

Mr John Busher
Principal Planner – East
Guildford Borough Council
Millmead



23/02/2023

Dear Mr Busher

Re: Urn Field (Conditions)

Application for approval of details reserved by Condition 7 associated with
appeal ref. APP/Y3615/W/22/3300200

I am writing to you as a local resident as I wish to make a number of comments on the Condition 7
Proposed Planting Plan.

Condition 7 of the Appeal Inspector's report requested the following for approval:

"Prior to the commencement of development, precise details of a hard and soft landscape scheme
shall be submitted to and approved in writing by the local planning authority, which shall include
details relating to:-

- ii) **The proposed tree and hedgerow / shrub planting including their species, numbers, sizes (age and form) and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e., depth of topsoil, mulch etc);**
- iii) **The existing trees and hedgerows to be retained as well as those to be felled;"**

The documents to assess the above and which are used to inform comments are:

- 1) The Dryad Arboricultural Report (Reference D2686.V1.0-AIA.AMS) dated 28th October 2019.
- 2) Proposed Planting Plan (Drawing number MUK2896-12 Revision A)
- 3) Proposed Soft Landscape Plan (Drawing number MUK2896-09 Revision B)

My comments only relate to the proposals for new tree planting and not the grass seeded/turfed
areas shown on the Soft Landscape Plan.

The Tree Survey Schedule in the Arboricultural Report lists the following areas where trees are to be
removed:

G1 – 12 dead Elms to be removed.

G3 – Unspecified number of trees recorded. A number are to be removed but the exact number is
not stated.

G5 – 60 trees recorded. A number of trees to be removed but the exact number is not stated.

The Landscape Proposed Planting Plan Drawing number MUK2896-12 Revision A is not sufficiently detailed or precise enough. It appears that the submitted planting proposals do not comply with the Inspector's conditions for the following reasons:

- 1) For area G1 there is a note on the Planting Plan stating that boundary hedgerow and trees in the north west corner of the site will be replaced "as required" when new fencing has been installed. This is extremely vague. 12 dead Elms are to be removed but the applicant should provide a detailed plan of what is proposed here as there is a public footpath bordering this boundary. The Planning Authority should be given detailed planting information so it can assess if the planting proposals have been accurately addressed.
- 2) The Proposed Planting Plan (Drawing number MUK2896-12 Revision A) indicates 5 existing trees on the western edge of the proposed car park. These will be lost due to the construction works.
- 3) For area G3 the number of plants to be removed must be quantified as Condition 7 requires so that an accurate number of replacement plants can be assessed.
- 4) For area G5 the number of plants to be removed must be quantified as Condition 7 requires so that an accurate number of replacement plants can be assessed.
- 5) The proposed planting sizes, age and form of the 6 replacement trees are not shown and must be submitted as Condition 7 requires. The 6 replacement trees scheduled in the Planting Plan are: 1 Rowan (*Sorbus aucuparia*), 1 Hazel (*Corylus avellana*), 4 Hawthorn (*Crataegus monogyna*).
- 6) The current compensation proposal for a total of 6 replacement trees for the whole site as indicated on the Proposed Planting Plan (Drawing number MUK2896-12 Revision A) is not sufficient to provide and replace the "screening value" recorded in the Dryad Arboricultural Report Tree Schedule for the trees and shrubs due to be removed in areas G3 and G5 on the northern boundary. The planting proposals are showing a net loss to the existing landscape vegetation.

Not shown on the Proposed Planting Plan are the locations of G10, G13, G14, T11 and T12 as this plan appears to only cover the northern half of the Urn Field site whereas the Proposed Soft Landscape Plan includes the whole site. Please note that G13 refers to 6 Lawson Cypress in the Arboricultural Tree Schedule with a statement these are either to be reduced or removed. GBC should be informed of the decision for these trees and if removing, then what compensation planting will be provided. Neither of the two Landscape Plans show these trees although they are shown on the Tree Constraint Plan with Recommendations (Drawing number D2686-V1.0-A1-TCPWR Revision 1.0).

Similarly, the Arboricultural Report Tree Schedule for T11 and T12 states "any existing tree/hedge removed to be replaced with native species such as hawthorn and hazel". Again, details of the numbers to be removed and the details of the replacement planting is required to fulfill Condition 7.

In conclusion, the applicant still needs to provide the full information required by the Appeal Inspector as the current submission for the discharge of Condition 7 fails to do this. I would be grateful if you could please ensure this letter is published alongside the other case material on the planning portal on the GBC website so that it is publicly accessible. I look forward to seeing the additional precise and detailed information on the planning portal.

Yours sincerely,

Francis Taylor