

## How to Object to the Shortlands Farm Development

25/S/00002 | Request for an EIA Screening Opinion under the Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) - Land at Shortland Farm, Guildford Road, Ash, Guildford.

**Deadline to respond:** *Wed 10 Sep 2025*

This is the first application placed for this development by Lichfields Planning and Gleeson Land.

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### 1. Register or Login to the planning portal.

You need a Guildford planning portal account to comment on planning applications.

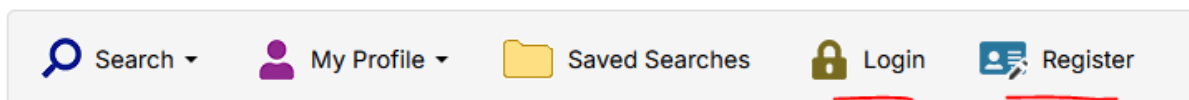
#### Step-by-step:

1. Go to: <https://publicaccess.guildford.gov.uk/online-applications/login.jsp>
2. Either, **Log In**

Or, **click “Register Here”** If you haven’t already got one. This is not the same as your “MyGuildford Account” - it's a separate one for planning comments only.

- a. Fill in your details and confirm your email.
- b. Log in with your new account

If you’re having trouble, you can also use these buttons.



## 2. Find the Application

Once logged in:

1. Go to the **Planning Applications** search page.
  2. Search for the reference: [25/S/00002](#) or [click this link](#).
  3. Click the application title to open it.
  4. Scroll down to [“Make a Comment”](#).
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## 3. Writing Your Objection

- **Be Polite** and address the comment to the Case Officer: Kelly Jethwa
  - **Always** make it clear in your first sentence that you **object** to the development.
  - State that you object to **the whole housing scheme**, not just parts of it.
  - Also **insist** that a **full Environmental Impact Assessment (EIA)** is required before any decision is made.
  - The council will give more weight to unique, individual objections.  
Put the impacts in your own words, using your own experiences and observations.
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## Key Points You Could Include

(Choose the ones that matter most to you: mix them, reword them, add your own perspective.)

### Development Scale & Location

- 200 houses will irreversibly change the rural character of Wyke and Ash.
- This is Green Belt land, currently open farmland and green space.

- The scale is completely out of keeping with the village setting.

### **Ecology & Nature**

- The site is just 300m from a Special Protection Area (SPA), Special Area of Conservation (SAC), and a Site of Special Scientific Interest (SSSI).
- These protected sites are home to rare and protected species, increased disturbance, recreation pressure, and habitat loss must be assessed.
- Ecological baseline surveys are incomplete, and have not been made public. Decision-making without them is premature.

### **Heritage & Landscape**

- The site forms part of the historic setting for two Grade II listed buildings: York House and East Wyke Farm.
- Building here will erode their rural backdrop and heritage value.
- Views towards the Surrey Hills National Landscape could be affected.

### **Traffic & Services**

- Guildford Road is already congested; 200 houses will add hundreds more cars.
- Local schools, GP surgeries, and other services are already at or beyond capacity.

### **EIA Requirement**

- This is a **Schedule 2 urban development project** over 150 dwellings, Environmental Impact Assessment (EIA) is a reasonable requirement for such schemes.
- The Application Document “Environmental impact assessment letter” **does not sufficiently evidence its claims** that there are minimal impacts from the scheme. More evidence must be produced and considered before a coherent decision can be made on the EIA screening opinion.
- Proximity to internationally protected habitats makes the risk of significant environmental effects high.

- A full, independent EIA should be carried out before any further consideration.
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## Example Structure for Your Comment

You could follow a simple 3-part format:

1. **Opening:** “I object to the proposed development at Shortlands Farm in its entirety and I insist that a full Environmental Impact Assessment be undertaken before any decision is made.”
  2. **Main Points:** Choose 3–4 from the list above, add your own local knowledge and concerns.
  3. **Closing:** “Given the scale, location, and potential impacts of this development, I urge the council to reject this proposal and require a full EIA.”
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## 4. Submit Your Comment

When happy with your objection:

- Click **Submit**.
  - You should see a confirmation message.
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## 5. Spread the Word

Encourage neighbours, friends, and local groups to object too.  
Every individual comment counts, even short, personal objections make a difference.

Get further updates and follow our campaign at [ResidentsAgainstShortlandsHousing.co.uk](https://ResidentsAgainstShortlandsHousing.co.uk)