



Mr John Busher
Guildford Borough Council
Millmead House
Guildford
GU2 4BB

1st March 2023

Dear Mr Busher,

Re: Urnfield Discharge Condition 7 (hard and soft landscape details): Application for approval of details reserved by conditions of appeal ref. APP/Y3615/W/22/3300200

As a member Merrow Down Residents' Group (comprising members of Merrow Residents' Association and Downsedge Residents' Association) I am writing with concerns over the lack of specific details within the information for discharge of Condition 7.

The following additional details are needed in order to comply with the Inspector's Conditions:

1. The plans should state clearly how many trees will need to be removed to make way for the new boundary fencing. A detailed survey of trees is needed of the north-west boundary and also all along the northern boundary.
2. A detailed planting plan of the proposed replacement trees for the boundaries is required.
3. Although 6 new trees near the entrance to Urn Field have been detailed, there is no mention of the height, form and age of these trees which should be specified.

The rationale for the additional information required is as follows:

There are only 6 new trees proposed to be planted and only one of these, Rowan, could reach any large mature tree height. The other two species for 5 of the proposed trees are Hawthorn and Hazel which do not form large trees at maturity and often remain as large shrubs or small trees at best. In order to provide screening, oak, beech, hornbeam, and field maple should be planted.

Overall, the number of trees to be removed far outweighs the 6 to be planted as detailed in the 2019 Arboricultural Report by Dryad. The area of tree removal involves at least 250 square metres of vegetation for areas G3 and G5 shown on the Tree Survey plan.

The boundary sections where new fencing is proposed on the north-west boundary and along the northern boundary will most likely involve the removal of trees. In view of the inspector's requirement for full details of planting, **detailed plans must be**

produced showing the alignment of the new fencing in relation to the positions of existing trees. Otherwise, there will be a scenario where trees will be removed which have never been accurately recorded and included with the planning application information.

Detailed plans should show how the new fencing will avoid the removal of any existing trees. If trees are removed along the boundaries, we would expect these to be replaced on a like for like basis or planted as compensation off site planting if the Applicant doesn't want more trees within the Urn Field site. GBC should raise this with the Applicant as a matter of urgency.

The more trees removed, the more visible the floodlights will be and we are now approaching nesting season for both birds and Dormice when tree removal should be avoided.

Regards

E Shaw
Merrow Down Residents' Group