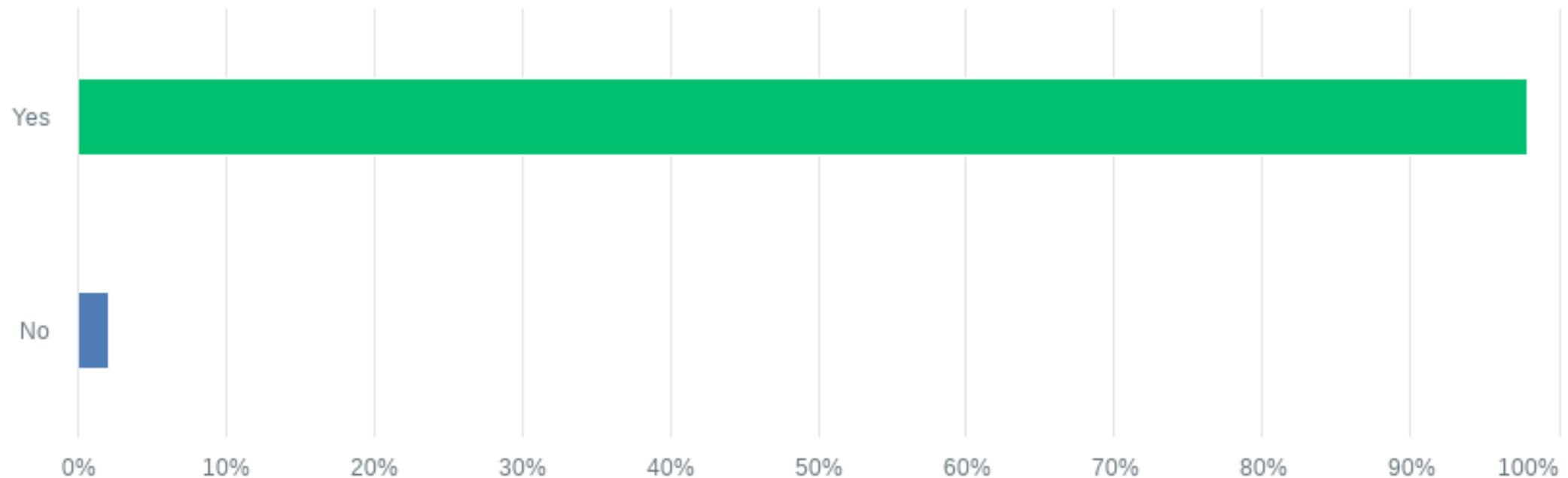
Q1 Do you oppose further housing development in Tongham?



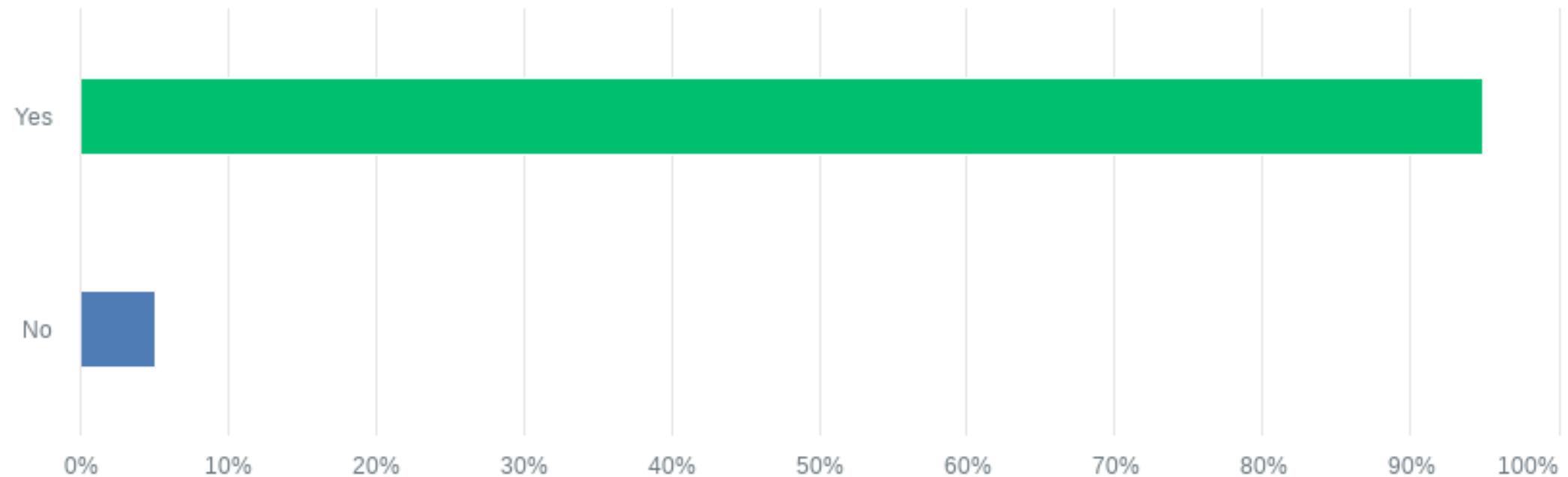
Q2 Are you concerned about increased traffic on Tongham's village roads?



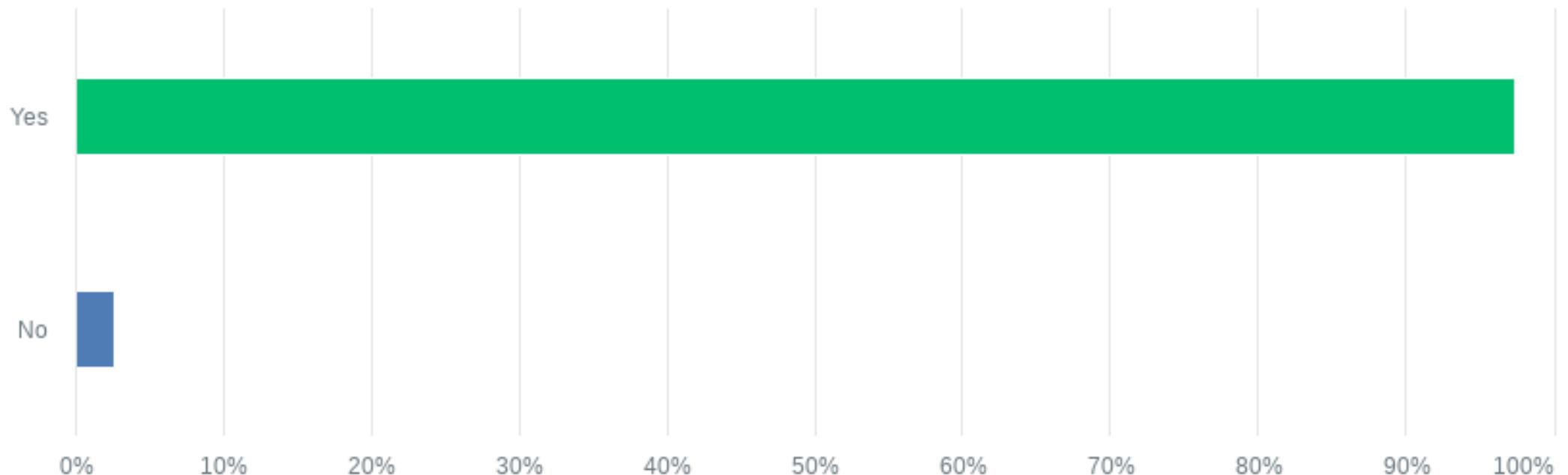
Q3 Do you think the increase in local traffic will affect safety of pedestrians, cyclists and other road users?



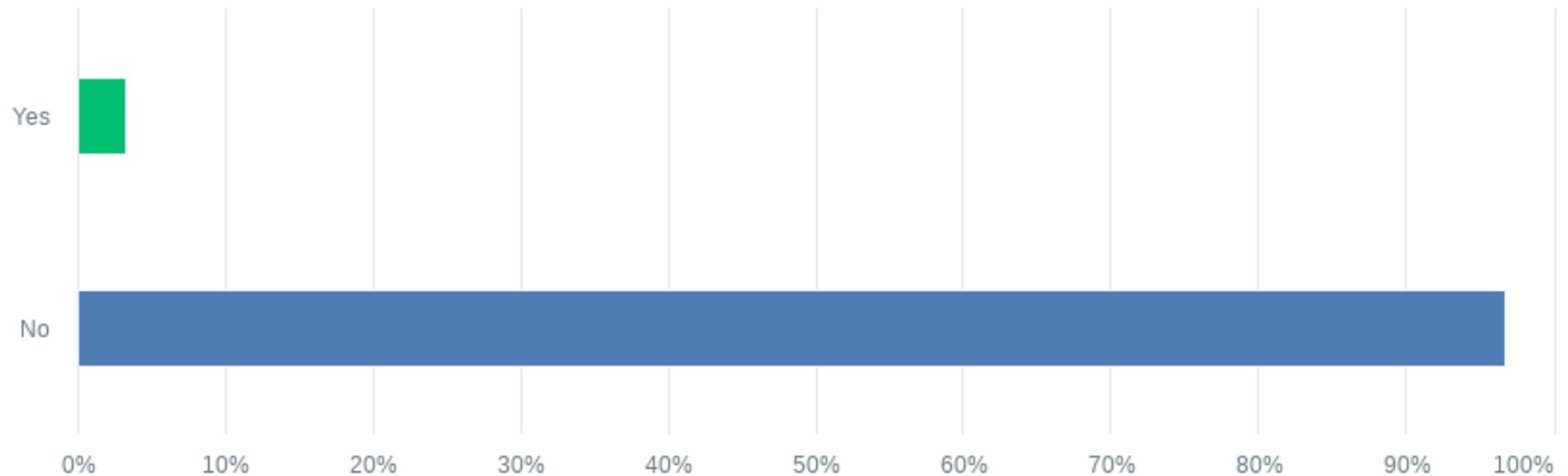
Q4 Are you worried about increased surface flooding risk that a new development may cause?



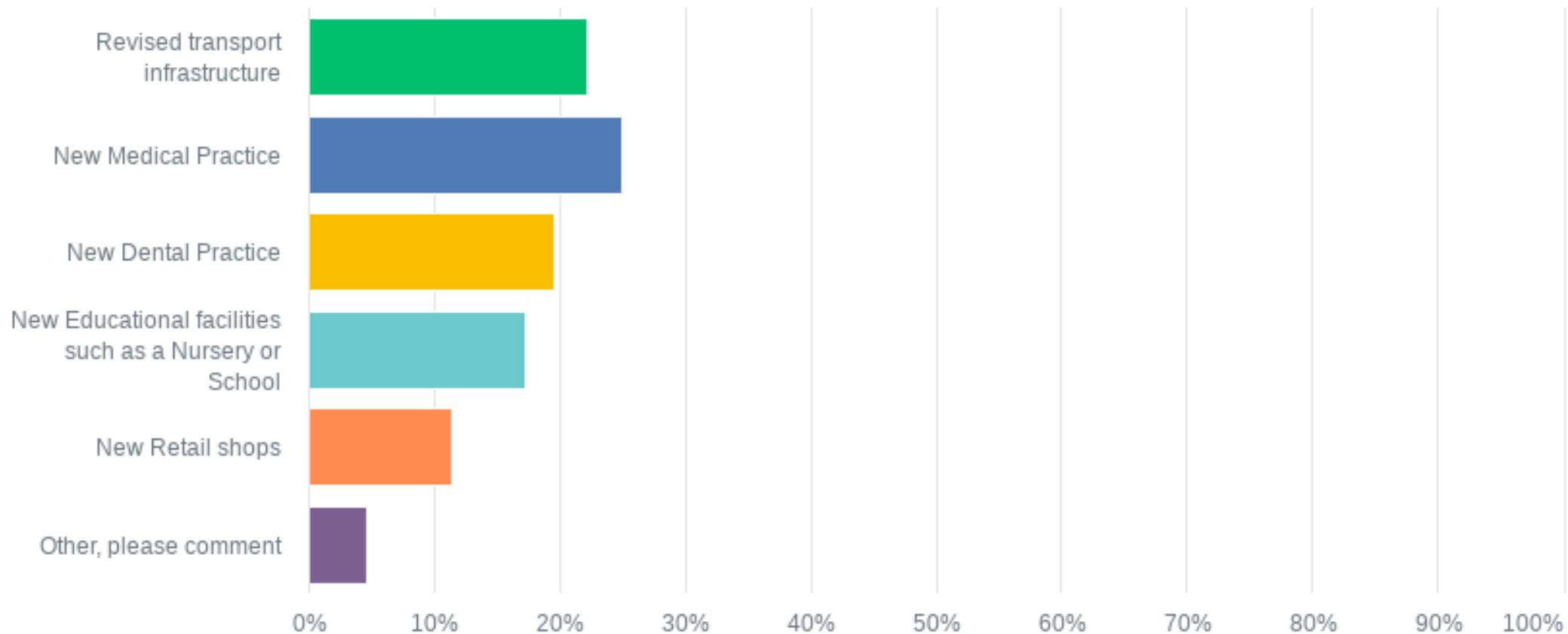
Q5 Do you agree that the development within an Area of Great Landscape Value is destructive?



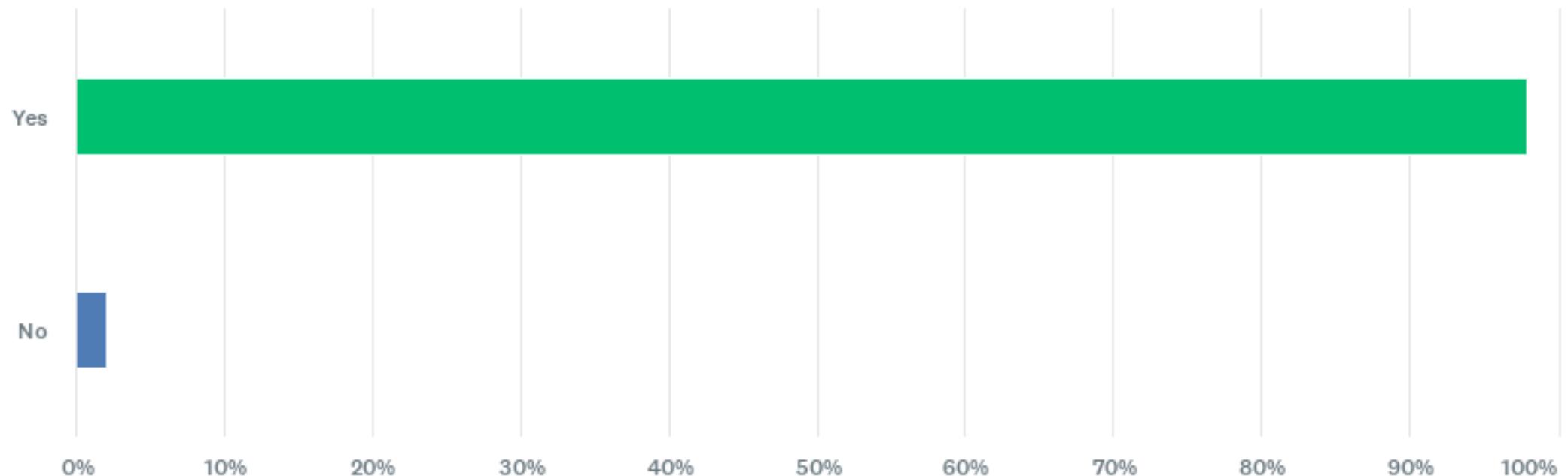
Q6 Have you seen any improvements to the infrastructure of Tongham since the Admiral Park development?



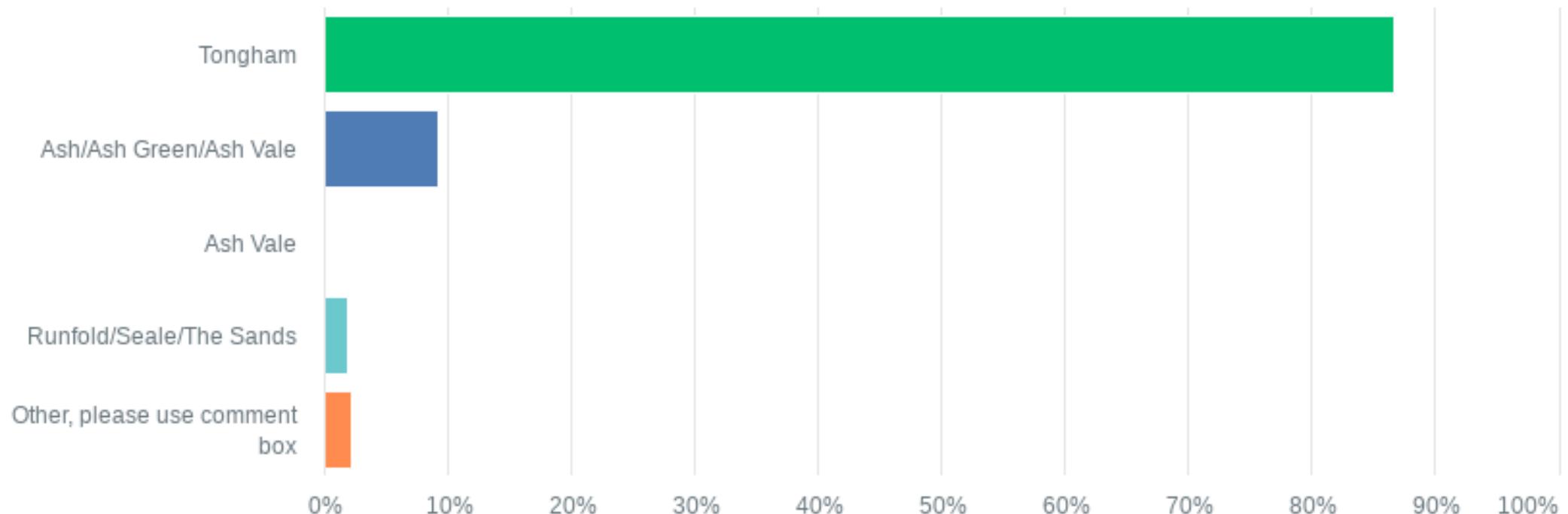
Q7 What improvements to Tongham's infrastructure would you like to see in the village?



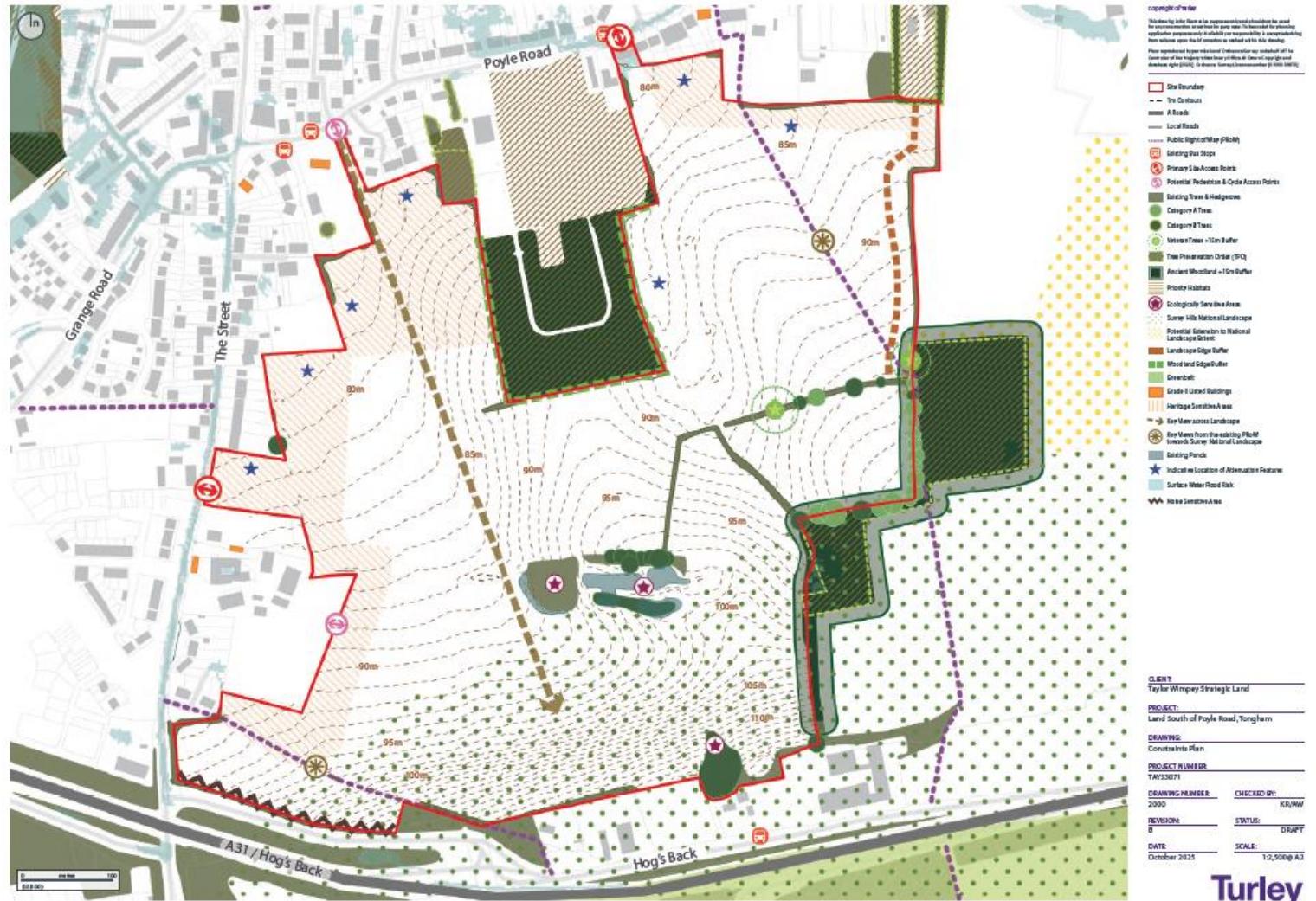
Q8 Do you believe this new housing development will have a negative impact on our village's identity?



Q9 Are you a resident of.....



TW Constraints Map



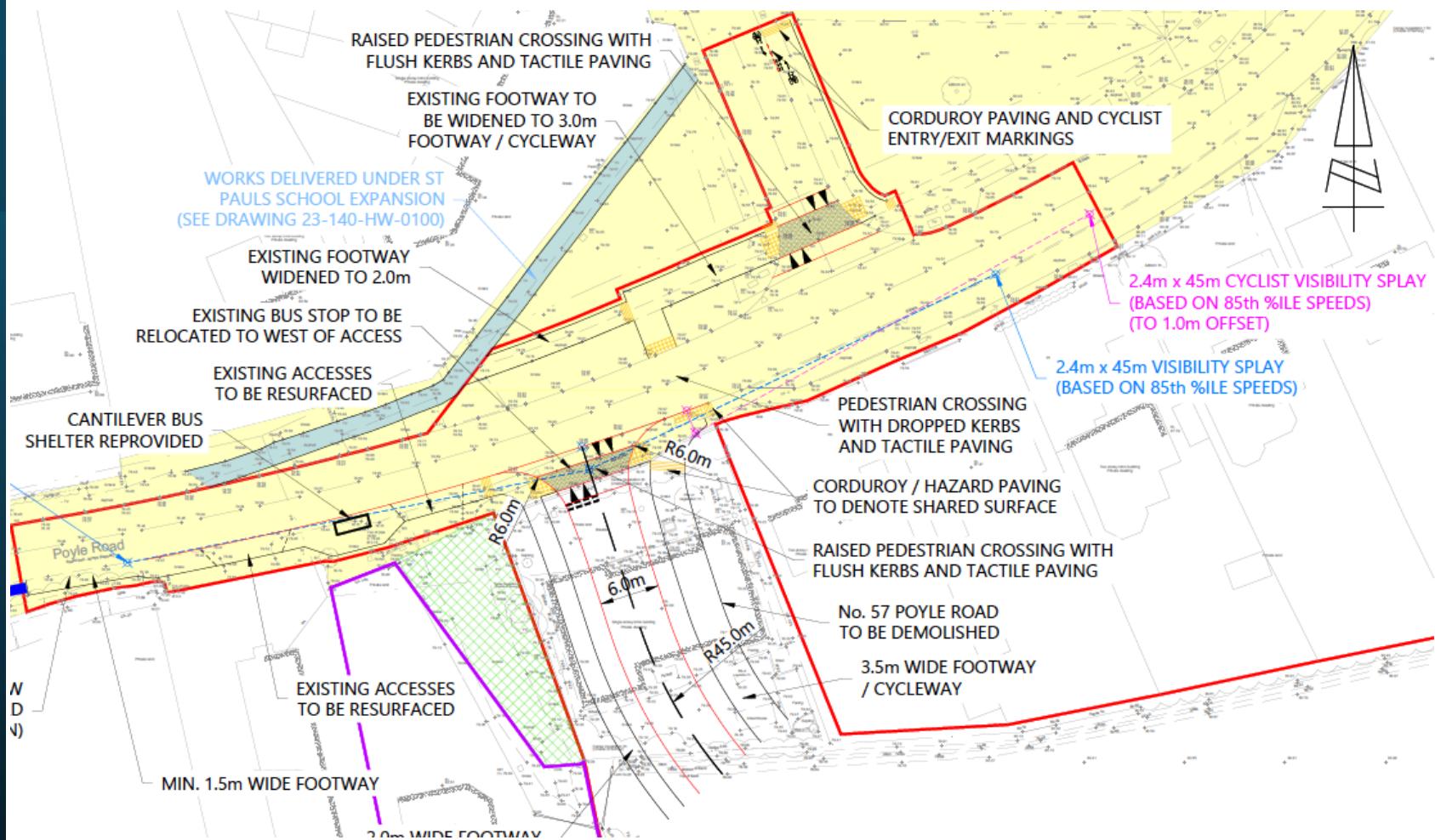
TW Site Parameter Plan



TW Proposed Site Access Plan – The Street



TW Proposed Site Access Plan – Poyle Road



**TW Propose 6.5 Years To
Build The Development!**

Public Comments and Questions



Why Further Housing Expansion in Tongham Is Undesirable: 1

Housing in Tongham has **increased by 46%** (405 properties) over the past 25 years

Housing in Ash, north and west of Tongham and south of A323 has **increased by 58%** (1038 properties) in the same period

An additional 194 properties are either under construction or planning in the same area with over 1000 properties planned in neighboring area of Wyke

The new Tongham development represents further 48% increase or a near **100% increase in Tongham since 2000.**

- Source – *Electoral Register data*

This rapid growth has already placed significant **strain on local infrastructure**

- Traffic congestion has risen sharply, with no corresponding road capacity improvements
- **Consequence** – Tongham was removed from Stagecoach number 3 bus service route from Aldershot to Frimley Park Hospital because the increased traffic in Tongham prevented the timetable from being adhered to.

Why Further Housing Expansion in Tongham Is Undesirable: 2

Utilities and drainage under strain:

- Sewage treatment infrastructure is at capacity
- **Sewage Treatment Works** - Recorded discharges into the River Blackwater on 14 occasions in 2026 (18 for the whole of 2025)
- **STW upgrade** is planned for 2027 but government targets for storm overflows are not expected to be met until 2040-2045
- **Sewage and Surface water bottleneck** – Drainage capacity from Tongham exceeds the drainage capacity that carries the outflow under the A331
- **Flood mitigation** efforts by the use of SuDS (Sustainable Drainage Systems) **don't** model downstream impacts on existing village network.
- Taylor Wimpy design appears to **understate rate of surface and foul water discharge.**
 - Sources - *The Rivers Trust, Thames Water, NPPF (paragraphs 167, 169, 170), Surrey County Council's Section 19 Investigation findings*

Why Further Housing Expansion in Tongham Is Undesirable: 3

Environmental impacts:

- Site is productive farmland within an Area of Great Landscape Value (**AGLV**)
- The whole site straddles the border of the **Surrey Hills National Landscape**, risking irreversible harm to valued countryside and its associated biodiversity
- The **biodiversity** present in across the site exists because it is relatively undisturbed.
- It includes several very rare and endangered species of flora and fauna which will not survive the disruption associated with either the development phase or subsequent repurposing of areas of the site as “green space”.
- The influx of people and pets especially cats and dogs is not conducive to biodiversity.
- The encroachment of new housing towards the edge of the National Landscape will detract from the views that make the area worth designating as such.

Why Further Housing Expansion in Tongham Is Undesirable: 4

Local services have not expanded to match population growth, including:

- GP and health provision
- Dental services
- School capacity
- Increased demand has led to **longer waiting times and reduced access** to essential services
- Tongham's rural village character and quality of life has been steadily and progressively eroded over several years, further expansion would see the last elements of this destroyed.

Conclusion: Tongham has already absorbed substantial development. Without major investment in transport and public services, further housing expansion would be unsustainable, undesirable and harmful to the community.