

29th November 2024
Our Ref: 24.1019

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Dear Baldeep,

Re: Response to Consultee Comments relating to a Full Planning Application (Ref. 242252) & Listed Building Consent (Ref. 242253) in relation to the proposed Moat House building at Arborfield Green

Further to our meetings and subsequent discussions with Officer's, we are pleased to enclose a package of revised information which addresses the comments raised by consultees in response to the Full Planning Application (Ref. 242252) & Listed Building Consent (Ref. 242253) in relation to the proposed Moat House building at Arborfield Green.

This letter provides an overview of our response in respect to the changes made to the This letter should be read in conjunction with the revised documents and drawings submitted alongside this letter.

- Ecological Constraints Report
- BNG Report
- Statutory BNG Metric
- Existing Floor Plans Showing Walls Removed (Ref. 24 – J4633-02 Rev. A)
- Proposed Floor Plans (Ref. 24 – J4633-11 Rev. B)
- Heritage Statement
- Landscape Masterplan (Ref. 1665/001 Rev. G)
- Transport Assessment

For clarity, Appendix 1 of this letter provides an updated document and drawing list for the relevant applications, reflecting the revised document & drawing references which accompany this submission.

Proposed Amendments

Ecology

Following discussions with Officers, it was agreed that appropriate management of the veteran tree buffer zone sett is to be secured through a buffer zone of 5m from the veteran tree canopy to exclude public access. 'Cleft chestnut post and rail fencing' will be installed around the perimeter of the 5m buffer to discourage trespassing towards the tree and the base whilst a thorny hedge will be implemented 10m from the base of the tree to discourage residents and their pets approaching.

The proposed extent of the informal grassland and wildflower area to the south of the Moat House has also been extended further from the veteran tree to include a greater proportion of the root protection area to restrict possible activity under the canopy of the tree and



reduce disturbance to the badger sett. These changes have been highlighted within the updated Landscape Masterplan.

The BNG Metric has also been updated to take account of the submitted Arboricultural Implications Report which indicated that there is a veteran tree within the red line boundary which needs to be identified within the Statutory Metric & BNG Assessment. Further information has also been provided regarding the condition score of the 'other neutral grassland' on site in the baseline assessment as well as clarification as to how the individual tree areas within the baseline assessment were calculated.

Highways

Following discussions, several amendments to the scheme have been identified to comply with the Highways Officer comments:

- A preliminary design plan highlighting the provision of kerbs and tactile paving has been developed at the access as well as the proposed crossing point at Buttenshaw Avenue.
- The existing footpath connecting to the car park has been removed from plans as the existing car park to the south of Princess Marina Drive has been removed and yet to be altered for other uses.
- Parking spaces 5-8 have been widened to offset the landscaping feature to be aligned with the parking spaces.
- A 500mm clearance adjacent to the bays before the planting bed has been implemented so the car doors can be opened more freely.
- Six cycle storage spaces have been provided in compliance with WBC's Car Parking Standards.

Heritage

As discussed with Officers, several amendments are proposed to the building in order to comply with the comments given:

- *Internal Wall Removing/Openings* – plans for alterations to the small room off the entrance lobby have been amended. New walling is to be introduced to square-off the wall to bedroom so as to ensure it does not overlap the window reveal and sufficient space between the wall and window is given to protect the legibility of the window from the inside. Where new openings are proposed, sufficient nibs are shown to be retained on the revised proposed floorplans.
- *Original Room Doors and Surrounds to the Axial Corridors* – an understanding on primary doors has been provided as well as a mark up plan to highlight the locations. More sufficient details have been submitted to identify which doors are original and which are to be retained and/or relocated.
- *Historic Internal Elements* – information submitted which identifies the original historic elements of the building and assesses the impacts of the proposed works on the architectural details.

Conclusion

We trust the above provides a comprehensive response to the consultee comments received and that all outstanding matters are now resolved.

The proposed development will deliver four apartments as well as ecological benefits, and Crest are committed to bringing the facilities forward in an expedient manner.

We look forward to working with Officers to secure the determination of this application as soon as possible.

Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Jude Aggett

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