

Christie Burns

From: Michael Podmore
Sent: 07 October 2024 10:30
To: Christie Burns
Cc: Ian Wrigley
Subject: 5568 - Planning Application 4/22/2407/0F1 - THE KNOLL, HIGH HOUSE ROAD, ST BEES
Attachments: 5568-09 Proposed Site Sections.pdf; 5568-02P Proposed Site Plan.pdf; PastedGraphic-3.tiff

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Hi Christie,

Apologies for the delay in getting back to you. Further to your last email regarding the issues raised by your arboriculturalist, we respond to the points in his recommendations as follows:

1. Reference T1 and W1:

Please find attached a copy of drawing 5568-09 Proposed Site Sections. This drawing shows two sections, Y:Y and Z:Z, taken through the centreline of tree T1. These show that the ground levels around the tree will remain more or less as existing, apart from on the eastern fringe of T1, which will be slightly higher, as shown on Y:Y. We have indicated where the sections are taken on drawing 5568-02P Proposed Site Plan, a copy of which is also attached.

As stated previously, we believe the development could be constructed with minimal impact on Tree T1. Construction traffic would not be permitted within the root protection area (RPA) during the works, which is in line with the tree protection plan prepared by Lowther Forestry.

The ground around T1 would be improved by the proposals. Much of the RPA is currently covered by hardstanding, with the original driveway passing within 1 metre of the stem. The hardstanding would be carefully removed on-site, taken away and replaced by soft landscaping. As the new site sections show, the proposed driveway is only slightly higher than the existing ground level. This would be constructed using a geo-cell cellular confinement system, which would allow the driveway edge to cross the RPA without detriment to the roots. The ground would slope down from the driveway to meet the existing ground level as shown on section Y:Y.

Regarding woodland W1, we have consulted our arboriculturalist. He feels that it would not be affected by the proposals, as the root protection area is well away from the development, over ten metres at the closest point.

2. Shade Pattern:

As we stated previously, buildings and trees exist in very close proximity along the length of High House Road and this creates a continuous interplay of light and shade which adds character to the environment. We don't believe shading is a significant enough issue to prevent the proposals from being approved.

3. Drainage:

The new driveway would be in permeable paving, to promote water infiltration which would help benefit root growth. Drainage from the driveway, houses and other areas of hardstanding would run down into the rear gardens of Plot 2 and 3, where it would be attenuated, before discharging at an agreed rate into the existing watercourse indicated on the site plan. Ground around the trees would remain permeable, apart from where the driveway skirts the RPA of T1.

We would be grateful if you could include these drawings and responses in our application and hope that this is sufficient for you to approve the proposals.

Regards,

Mike

Michael Podmore

Architect

for and on behalf of

Day Cummins Limited - Chartered Architects - Chartered Surveyors - Corporate Members of APS

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