

7 Elles Avenue
Guildford
GU1 2QH

12th March 2023

John Busher, Principal Planner – East
Victoria Bates, Planning Officer

Guildford Borough Council
Millmead

Dear Ms Bates and Mr Busher

Re: Urnfield (conditions): Application for approval of details reserved by condition 4 and condition 7 associated with appeal ref. APP/Y3615/W/22/3300200

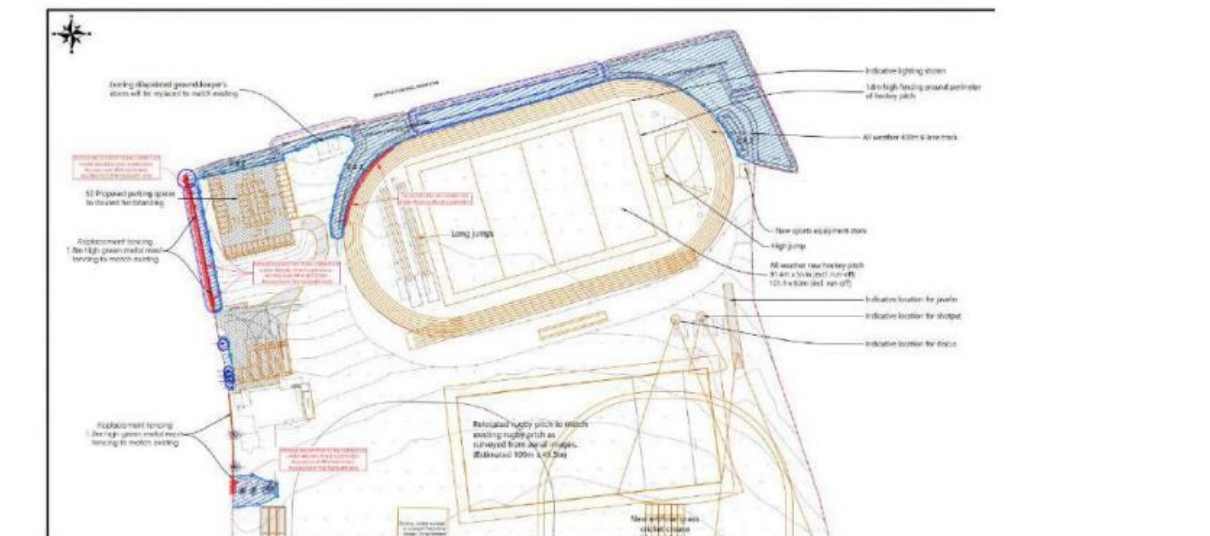
I write on behalf of the Merrow Downs Residents' Group (comprising members of Merrow Residents Association and Downsedge Residents' Association) to make public an important error in the material presented by the developer related to the above conditions, meaning that neither condition should currently be approved.

The **Landscape and Ecological Management Plan (LEMP) figure 4.1 (Tree Protection Plan)** shows a "construction exclusion zone" along the northern side of the proposed running track. The areas shown for proposed tree/scrub removal are shown in red. There is only a thin line of plant material proposed to be removed adjacent to the running track along the north western curved edge. The remainder of the tree / hedgeline is within the construction exclusion zone (hatched area on the map, extract below).



Tormead Limited
Urnfield Sports Ground

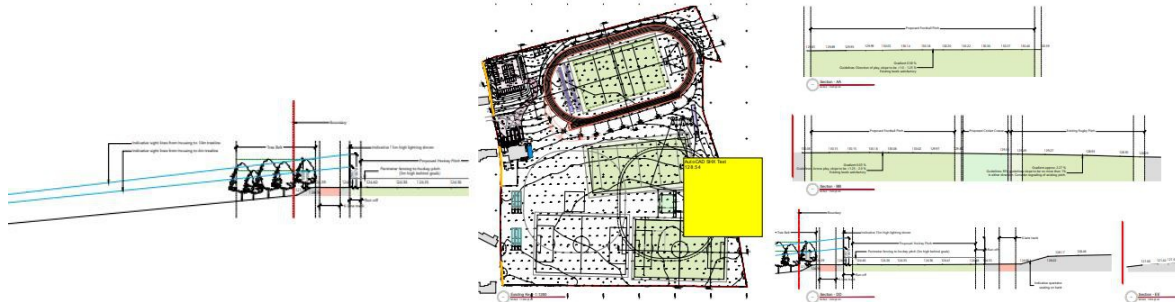
Figure 4.1 Tree protection plan with areas proposed for removal in red



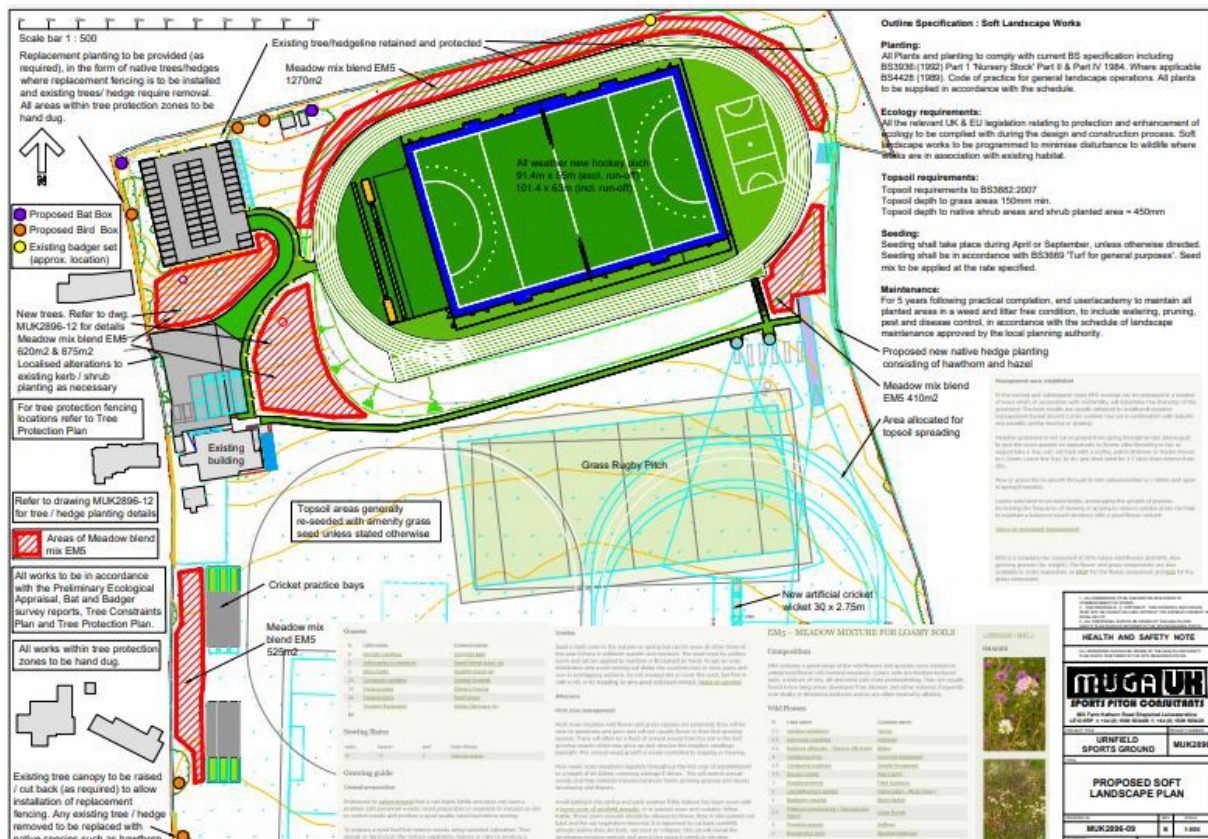
This tree / hedgeline is also shown intact in the drawings 1908-004 Rev B and 1908-007 Rev A, both of which form part of the Planning Inspector's requirements for the permission under condition 2 of her decision:

"The development hereby permitted shall be carried out in accordance with the following approved plans:.....1908_004 Rev B;.....1908_007 Rev A....."

Sections of these two approved plans are included below:



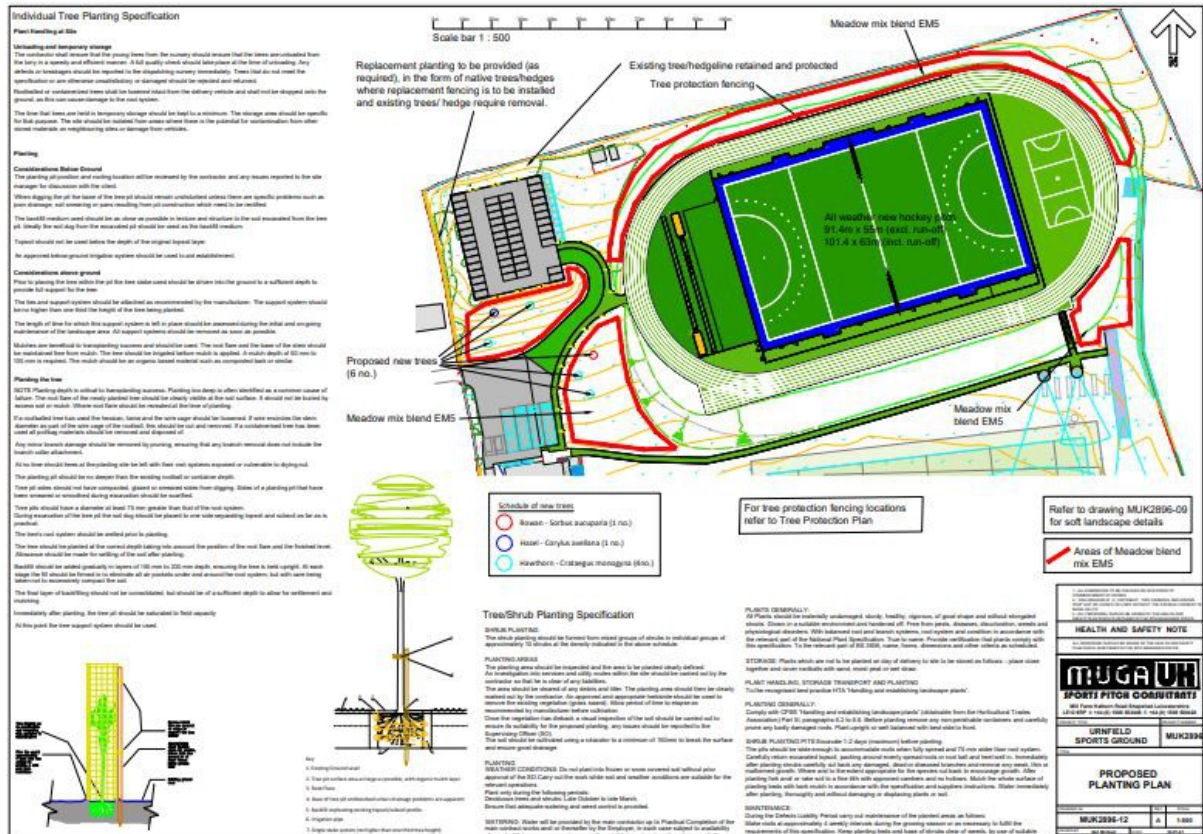
This area of trees and shrubland plays an essential screening function as well as providing important habitat. However, the soft landscaping and planting drawing MUK2896 – 09 submitted against condition 7 suggests a dual use of this area (G6) which is simply not possible – it shows the retention of the existing tree / hedgeline and a simultaneous intention to plant the area with meadow mix blend EM5.



You will see from 1908-004 Rev B and 1908-007 Rev A (both referenced by the Inspector in condition 2) that the existing tree / hedgeline sits on a steep bank down towards the northern boundary fence.

Wildflower seeds on such terrain will simply be washed off in the first rainfall, and a steep northern facing bank (much of which is in shadow for most of the time) will not host a wildflower meadow.

A subsequent drawing, MUK2896-12 removes the tree / hedgeline altogether leaving only the meadow mix blend EM5 in what has been approved (and confirmed in figure 4.1 of the LEMP) as a construction exclusion zone with retention of the existing trees and hedge plants.



These drawings within the soft landscaping and planting plan seem **to introduce a new feature, and to remove what has been approved in condition 2 by the inspector in drawings 1908-004 and 1908-007, and shown in the developer's own LEMP, figure 4.1.**

Whether this is an oversight or a deliberate attempt to move the woodland edge further back from the running track for other reasons is unclear. However, given the evidence submitted here, it is our view that the plans submitted do not meet the Planning Inspector's requirements under condition 2 of her appeal decision, and therefore **neither** the LEMP nor the hard and soft landscaping plans should be approved.

We would be grateful if you could ensure this letter is uploaded to the GBC website under Conditions 4 and 7. Many thanks.

Kind regards
Katherine Atkinson
on behalf of MDRG