Planning Committee
01 October 2026

Updates/Amendments/Corrections

Item 5 Planning and Related Applications

5.1 - 24/P/00808 - St Peters Roman Catholic Comprehensive School, Horseshoe Lane East, Guildford, GU1 2TN (Pages 33 - 64)

- Members should note the following corrections and additional condition proposed:
    - Within the report, there is two incorrect references to the size of the sports pitch being 106m x 107m. However, it should be noted that pitch measures 106m x 70m.
    - An additional condition is required to be included within the recommendation as below:
        - The permitted floodlighting shall be implemented in accordance with the approved plans and not exceed 350 lux horizontal maintained illumination, as shown in the light modelling LIGHTING MODELLING REV B 25.0.3.2026, at any times.
        - Reason: To protect the amenity of surrounding neighbours and ensure appropriate planning control.

5.2 - 25/P/00903 - Hester's Yard, 116 Oak Hill, Wood Street Village, Guildford, GU3 3ES (Pages 65 - 146)

- Correction to the plan shown on page 67 of the agenda. Correct plan page is below.

The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. The contractor is to comply in all respects with current building legislation - British Standard Specifications, Building Regulationsetc, whether or not specifically stated on this drawing.

Sheet Size A1

0m 10m 20m 30m 40m

Rev	Date	Init
A	19.12.2025 Added Copenhagen crossings to site entrance and adjacent to plot 24. Added visitor spaces adjacent to plot 10.	HS
B	28.04.2026 Added side garden access to Winterbourne type Trees moved into public realm outside plots 18-21 Plot 5 & 6 hipped	HS
C	15.05.26 Refuse collection points updated Schedule updated to included NDSS info Additional info added to the key	HS

SCHEDULE OF ACCOMMODATION

(Private)

Code	Name	Beds	Sq. Ft.	Sq. M	Min. NDSS Area Req.	No.	Total Sq. Ft.
Up	Upavon	2	793	73.7	70	5	3965
Sa	Sandford	3	968	89.9	84	3	2,904
Be	Berwick	3	978	90.9	84	1	978
He	Hendred	3	1216	113.0	102	1	1,216
Le	Letcombe	4	1333	123.8	115	3	3,999
Bu	Bucklebury	4	1291	119.9	115	2	2,582
Go	Goodworth	4	1380	128.2	124	1	1,380
Mn	Monkton	4	1538	142.9	124	2	3,076
Dr	Draycott	4	1550	144.0	124	3	4,650
Sc	Scotney	5	1887	175.3	128	4	7,548
	Housing Totals					25	32,298

(Affordable)

Code	Name	Beds	Sq. Ft.	Sq. M	Min. NDSS Area Req.	No.	Total Sq. Ft.
Wi	Winterbourne	1	636	59.1	58	8	5088
2B	2 Bed FOG	2	755	70.1	70	1	755
Pe	Penwood	2	867	80.6	79	4	3,470
Up	Upavon	2	793	73.7	70	2	1586
Sa	Sandford	3	968	89.9	84	1	968
Ra	Radley	3	1048	97.4	93	7	7,338
2B	2B M4(3)	2	1218	112.6	79	2	2,424
	Housing Totals					25	21,629
	Site Totals					50	53,927

KEY - LAYOUT

- Application boundary
- 1.8m high close boarded fence
- 1.8m high timber gates
- 1.8m high timber post and panel fence
- SW 1.8m high screen wall (material to match associated dwelling)
- 0.6m high timber knee rail
- 900mm square p.c. paving slabs for private paths
- 4 Plot number
- (29) Indicates Affordable Units
- Indicates front & rear door positions
- 5m newt buffer zone
- Indicates refuse collection point with concrete slabs below and 0.6m high timber knee rail to perimeter
- Existing trees & rpa's
- Existing hedges and vegetation
- Indicates grasscrete
- CW Cycle Shed - 2 Bikes
- CW Cycle Shed - 3 Bikes

BEWLEY HOMES

PROJECT:
HESTERS YARD,
WOOD STREET VILLAGE,
GUILDFORD

DRG TITLE:
PLANNING LAYOUT

JOB NO:	DRG NO:	REV:
1594-1	100	C
SCALE: 1:500		DRN BY: TE
DATE: 05/25		CKD BY: PS

PLANNING LAYOUT

THE NOBLE CONSULTANCY
Innovative Residential Architecture
TheNoble Consultancy Ltd
TheStables, Says Court Farm,
Badminton Road, Frampton Cotterell,
South Gloucestershire, BS36 2NY
t: 0844 746 3099
e: gtsign@noble-consultancy.co.uk
w: www.noble-consultancy.co.uk

© This drawing and the building works depicted are the copyright of The Noble Consultancy Ltd. and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by other persons.

5.3 - 25/P/00996 - Guildford Boat House, Millbrook, Guildford, GU1 3XJ (Pages 147 - 164)

- There is a discrepancy between the wording of the proposed condition referred to in the Officers report on p.155 of the agenda and the wording of condition 17 on p.165 of the agenda, whereby reference to the term 1m has been omitted.

- For ease of reference condition 17 on p.155 should be amended with the following wording to correct this omission:

    - *'Any pre-recorded amplified music or speech played outside shall only be played via a sound system with built-in volume limiter, which is managed by the premises such that customers do not control the sound level. The sound system shall be operated from the position as set out in 18-1724-022 (Proposed Site Plan Showing Sound System), and at a level no higher than 74dBA Leq 3 min (measured **1m** from sound equipment in specified location using measurement equipment that achieves Type 1 or Type 2 measurement accuracy). This level will be monitored in accordance with the agreed 'Little Boathouse and Members Garden Sound Management Plan' (May 2026). No other sound amplifying equipment, loudspeakers or public address system, other than those set out within this condition, shall be used outside of the buildings without prior written consent of the Local Planning Authority.'*

    - Reason: To protect the amenities of neighbouring residents.

5.4 - 25/P/01629 - Brookside and Brookhatch, Lombard Street, Shackleford, Godalming, GU8 6BH (Pages 165 - 196)

- No Updates/Amendments/Corrections.

5.5 - 26/P/00950 - 17 West Ring, The Cardinals, Tongham, Farnham, GU10 1EF (Pages 197 - 208)

- No Updates/Amendments/Corrections.