

Simon Davis

From: Megan Green [REDACTED]
Sent: 13 August 2021 16:16
To: Simon Davis
Cc: Mark Warwick; Chris Brake; [REDACTED]
Subject: RE: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate
Attachments: LD2.pdf; RE: OWC Application - Former Wings Nursery, Lindsey Road, Woodgate; TPP August 2021.pdf; Tree 1 detail - phase one protection.pdf; Tree 1 detail - phase two protection.pdf; Tree 15 - detail.pdf; 19-121_0003_03_Proposed Block Plan.pdf; 19-121_0004_06_Proposed Site Plan.pdf; D1757-PL301B Proposed Drainage GA-Sht 1.pdf; D1757-PL302B Proposed Drainage GA-Sht 2.pdf; LD1.pdf

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Good afternoon Simon,

Further to your email correspondence below and our phone call earlier today, please find attached the following revised drawings;

- 19-121_0003_03_Proposed Block Plan
- 19-121_0004_06_Proposed Site Plan
- The TPP (Appendix 7)

Plus a couple of new additional tree plans;

- Tree 1 detail phase one protection (Appendix 13)
- Tree 1 detail phase two protection (Appendix 14)
- Tree 15 detail

The site layout and tree plans have been amended to reflect the changes requested by the tree officer. As discussed on the phone, as the landscaping drawings are not proposed to be approved plans, with landscaping subject to condition, we have not amended the landscaping plans at this time.

A summary of the changes to the site plan is as follows;

- Path along the western boundary running from the open space to the northern access road has been omitted
- Reconfigured path around the central green tree in order to avoid the Root Protection Zone
- Reconfigured path around the easternmost tree adjacent to the access in order to avoid the Root Protection Zone
- Green hatching shown around the two trees in the central open space close to the western boundary to show the increased wildlife area

As outlined above, our arboriculturist has provided additional tree plans.

- The TPP (Appendix 7) shows the entire site with retained trees and new layout. Both RPA and crown spread are shown for each tree. Details of both were recorded in my original survey via GPS and are accurate for on-site trees and estimated for off-site trees. The canopy spread shown for off site trees does not show the full crown spread where I was unable to estimate it.
- Tree 1 detail phase one protection (Appendix 13) – shows the tree, crown spread and RPA with position of protective barriers and ground protection along with the extent of existing hard-surface

within the site that will allow construction of the plot nearest T1 to proceed with minimal impact on T1.

- Tree 1 detail phase two protection (Appendix 14) – shows the tree, crown spread and RPA with the protective barrier re-positioned to allow construction of no-dig pedestrian access and linking the drain to the existing culvert - all under arboricultural supervision.
- Tree 15 detail - shows the tree, crown spread and RPA with position of protective barriers marked and indicating that the diverted culvert extends around the construction exclusion zone.

As discussed on the phone, the drainage layout has not been added to the tree plans as the drainage officer had previously requested the drainage plans not be listed as an approved drawing, yet we understand the tree drawings will be included as approved (subject to planning permission being granted)

Our drainage engineer has provided the following response (in red) to points 1 and 2 in the email below from the tree officer.

1. *Written assurance required stating that no RPA incursion will occur during works to install/enhance surface water drainage features or foul water apparatus in relation to T1 currently and any other retained TPO tree.*

Proposed outfall routing in proximity to T1 appears to be well within the RPA of that tree, and we still do not have a plan showing the precise extent of incursion. I will need to see the RPA of T1 shown in relation to the proposed utility apparatus before considering that concession. In any event, there needs to be overriding justification for RPA incursion – can your client's drainage engineer not present an alternative option? The arrangement of the ordinary watercourse and the new outfall (location/angle) has been agreed with Arun DC in readiness for the OWC (Consent). The watercourse is being retained here and already sits partly within the RPA, as does the existing Public Foul Sewer. The SW storage position is constrained by these features and their 'way leaves' so this is considered a best fit to accommodate all issues and achieve a discharge to the watercourse. The outfall pipe has been designed so is a small 150mm diameter pipe to minimise disruption.

2. *- Re-align footway to take it outside of T15 high value oak's RPA. Please also show position of diverted surface water drain on west side of tree relative to RPA. An additional 2m buffer must be shown on the plan so we can be confident those works will not impact directly on the tree.*

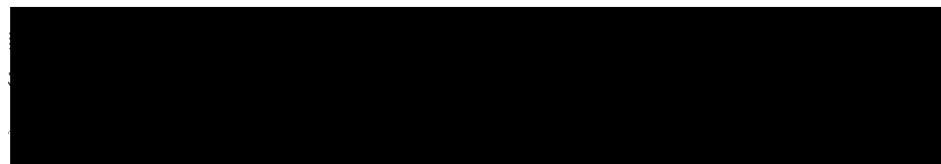
Your sketch plan shows the footway re-aligned outside of the Construction Exclusion Zone (CEZ) which I welcome and can support.

The drainage plan shows the drain being routed through the Construction Exclusion (Root Protection Zone?) although potentially outside of the RPA of T15? Again, we need the RPA of T15 shown on the drainage plan and a CEZ to complement (including the 2m buffer). Unless you are intending to supervise the movement of the fencing and installation/completion of drainage works prior to returning that fence to its original position – I recommend we focus on securing T15's RPA (+2m buffer) within a CEZ from the start and avoid any subsequent interference. This SW routing is the diversion of the existing ordinary watercourse fronting the site. The existing watercourse is culverted wholly within the RPA. Consideration to T15 was factored into our discussions with the LPA so the alignment of the watercourse deliberately dog-legs outside the canopy (improving upon the existing scenario). I attach an email dialogue with WSCC/my colleague supporting this solution. We have also obtained OWC (Consent) for this element of the watercourse works associated with the S278 Highway Works and I attach a copy of this consent for your records.

We trust this submission resolves the previous concerns raised and that the application can now proceed to the next planning committee (8th September). However, please do not hesitate to contact me if you have any queries on the contents of this submission. I'm conscious of timescales to committee so have cc'd in Mark to this submission.

Have a good weekend,

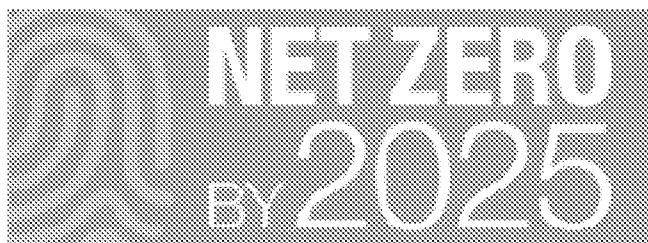
Kind regards,
Megan



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 09 August 2021 18:34

To: Megan Green

Subject: FW: AL/20/21/PL - Wings Nursery, Lindsey Road, Woodgate

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