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From: Simon Davis
Sent: 23 July 2026 12:13
To: 'Harriet Lobacz' [REDACTED]
Cc: Peter Cleveland [REDACTED]
Subject: FW: Land East of Wandleys Lane - WA/51/26/RES

Dear Harriet,

I have received correspondence from one of the ward councillors with regard to the impacts on the Ancient Woodland particularly with reference to Condition 13 (10) of the Outline Permission (which requires the submission of details with the RM application of how the drainage scheme shall affect the hydrological conditions of the adjoining ancient woodland such that no loss or deterioration shall occur). I also note this correspondence has been added to the website as an objection (also attached). I initially replied, quoting paras 5.3 and 5.4 of the Planning Statement and the relevant sections of the Ecology report and I have received the following further submissions as below:

In short, whilst shallow and overland flow is intercepted by the ditch, the subsurface water (depending on its depth) will flow southwards under gravity following natural, subsurface flow lines. This provides the connectivity pathway between the field and woodland and it is this that should be assessed fully to ensure it will remain functional following development. The developer needs to clearly demonstrate this empirically or via examples of where this has been elsewhere. The conclusions that the woodland will not be affected cannot be based on expectation of may happen as the ruling requires evidence. The developer did after all state at the hearing that there are tried and tested methods that have been used elsewhere which demonstrate that engineering solutions can be successful and this was heavily weighted in the Inspector's decision – so at very least they need to provide examples and analogues to justify plans.

Vegetation indicative of frequent saturation is not expected to be present but deeper water capable of sustaining tap root water extraction during periods of dry weather (all the more important these days) is the element that needs to be sustained to avoid water stress in trees and deeper-rooted plants... which would lead to community composition change and potential adverse impacts on biodiversity. I would therefore expect data on annual water depth, soil dry solid levels within woodland soils over time and how these levels will be maintained in the future.

Please can you provide a written response to the points made in this objection and the above paragraphs please.

Kind Regards

Simon

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