

**4 Downside Road
Guildford
GU4 8PH**

John Busher
Principal Planner – East
Guildford Borough Council
Millmead House
Millmead
Guildford GU2 4BB

3rd March 2023

Dear Mr Busher,

Re: Urnfield (conditions): Discharge of condition 3 (Construction Management Plan) associated with appeal ref. APP/Y3615/W/22/3300200

I am writing on behalf of the Merrow Down Residents' Group (comprising members of Merrow Residents' Association and Downsedge Residents' Association) and the residents of Downside Road to request that a number of issues be resolved before approving the above Discharge of Condition 3:

Firstly, the **Construction Traffic Management Plan** document refers in a number of places to Downside Avenue, when it should read Downside Road.

Secondly, the hours of construction of the Urnfield site in the **Construction Traffic Management Plan** have been requested as follows:

- *Monday to Friday: 07:30 – 17:30.*
- *Saturday: 08:00 – 17:30.*
- *Sunday, Bank or Public Holiday: No activity unless agreed with the Council.*

This request to include Saturday afternoons is most unusual, as construction work is normally only allowed up to 1pm on Saturdays. In fact, these hours directly contradict the hours of operation stated in the **Landscape and Ecological Management Plan**, which are stated as follows, and reflect the more usual hours of operation for construction works:

Site set-up and operating hours: Normal working hours will, be 8.00am - 6.00pm Monday – Friday and 9.00am – 1.00pm Saturday.

On behalf of the residents of Downside Road, we would strongly request that the construction hours be set to **exclude Saturday afternoons, with a 1pm cut-off time**. This is a residential area, and it is highly unusual for construction to take place on Saturday afternoons in such areas. I have checked on similar development sites in the Guildford area, and for, example, at Garlick's Arch, Send (19/P/02223), the construction hours are stated (in Condition 46) as follows, and I see no reason why the Saturday working hours here should be any different:

Condition 46. *a) no demolition, construction or engineering works, (including land reclamation, stabilisation, preparation, remediation or investigation), shall take place on any Sunday, Bank Holiday or Public Holiday, and such works shall only take place between the hours of 08:00 to 20:00 weekdays and 08:00 to 13:30 Saturdays. No plant, machinery or equipment associated with such works shall be started up or operational on the development site outside of these permitted hours.*

b) delivery restrictions by HGV movements to or from the site shall take place between 08:30 to 09.15 and 15:15 to 16:00 only and (no HGVs shall be laid up, waiting, in Send Barns Lane in advance of or during these times)

c) Should any extension to hours be required due to unforeseen circumstances, the site manager shall write to the Local Planning Authority and all local residents detailing the length of time site operatives will be working on site to carry out essential work only, what work would be undertaken and measures to reduce the impact on adjoining neighbours in accordance with the Considerate Constructors Scheme (or similar).

Thirdly, the Appeal decision specifically included (in Condition 3(v)) a condition to prevent any HGV's associated with the development of the site from parking, laying up or waiting in Downside Road itself. Yet I can see no confirmation that this condition will be complied with within the **Construction Traffic Management Plan**. I would request that this condition could be more specifically included.

Finally, the current use of the site includes large coaches delivering school pupils from both Tormead School and the County School to the sports ground and parking there before returning them to their respective schools. It is not clear from the **Construction Traffic Management Plan** whether this usage will cease or carry on during the construction phase, although I note that some of the construction has been scheduled for the school summer holidays. However, if this usage of the site is continuing during construction, the plan does not appear to allow for the parking of coaches, nor does it show on the plans how it will segregate sports site users from construction traffic.

On behalf of Downside Road residents, I would be grateful if you could ensure that the construction takes into account the above suggestions, especially refusing the Saturday afternoon construction activity.

Yours sincerely,

Rosemary Morgan

On behalf of the Merrow Down Residents' Group and the residents of Downside Road

cc. Victoria Bates, Case Officer, Guildford Borough Council