Planning Committee
01 October 2026

Late Representations

Since the last date for the submission of views on applications/matters before the Committee this evening, representations in respect of the under mentioned applications/ matters have been received. The letters, copies of which will be available for inspection by councillors at the meeting, are summarised below.

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)

- Two additional letters of objection / representation have been received. The following is a summary of the main points noted. The letters can be read in full on the Council's website.

    - Disproportionate in scale [Officer Note: The size of the pitch is appropriate for all levels of Hockey and Football. However, the floodlighting has been designed to a maximum of 350 lux horizontal illuminance, which is suitable for training and competition up to club level for Hockey and Football. It would not allow appropriate lighting for Class I (which is national and international competitions).]
    - Loss of residential amenity
    - Impact on outlook and privacy
    - Lighting columns will be visually intrusive
    - Right to quiet enjoyment
    - Risk of increased statutory nuisance from light and noise
    - Noise assessments are inadequate as they underestimate worst case scenarios; the noise assessment from the applicant did not assess hockey noise impacts.
    - Request for members to visit the adjoining neighbouring garden [Officer Note: Members were invited to a site visit, where they visited the rear garden of 3 Merrow Croft as a representative garden along the adjoining southern boundary of the site.]
    - The community use is uncertain [Officer Note: A community use agreement has been conditioned as part of the recommendation and will be required prior to commencement. This will be done in consultation with Sport England.]
    - Question the need for another hockey pitch in the area
    - Concern over funding and maintenance which could lead to extra hours needed [Officer Note: A management and Maintenance Scheme for the facility is conditioned as part of the recommendation.]
    - Vegetation on the boundary is sparse [Officer Note: A landscaping scheme is proposed as part of the application which proposes trees within the existing gaps.]

- Risk of balls and people entering gardens
- Exacerbated lighting impacts such as glare in adverse weather conditions (foggy conditions)
- Traffic concerns. A consultation from highways on another planning application (24/P/01853) cited a dangerous situation along Horseshoe Lane East. [Officer Comment: Highways have not objected on this application, and have confirmed that the increase in traffic will primarily be associated outside of school pick up and drop off time (i.e. the time at which they were referring to).]
- No plans for groundworks and hours of construction [Officer Note: A construction management plan is conditioned which deals with construction impacts.]

- One additional representation has been received on behalf of Merrow Neighbours and is accompanied by a further letter from their independent noise consultant, Cass Allen Associates, which raises the following points:

  - While acknowledging that the applicant has assessed noise using the existing Sport England AGP guidance, Cass Allen explains that this considers average noise levels over a one-hour period but does not assess maximum noise levels (LAmax). The note draws attention to the June 2026 draft ProPG: Guidance for the Assessment of Sport and Leisure Noise, which was published in June 2026 as a consultation document. Cass Allen's states that the maximum noise levels (LAmax) are likely to be the dominant noise source during hockey and should be assessed.

- Officer Note: The noise assessment undertaken by the applicant uses the Sport England guidance to model the proposed noise impacts, using hourly averages. Sport England advise that the noise level they suggest was measured during nine sports sessions on three separate AGPs which included football, hockey and rugby, and participation by men, women and children. This created a 'typical' noise level generated by an artificial pitch.

- The applicant provided their noise assessment on the best guidance available to them at the time of completion. The Environmental Health Officer has confirmed verbally that they do not wish to request further noise modelling as it would be unreasonable to expect a new noise assessment based upon draft guidance which was published after the applicant's noise assessment was undertaken.

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

- No late representations

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

- No late representations

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

- No late representations

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

- No late representations