

From: David Massheder <David.Massheder@wealden.gov.uk>

Sent: 08 December 2021 14:08

To: Claire Turner <Claire.Turner@wealden.gov.uk>

Cc: Ben Rainbow <Ben.Rainbow@wealden.gov.uk>

Subject: FW: WD/2021/2198/MAO - Land at Bird in Eye Farm, south of Bird-in-Eye Farm, Uckfield

Hi Claire,

I have looked through the responses to my arb comments and I have the following limited comments:

- Street trees – points noted, however, given the space required by trees it may be prudent for the applicant to consider whether the original scheme layout provides sufficient room for the provision of street trees in the density that would be expected, as they have acknowledged that the scheme was designed prior to the addition of NPPF 131.
- ASNW BZ – points noted.
- VT BZ – points noted.
- Drainage – points noted, I have nothing further to add.

Kind regards,

David Massheder | BA (Hons), Dip Arb L4 (ABC) | Tree & Landscape Officer

Planning & Environmental Services, Wealden District Council

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david.massheder@wealden.gov.uk

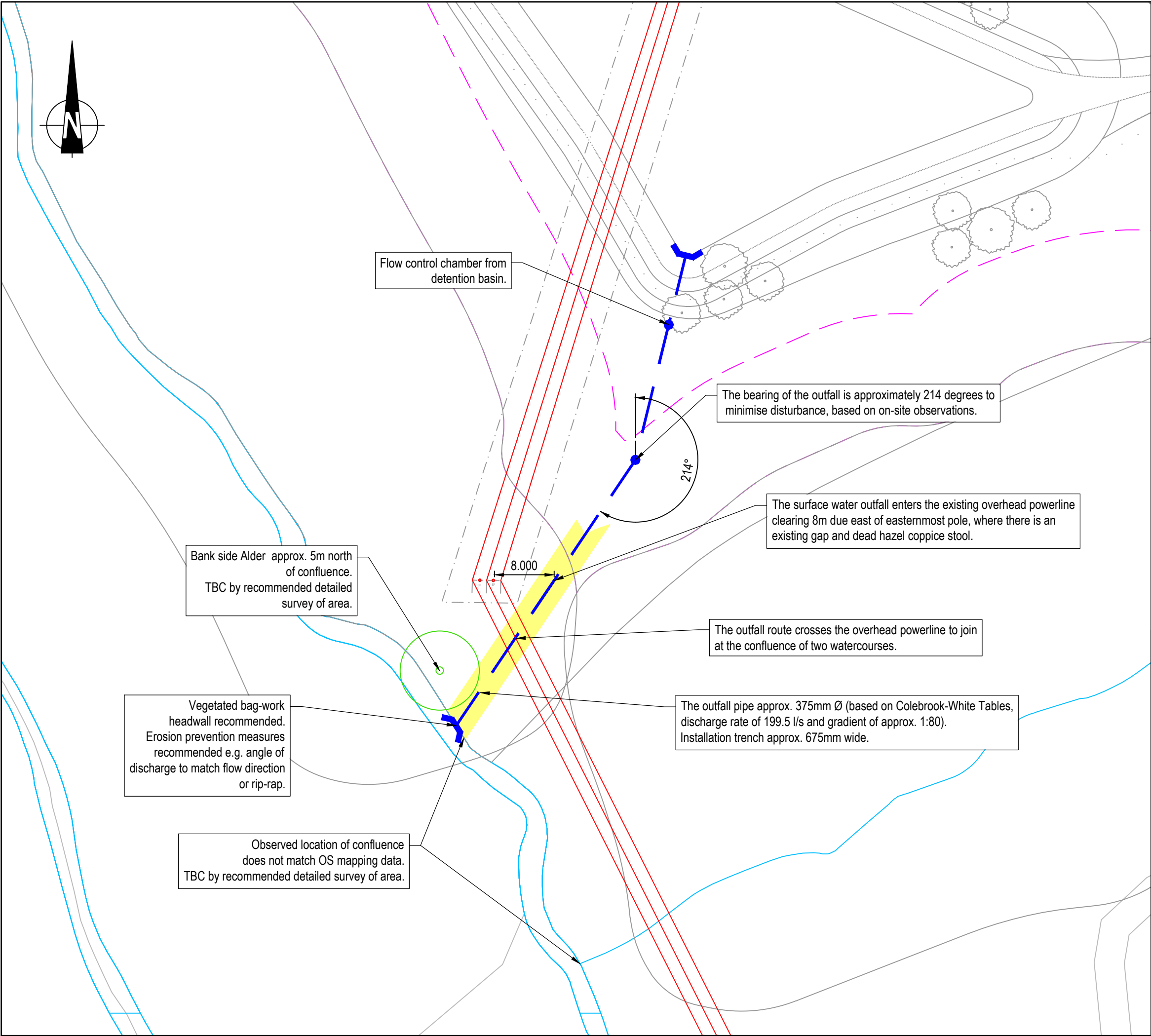
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As a response to Government advice regarding Covid-19 control measures, I would advise that until further notice officers are working remotely. We will aim to provide you with the same level of service during this time; however there may be some disruption. To help us during this time we would be grateful if you only contact us by email:

planning@wealden.gov.uk



- Notes:
1. This drawing is to be read in conjunction with all other Engineer's drawings.
 2. Do not scale from this drawing.
 3. All dimensions are in metres unless noted otherwise.
 4. All levels are in metres above Ordnance Datum (AOD).
 5. Proposed installation corridor is based on site observations, minimising the impact of the surface water drainage outfall on the existing vegetation.
 6. It is recommended that final surface water drainage outfall arrangements should be informed by a detailed survey of the area, to accurately locate trees and other vegetation which are to be protected and confirm the depth of the watercourse. This should be undertaken prior to submission of any relevant Reserved Matters Applications.
 7. Coppice stools can be retained where not on the outfall alignment. Hazel can be coppiced immediately prior to works and overlain with dense wood chip and ground protection boards. The trench can be excavated between parallel protections boards and backfilled with excavated material.

- Key:
- Ancient Woodland 15m Buffer Zone
 - Tree Root Protection Area
 - === Overhead Power Lines
 - Proposed Surface Water Drainage Outfall Pipe
 - Proposed Surface Water Drainage Chamber
 - ⋈ Proposed Surface Water Drainage Headwall
 - 4m Installation Corridor

A	Additional information provided	22.11.21	LWD	ET
Mark	Revision	Date	Drawn	Chkd

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.
UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status
For Information

Land at Bird in Eye Farm
South of Bird in Eye Hill, Uckfield
Surface Water Drainage
Outfall Concept Design

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Date of 1st Issue 18.08.2020	Designed LWD	Drawn LWD	
A3 Scale 1:500	Checked ET	Approved ET	
Drawing Number 48494/2002/SK01		Revision A	



Photo 1



Photo 2



Photo 3



Photo 4

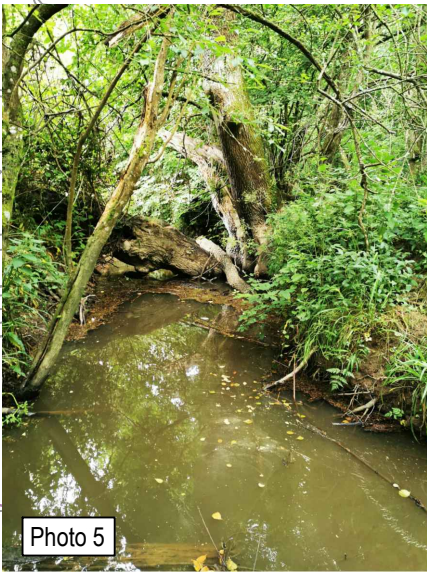


Photo 5



Photo 6

Notes:

1. This drawing is to be read in conjunction with all other Engineer's drawings.
2. Do not scale from this drawing.
3. All dimensions are in metres unless noted otherwise.
4. All levels are in metres above Ordnance Datum (AOD).
5. This sketch should be read in conjunction with 48494/2002/SK01.
6. Reference should be made to the Arboricultural Impact Assessment by Barton Hyett Arboricultural Consultants (ref: C3.3574, date 07 Apr 2021) paragraph 5.12 regarding the anticipated impact to the Ancient Woodland.
7. Reference should be made to the Ecological Impact Assessment by CSA Environmental (ref: CSA/2646/11/C, date: 16 Jun 2021) paragraphs 4.22-4.23, 5.17-5.18 and 5.75 regarding the Ancient Woodland's character, an assessment of effects and proposed mitigation respectively.

Key:

- Ancient Woodland 15m Buffer Zone
- Tree Root Protection Area
- === Overhead Power Lines
- Proposed Surface Water Drainage Outfall Pipe
- Proposed Surface Water Drainage Chamber
- ⌋ Proposed Surface Water Drainage Headwall

Mark	Revision	Date	Drawn	Chkd

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Drawing Issue Status
For Information

Land at Bird in Eye Farm
South of Bird in Eye Hill, Uckfield
Surface Water Drainage
Outfall Photo Plan

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Date of 1st Issue	Designed	Drawn	
22.11.2021		LWD	
A3 Scale	Checked	Approved	
1:1000	ET	ET	
Drawing Number		Revision	
48494/2002/SK02		-	

Arboricultural Note - Response to DC Consultation Comments

Site Name: Land at Bird in Eye Farm, Uckfield

Planning Application Reference: WD/2021/2198/MAO

Prepared by: Richard Hyett, MSc, BSc (Hons), MICFor. MArborA. Chartered Arboriculturist

Document Reference: BHA_C.3574_BIE Farm_Response Comments_RH_Nov 2021

Date: 29th November 2021

1.0 INTRODUCTION

- 1.1 This document has been prepared in response to the development control consultation response provide by David Massheder, the Wealden District Council Tree and Landscape Officer, dated the 12th of November 2021. For clarity, each of the 6 points raised by the Officer are reproduced below with an associated response comment also provided.

2.0 OFFICER COMMENTS

Comment 1:

'1. This is an outline application that seeks development of a large area of open agricultural land to the east of Uckfield'.

Response:

Statement of fact - no response required.

Comment 2:

'2. The site is bounded to the south and south west by an extensive area of ancient semi natural woodland (ASNW) recognised by Natural England as Nightingale Shaw'.

Response:

Statement of fact - no response required.

Comment 3 and 3i:

'3. An arboricultural impact assessment (AIA) carried out to BS 5837:2012 standards has been submitted in support of the application. Briefly the key findings of the AIA are:

- i. The site is host to a high number of higher quality arboricultural features providing significant biodiversity value and contributing to the wider landscape character'.*

Response:

Statement of fact - no response required.

Comment 3ii:

'ii. The proposed development would require the removal of a small number of C cat trees and a short run (approx. 17m) of hedgerow – these losses could be compensated for in the scheme landscaping proposal and by improving and extending retained pre-existing hedgerows'.

Response:

Further details on the proposed extensive new tree and hedgerow planting will be provided at the Reserved Matters stage.

Comment 3iii:

'iii. RPA encroachment occurs to tree group G4 and tree T2, the default position should be that structures are located out of the RPAs of retained trees, however the AIA identifies some existing hard standing in this area from a container storage area and therefore some RPA impact has already occurred. The proposal would provide an opportunity to mitigate some of the impact caused by this informal use'.

Response:

Agreed - no response required.

Comment 3iv:

'iv. Provision for street lined trees does seem to have been made in line with the requirements of NPPF 131 and further detail of this would presumably be incorporated into the wider landscaping proposal in due course'.

Response:

Extensive new tree planting is proposed across the site as indicated on the submitted drawings. This includes tree lined primary roads within the development as indicated on the Landscape Strategy drawing (drawing reference: 2646_114_H_Landscape Strategy & SANG design). However, the 2021 revision of the NPPF had not been published when the application was prepared and submitted and therefore for Paragraph 131 (as it is now) was not in existence at the time. The applicant and the design team are aware of the importance of tree lined streets and the contribution they can make to new developments. It is agreed that through the preparation of a detailed layout design at the Reserved Matters stage the provision of appropriate new tree planting to comply with Paragraph 131 of the NPPF will be provided.

Comment 4:

'4. Whilst the standard recommended 15m buffer has been allocated to the ASNW surrounding the site, given the significant size of the development, a case may be made for a bigger buffer zone in order to limit the impact to the ASNW habitat to the south and south west of the site'.

Response:

It is correct that a 15m buffer has been applied to the areas of ASNW adjacent to the site. However, this buffer has been applied to the canopy edge the trees located within the ASNW (as shown on the submitted Tree Survey & Constraints Plan drawing reference: BHA_741_01 - Rev A - 12/05/20) rather than to the extent of ASNW as shown in the Natural England Ancient Woodland Inventory dataset. This results in a buffer being applied to the stems of any trees on the edge of the woodland that actually extends to circa 20m (and in some places up to circa 23m).

In addition, and as shown on the submitted Indicative Tree Retention & Removal Plan (drawing reference: BHA_741_02 - 08/04/2021), additional clearance beyond the ASNW buffer has been provided. The proposed location of built form development has been carefully considered as part of the design process in order to ensure the ASNW and its buffer are not compromised. The submitted Indicative Tree Retention & Removal Plan demonstrates that in reality a minimum buffer of circa 25-30m will be provided between any built form (anticipated to be tertiary access roads) and the ASNW.

The submitted Landscape Strategy drawing (drawing reference: 2646_114_H_Landscape Strategy & SANG design) details out the approach to the proposed treatment of the ASNW buffer with the establishment of semi-natural habitats through new tree and shrub planting that will also provide a varied and graded woodland margin and ensure the buffer area is maintained in line with the Natural England and Forestry Commission Standing Advice.

Given that a minimum 15m buffer will be provided and that substantial additional clearance beyond this buffer will also be provided the applicants approach to the ASNW is appropriate.

Comment 5:

'5. Veteran trees (VT) have been identified on the site, these are T6 Ash and G9 Oak, like ASNW VTs are recognised as irreplaceable habitat. I note that the AIA describes in detail the current standing in advice in regard to VTs and the required buffer zones, which should be 15x the stem diameter of the trees with no cap. However, in the AIA schedule both T6 and G9 have capped RPAs of 15m in line with BS standards, rather than using the current standing advice for veteran trees, which would in fact make the RPAs 21m and 23.8m respectively. I would be grateful if the applicant could clarify this apparent anomaly and confirm that the appropriate RPAs have been allocated'.

Response:

There is no anomaly within the submitted details.

There appears to be some confusion within the officer comments with regards to buffers and protection areas. To clarify, Root Protection Area's (RPA's) as calculated in line with BS5837:2012 are not Veteran Tree Buffers (VTB's) as detailed within the Natural England and Forestry Commission Standing Advice. The capping of an RPA at 15m radius does not affect the size of the applied VTB.

The approach to the veteran trees and ASNW is clearly stated within the submitted Arboricultural Impact Assessment (report reference: BHA_C.3574_AIA_Bird in the Eye Farm_RH_APR 2021).

The AIA report states at paragraph 3.9:

'A key method of mitigation is the use of a 'buffer zone'. So, in accordance with the standing advice an additional veteran tree buffer zone with a radius of 15 times the diameter of T6 and G9 has been shown on the Tree Survey and Constraints Plan. In addition, an ancient woodland buffer of 15m from the furthest edge of the woodland canopy has been applied'.

In addition, within the tree survey schedules included in Section 4 of the Arboricultural Impact Assessment it is clearly stated that the a VTB will be applied to T6 and G9. The schedules detail that a VTB of 21m radius has been applied to T6 and that a VTB of 24m radius has been applied to G9.

Furthermore, the VTB's and ASNW buffers are distinctly shown on both the Tree Survey & Constraints Plan (drawing reference: BHA_741_01 - Rev A - 12/05/20) and the Tree Retention & Removal Plan (drawing reference: BHA_741_02 - 08/04/2021).

The approach applied to veteran trees and ASNW buffers is entirely in line with the with the Natural England and Forestry Commission Standing Advice.

Comment 6:

6. A surface water drainage solution is proposed to the south west of the site which would run through the ASNW habitat of Nightingale Shaw. Whilst it is noted that the outfall would be through a cleared/coppiced area and that coppice stools could be translocated, current standing advice states that the current condition of ASNW should not be taken into account when making a decision. The ASNW habitat remains despite the condition or form of the above ground tree population and compensation measures can only be considered where the case meets the 'wholly exceptional' threshold set by the NPPF, the circumstances of this proposal do not meet that threshold (NPPF footnote 63: For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat). This would be wholly unacceptable and contrary to both NPPF para 180c and WDC saved policy EN13.

Response:

The surface water drainage outfall has been considered very carefully.

The Natural England and Forestry Commission Standing Advice does state that condition of ancient woodland should not be taken into account, however it goes on to state that this is only where the loss of ancient woodland is proposed. No loss of ancient woodland is proposed. For clarity, the exact wording is reproduced below:

'Where a proposal involves the loss of ancient woodland, you should not take account of the existing condition of the ancient woodland when you assess the merits of the development proposal'.

The Standing Advice also states that Local Planning Authorities should decide on the weight given to ancient woodland and ancient and veteran trees in planning decisions on a case-by-case basis.

In the location of the proposed outfall is a heavily managed wayleave beneath overhead powerlines. The wayleave has been cleared and the overhead powerlines installed through a section of ancient woodland. The wayleave is not managed for any ecological advantage nor does it consider the ASNW designation. The wayleave is managed, and will continue to be managed on a cyclical basis, in order to safeguard the power infrastructure.

The management undertaken to date includes the removal of trees the coppicing of hazel and other trees, the removal of ground flora, and the pruning of trees adjacent to the over headlines. The management will continue with the indirect effects of trampling and plant machinery access (e.g. tracked wood chippers) will also continue to impact on the area within the wayleave. The management of the wayleave and the impacts associated to this work will continue to occur on a cyclical regime, which to date, has been undertaken at least every 2 years. There is evidence that, due to the past management the wayleave has also become nutrient enriched as evidenced by the dense areas of nettles present.

Appropriate mitigation in the form of an appropriate and low impact approach to installation can be provided. This will include, protection of retained trees, ground protection, retention of material from site for reinstatement, the possibility of alternative installation techniques (e.g. trenchless installation).

The assessment that needs to be made in this situation is what is the long-term ecological harm that will occur as a result of the outfall installation.

The Ecologist has observed that the wayleave contains vegetation mainly comprising tall herbs / ruderals (mainly nettle) and is notably different to the appearance of the adjacent woodland areas. of the submitted Ecological Impact Assessment (document reference: 2646_11_EcIA_RevC_ISSUE) found the impact of the outfall to be temporary in nature. The Ecological Impact Assessment goes on to state:

'this is not expected to result in any long-term impacts to the ancient woodland as much of the existing vegetation in this corridor contains scrub species which will be allowed to recolonise the area post construction. Additionally, only a small number of hazel specimens are present in this area and will require removal, however these trees will be replanted post-construction to maintain habitat connectivity in this area'.



Woolf Bond Planning

Chartered Town Planning Consultants

Our Ref: SB/7336

[REDACTED]

2nd December 2021

Mrs C Turner
Planning Officer
Planning & Environmental Services
Wealden District Council
Vicarage Lane
Hailsham
BN27 2AX

Dear Mrs Turner,

OUTLINE PLANNING APPLICATION - LAND AT BIRD IN EYE FARM, SOUTH OF BIRD IN EYE HILL, UCKFIELD (LPA REF: WD/2021/2198/MAO)

Surface Water Drainage Strategy and Ancient Woodland

General

We have been monitoring the consultation responses received upon the planning application.

This letter seeks to address the specific comments raised by officers and the LLFA in relation to the proposed outfall to the Framfield Stream as part of the surface water drainage strategy.

A separate response is being prepared and will be submitted in due course in relation to the issues raised by interested parties, including Framfield Parish Council.

Context

You have already received a Technical Drainage Note prepared by Stantec and submitted by email dated 4 November 2021. That document responded to the observations received from the Council's Drainage Engineer dated 25th October 2021 which commented upon the proposed surface water drainage strategy including the proposal to discharge into the Framfield Stream.

We also note the content of the Drainage Engineer's recent response to that submission (26th November 2021) which references your observation by email reply to Stantec on 18th November 2021 that in your view discharge through an ancient woodland is normally unacceptable.

Notwithstanding, the Drainage Engineer then sets out the wording for a suggested drainage condition should the LPA be minded to recommend approval of the application.

The proposed drainage strategy has also attracted comments from the LLFA (letter dated 4th November 2021) and the Council's Tree and Landscape Officer (email dated 12th November 2021).

We also note the consultation response received from your Biodiversity Officer (email dated 30th November 2021).

All the consultee responses have been considered in our below response.

Issues

The consultation responses identify the following issues:

- (i) Extent of Buffer Zone to the Ancient Woodland and impact upon retained trees generally.
- (ii) Proposed pathway through the Ancient Woodland between the development area and proposed SANG.
- (iii) The absence of infiltration as part of the drainage strategy
- (iv) The impact of the proposed outfall to the Framfield Stream through Ancient Woodland to the south of the site.

Responding to the Issues Raised

The Applicants' responses to the issues raised is summarised below and is supported by the content of the following additional supporting information:

- Arboricultural Response Note – Barton Hyett Associates (29 Nov 2021)
- Outfall Concept Design Plan No. 48494/2002/SK01A – Stantec (Nov 2021)
- Surface Water Drainage Outfall Photo Plan No. 48494/2002/SK02 – Stantec (Nov 2021)

Overall, and for the reasons set out in the submitted application material, together with the additional particulars referenced above, the proposed surface water drainage strategy, to include the outfall to the Framfield Stream, is demonstrated to be appropriate including having regard to the need to respect the Ancient Woodland and to have regard to identified ecological constraints.

Fundamentally, and as set out in the application particulars, the proposed route for the outfall has been informed by the technical disciplines; the alignment of which has been carefully considered.

The issues raised in the consultation responses are addressed in turn below.

(i) Extent of Buffer Zone to the Ancient Woodland and impact upon retained trees generally.

The Arboricultural Response Note explains the acceptability of the scheme design in relation to the retention and protection of existing trees. It also explains and justifies the approach to the proposed outfall (see response to (iii) below).

We welcome receipt of your Tree Officer's comments by reply.

(ii) Proposed pathway through the Ancient Woodland between the development area and proposed SANG

As shown on the submitted application plans, the red line planning application site boundary includes a footpath connection between the proposed dwellings in the northern part of the site and the SANG to the South.

The redline has been drawn to include an existing footpath through the Ancient Woodland which is to be upgraded as part of the scheme. No trees are required to be felled as part of the proposal as it is an existing footpath.

As set out in the representations upon the application received from Natural England and the Council's Ecologist, agreement does need to be reached as to the construction of the footpath and whether it comprises bark chip, a bound gravel path or board walk. These are matters that can be secured at the reserved matters stage including by means of a detailed management plan.

The remainder of the Ancient Woodland between the northern and southern parcels of the application site has been excluded from the application site boundary because it is within third party ownership. That is why it forms no part of the application. Moreover, the proposed footpath upgrade between the residential part of the site and the proposed SANG to the south would be fenced to prevent public access into the Ancient Woodland.

We welcome receipt of your Biodiversity Officer's comments by reply.

(iii) The absence of infiltration as part of the drainage strategy

As set out in The SuDS Manual (CIRIA) (2015), the surface water drainage discharge hierarchy is as follows:

- i. Into the ground (infiltration);
- ii. To a surface water body;
- iii. To a surface water sewer, highway drain or another drainage system;
- iv. To a combined sewer.

As to site-specifics, the British Geological Society (BGS) online mapping and a Phase 1 Desk Study Land Contamination Assessment (Land Science) both indicate that the site is underlain by Lower Tunbridge Wells Sand, which is described as "silty fine-grained sandstone".

At this stage, this underlying geology was identified as potentially suitable for infiltration.

Further investigation into the suitability of the Lower Tunbridge Wells Sand indicated that whilst its permeability may permit infiltration, its structure may not. Both Kent Council Council's Soakaway Design Guide (Jul 2000) and Making it Happen – Sustainability (Drainage Systems) (Feb 2007) state that “Lower Tunbridge Wells Sand tends to be fissured... the use of this material should, however, be seriously questioned because the soil is easily eroded and could again lead to surface collapse” and “the silty nature of the deposit often makes it easily eroded and could lead to surface collapse particularly where open fissures are encountered at depth” respectively.

At a meeting between Stantec and East Sussex County Council's LLFA in May 2020, this matter was discussed. It was agreed that the matter of infiltration testing could be dealt with by way of a suitably worded planning condition, provided an alternative strategy with an effective outfall could be proven viable.

In addition, delaying the testing would allow this to be undertaken in a more targeted manner and at the same time as an intrusive Phase 2 Ground Investigation whereby the structural suitability of the Lower Tunbridge Wells Sand could be ascertained.

A Phase 2 Ground Investigation provides a level of detail beyond that generally accepted for outline planning applications such as this. However, the Applicants' are seeking to instruct commencement of this investigation shortly, ahead of determination of this application.

Following the drainage hierarchy to the next preferred option; discharge to a surface water body, the topography of the site dictates that the nearest surface water body that could provide an effective outfall is the Framfield Stream at the site's western boundary.

Crucially, the land registry title for the site extends up to the top of bank of the Framfield Stream, therefore the landowner is also the riparian owner and does not need third party agreement to discharge at this location. No other surface water bodies are available that are within the applicant's control.

To reach the Framfield Stream for discharging surface water from the proposed development, the topography also dictates that the outfall must pass through an area designated as Ancient Semi-Natural Woodland (ASNW).

There is no route via gravity drainage alone that could circumvent the ASNW's northern extent nor its 15m buffer zone. The impact of the proposed outfall to the Framfield Stream through the ASNW is discussed separately as part of item (iv) of this letter.

The nearest surface water sewer which could provide an effective outfall for surface water can be identified in the Southern Water asset information provided within Appendix C of the Flood Risk Assessment (48494/2001/C). Again, this point cannot be reached via gravity alone due to the topography and the 15m ASNW buffer zone.

Therefore, given the accepted reasoning for deferring in-situ infiltration on site and following the drainage hierarchy, discharge to the Framfield Stream via the ASNW, as shown in the Flood Risk Assessment, is the only viable alternative effective outfall available to this site.

(iv) The impact of the proposed outfall to the Framfield Stream through Ancient Woodland to the south of the site.

The acceptability of the outfall alignment/proposal was assessed within the following submitted application material:

- Flood Risk Assessment¹ (Drainage Strategy and SuDS Report) (Stantec)
- Utilities Appraisal (Stantec)
- Ecological Impact Assessment² (CSA Environmental)
- Arboricultural Impact Assessment³ and Tree Survey (Barton Hyett Associates & CSA Environmental)

We would be grateful if you could confirm whether the aforementioned consultees from within the Council had availed themselves of that material before issuing their responses.

In addition to the above, the plans prepared by Stantec (48494/2002/SK01A and 48494/2002/SK02) should assist in fully understanding the proposals for the outfall, within a heavily managed wayleave through the Ancient Woodland and beneath overhead power lines.

Finally, the Arboricultural Response Note sets out further justification for the approach to the outfall through the Ancient Woodland, stating as follows:

- *In the location of the proposed outfall is a heavily managed wayleave beneath overhead powerlines. The wayleave has been cleared and the overhead powerlines installed through a section of ancient woodland. The wayleave is not managed for any ecological advantage nor does it consider the Ancient Semi-Natural Woodland ("ASNW") designation. The wayleave is managed, and will continue to be managed on a cyclical basis, in order to safeguard the power infrastructure.*
- *The management undertaken to date includes the removal of trees the coppicing of hazel and other trees, the removal of ground flora, and the pruning of trees adjacent to the over headlines. The management will continue with the indirect effects of trampling and plant machinery access (e.g. tracked wood chippers) will also continue to impact on the area within the wayleave. There is evidence that, due to the past management the wayleave has also become nutrient enriched as evidenced by the dense areas of nettles present.*
- *Appropriate mitigation in the form of an appropriate and low impact approach to installation can be provided. This will include, protection of retained trees, ground protection, retention of material from site for reinstatement, the possibility of alternative installation techniques (e.g. trenchless installation).*
- *The assessment that needs to be made in this situation is what is the long-term ecological harm that will occur as a result of the outfall installation.*

¹ Including Topographical Survey at Appendix B

² Including paragraphs 4.22, 4.23, 5.17, 5.18 and 5.75

³ See paragraphs 5.12 and 8.2.

- The Ecologist has observed that the wayleave contains vegetation mainly comprising tall herbs / ruderals (mainly nettle) and is notably different to the appearance of the adjacent woodland areas. The submitted Ecological Impact Assessment (document reference: 2646_11_EcIA_RevC_ISSUE) found the impact of the outfall to be temporary in nature. The Ecological Impact Assessment goes on to state:

'this is not expected to result in any long-term impacts to the ancient woodland as much of the existing vegetation in this corridor contains scrub species which will be allowed to recolonise the area post construction. Additionally, only a small number of hazel specimens are present in this area and will require removal, however these trees will be replanted post-construction to maintain habitat connectivity in this area'.

We hope this clarifies the acceptability of the Scheme in this regard and we welcome your comments from your Officer colleagues (drainage, trees and ecology) by reply.

Summary

Pursuant to the above and based upon the information provided by the consultant team, there would be no loss of ancient woodland as part of the proposal.

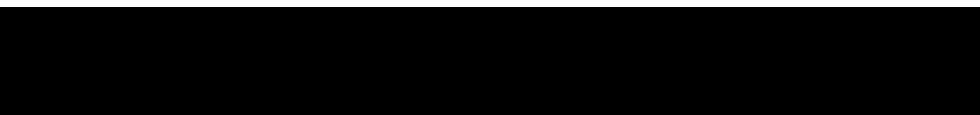
As demonstrated, the scheme represents an acceptable proposal having regard to drainage, impact on Ancient Woodland, important trees and ecology.

Next Steps

Subject to your review of the additional information, we welcome the opportunity to arrange a site visit to enable the technical disciplines (drainage, ecology and trees) to see at first hand the existing wayleave beneath the overheard powerlines.

We could also use the opportunity to walk the site and to discuss matters generally. We trust the above is clear and look forward to hearing from you.

Yours sincerely,



Steven Brown BSc Hons DipTP MRTPI
for Woolf Bond Planning LLP obo Croudace Homes Ltd and Mr & Mrs Berry

Enc.