

7 Elles Avenue
Guildford
GU1 2QH

19th February 2023

John Busher
Principal Planner - East
Guildford Borough Council
Millmead

Dear Mr Busher

Re: Urnfield (conditions): Application for approval of details reserved by condition 3 and condition 4 associated with appeal ref. APP/Y3615/W/22/3300200

I write on behalf of the Merrow Down Residents' Group (comprising members of Merrow Residents Association and Downsedge Residents' Association) to make public comment on a critical inconsistency in the material presented by the developer related to the above application.

The Landscape and Ecological Management Plan (LEMP) sets out the requirements for protection of key species, and in particular the treatment of active badger setts; namely, on P17 of 49:

Timing

Badgers are active throughout the year. The closure of the active badger sett 1 must be carried out between July and November inclusive, to avoid the disturbance of breeding female badgers.

Once the sett is closed, a Suitably Qualified Ecologist (SQE) will undertake an updated badger scoping survey prior to construction works commencing and ensure no new setts have been created on site.

Yet the Construction Traffic Management Plan states in Section 3.5 that construction is expected to begin on 17th **April** and to be completed by 25th **October** 2023.

This schedule does not comply with the **requirement prior to any construction on site** to close sett 1 between the months of July and November and for this to be surveyed formally, as set out in the LEMP. Construction cannot begin until the closure is confirmed, after 21 days. The earliest date for construction is therefore **22nd July 2023**; GBC cannot approve commencement prior to this date.

The two documents are therefore incompatible and cannot be approved by Guildford Borough Council as meeting conditions 3 and 4 of the appeal decision.

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.

Kind regards

Katherine Atkinson

on behalf of MDRG