

Charles Wilce,
31 Downside Road
Guildford. GU4 8PH

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

28th February 2023

Dear Mr Busher,

Re: Urnfield Conditions: Application for approval of details reserved by conditions of appeal ref. APP/Y3615/W/22/3300200

As a member Mellow Down Residents' Group (comprising members of Mellow Residents' Association and Downsedge Residents' Association) I am writing to bring your attention to several significant aspects of this development in Conditions 4 and 7 that have been introduced post the application approval at Appeal by the Planning Inspector.

We are concerned that the incremental additions either do not have the necessary planning approvals for a nationally protected landscape area of AONB (also greenbelt), while potential impacts on wildlife and amenity have not been assessed.

1. Condition 4: Car Park Lights: There is a new inclusion of 6 car park lights in the post appeal plan. These new car park lights were not included in any of the original application material, including the Edward Pearce lighting report, and therefore the impact has not been assessed. The LEMP cannot be approved because it has not taken into consideration any impact on the ecology of these new lights.
2. Condition 7: Team shelter: Drawing Muk2896-02 rev b includes an 18m x 1.5m area for a 'team shelter' which was not included on previous submitted documents. I would like to enquire as to whether this will be a permanent structure, and if so would point out that it will amount to around 27 sqm of equivalent built structure in greenbelt and AONB with no planning permission in place.
3. Condition 7: Fencing: In the original application submission the hockey pitch fencing design was 1.8m around the pitch rising to 3m behind the goal posts. Drawing Muk2896-02 rev b shows that fencing is now 3m fencing around the entire pitch which will form a much more highly visible permanent new feature in the AONB/greenbelt. As this fencing feature was not assessed as part of the original

submission it should be resubmitted as a new application and scrutinised for any potential harm to the AONB/greenbelt.

4. Condition 7: Car Park Layout: The original car park layout has been reconfigured in the latest submission (drawing Muk2896-03 rev b) such that a much higher number of parked cars will be located directly on the boundary bordering a footpath used by the public and neighbouring properties. The revised layout will significantly increase loss of amenity for neighbouring residents to the west of the site whose garden is directly borders the car park and as such would have been the subject of greater focus during the application process. Since this latest design was not assessed in the original application or by the Planning Inspector at Appeal, we would request that only the original car park layout scheme is implemented.

I would be grateful if this letter could be published and attached to the other material on the planning portal under Conditions 4 and 7 of the Appeal.

Regards

Charles Wilce
Merrow Down Residents' Group