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- The Rev B Drainage Strategy is a new plan to be added as an Additional Document
 - The Ecology Enhancement Plan is also a new plan to be added as an Additional Document

Thanks

Simon



Dear Simon,

We have taken time to review Mark Warwick's (MW), Tree Officer, comments on the revised scheme and would like to provide the following information in response to the points raised:

1. The British Standard (BS 7.4.2.3)(extract below) confirms that hard standing should not account for any more than 20% of any existing unsurfaced ground within the RPA. The current plans comply with the BS - please refer to the email below from Lizard Landscape. So whilst it may not be the most desirable solution for the Council's Tree Officer it does offer a feasible and acceptable solution, and importantly one that would ensure the trees along the northern boundary are retained and protected and will continue to contribute to local amenity.
2. The project team has given Mark Warwick's comments on design careful consideration, and whilst we note and acknowledge an element of risk associated with no dig construction if the trees on the northern boundary are worthy of retention we believe they should remain outside any domestic curtilage where they can be managed and maintained in perpetuity, as Mark advised on the refused scheme, the position of trees within gardens can result in pressure to reduce the size of the trees or in some case remove the trees from the garden area. These comments were taken on board and have informed the revised layout design to retain and protect the tree line along the northern boundary.
3. Furthermore, whilst we consider the trees on the northern boundary to be of moderate quality, we accept they offer a visual screen for houses north of the site. To enhance this border further we propose additional planting within a landscape buffer – please refer to the attached ecology enhancement scheme.
4. The attached drainage plan demonstrates that the site's drainage system, including the surface water storage tank can be provided in locations outside of ground protection and no dig zones and will not impact the RPAs of the retained trees.

We trust this additional information clarifies matters and offers the Council's Tree Officer with sufficient information to demonstrate that the proposals are capable of being delivered in strict accordance with the proposed mitigation and protection measures and that the proposed layout will result in the trees along the northern boundary forming an important amenity feature between the existing houses to the north and the new houses to the south.

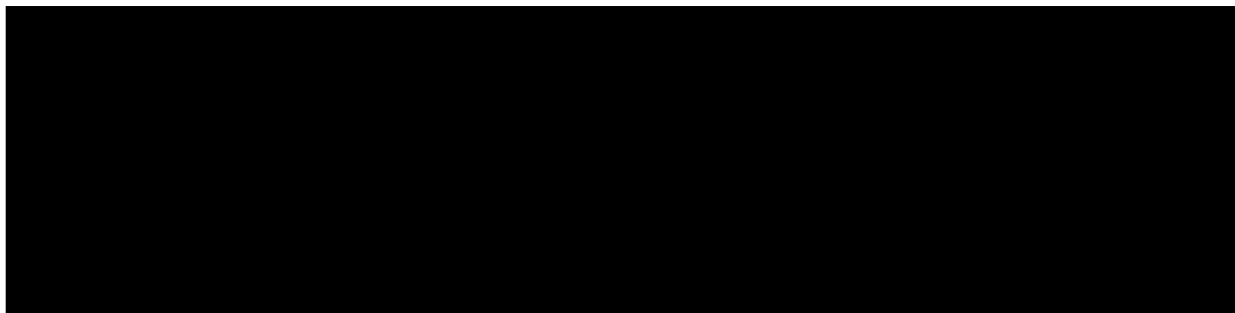
We have worked with the applicant, architect, landscape architect and civil engineer to develop a scheme that responds positively to the concerns raised with the refused scheme, and believe that the current proposals together with the attached additional information, presents a carefully considered scheme that would integrate appropriately; would make effective use of the land; and would offer a mix of house types in a high quality setting characterised by the established trees along the northern boundary.

Our understanding is that there are no other concerns with the proposals, we note that the Parish Council has raised objection and would ask that they are provided with the attached additional information under a re-consultation period and we will then aim to attend the Parish Council meeting and provide a response note to their objection.

I would be grateful if you could let me know when you have instructed the re-consultation.

Thank you for your time.

Kind regards,
Kerry



Dear Edward

AL/27/20/PL - LLD1680 - Hook Lane, Aldingbourne

Please see below the 'Design Recommendations' Section of the BS - 7.4.2.3 is the relevant paragraph but the rest should also be considered.

7.4.2.1 The design should not require excavation into the soil, including through lowering of levels and/or scraping, other than the removal, using hand tools, of any turf layer or other surface vegetation. If it is intended to use the new surface for construction access, it is essential that the extra loading and wear arising from this are taken into account during the design process.

7.4.2.2 The structure of the hard surface should be designed to avoid localized compaction by evenly distributing the loading over the track width and wheelbase of any vehicles expected to use the access.

7.4.2.3 New permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA.

7.4.2.4 If the new surface is likely to be subject to de-icing salt application, an impermeable barrier should be incorporated to prevent contamination of the rooting area. Run-off should be directed away from the RPA (see also **8.6.5**).

7.4.2.5 Where a permeable surface is to be used by vehicular traffic, a geotextile should be used at the base of construction to help prevent pollution contamination of the rooting area below.

7.4.2.6 Permeable hard surfacing can result in soil volume moisture content remaining at or near field capacity for long periods. Where there is a risk of waterlogging, the design should incorporate appropriate land drainage (see also **4.3** and **8.6.5**). Land drainage within the RPA should be designed to avoid damage to the tree and the soil structure, e.g. sand slitting formed by compressed air soil displacement with the slits set radially to the tree.

7.4.2.7 The hard surface should be resistant to or tolerant of deformation by tree roots, and should be set back from the stem of the tree and its above-ground root buttressing by a minimum of 500 mm to allow for growth and movement. Resulting gaps may be filled using appropriate inert granular material.

NOTE 1 Appropriate sub-base options for new hard surfacing include three-dimensional cellular confinement systems. Alternatively, piles, pads or elevated beams can be used to support surfaces to bridge over the RPA or, following exploratory investigations to determine location, to provide support within the RPA while allowing the retention of roots greater than 25 mm in diameter.

NOTE 2 The use of two-dimensional load suspension systems is not recommended for surfaces intended for use by vehicles.

7.4.2.8 When designing the hard surface, account should be taken of finished levels in relation to adjacent structures, including damp-proof courses, garage slabs and links to existing vehicular cross-overs.

NOTE Attention is drawn to the Building Regulations 2010 [8], the Building (Scotland) Regulations 2004, as amended [9] and the Building Regulations (Northern Ireland) 2000 [10], in respect of the need for accessible thresholds.

7.4.2.9 If a permeable surface is to be used by construction traffic, this should be protected with a temporary sacrificial surface laid over a geotextile separator to ensure that its permeability is retained (i.e. interstices should not become blocked during construction).

Please contact me should you require any further information.

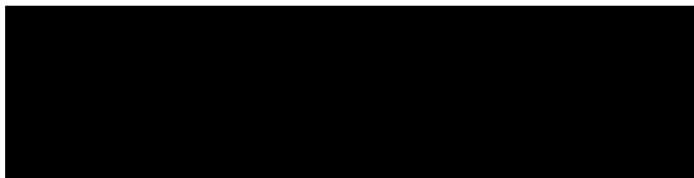
Kind regards

George Sayer
Senior Ecologist



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Hi Kerry,

Mark has reviewed this today (attached). As you can he objects. If you wish to make any amendments, the latest we can accept thee would be 1st June as I will need to re-consult with Mark before the determination date. Please note that officers have been instructed not to take applications past the standard expiry date due to negotiation on schemes.

Kind Regards

