

Technical Note**Project: Bridge Farm, Twyford (703)**

Prepared by: Jason Molloy (Senior Engineer)

Date: 23/04/2025

Checked by: Je Chowdhury (Technical Manager)

Date: 23/04/2025

1.0 Introduction

- 1.1 This Technical Note (TN) has been undertaken by the Technical Department at Croudace Homes to address comments raised by the Local Planning Authority's (LPA) Landscaping Officer on the 11/04/2025 in relation to Reserved Matters application 243124, at Bridge Farm, Twyford.

2.0 LPA Landscaping Officer Comments

- 2.1 An Overall Levels Strategy drawing (703-SK-03 Rev A) is provided showing existing and proposed levels and the approximate batter down to existing ground levels, which is delineated on the drawing by green embankment markings. This is helpful to see, however the revised levels will need to be fully considered in relation to the arboricultural information as required in section 6.12 of the AIA. I presume that the Arboricultural Consultant has not seen this levels drawing and further revisions will need to be made regarding levels so as not to harm the existing trees to be retained. There are two areas of concern relating to the change in ground levels and retention of existing trees. The first is on the land opposite plots 5 – 10. The second location is on the land opposite plots 126, 127, 141 & 142 where the levels batter will impact a substantial tree screen which is shown to be retained. Before the levels drawing can be approved we will need to ensure there will be no detrimental impact on the RPA's of the retained trees where the development platforms are proposed to be graded back into existing levels.

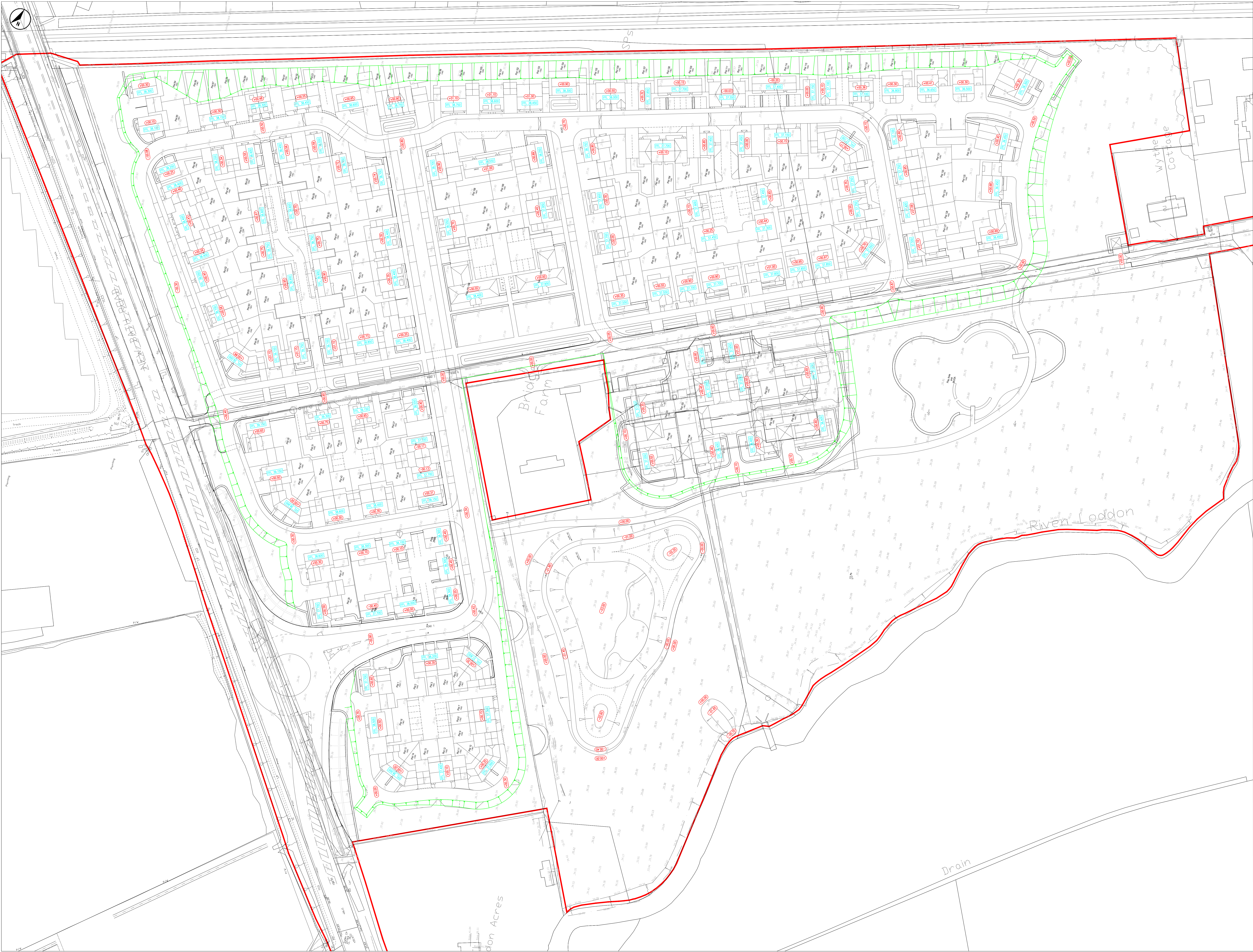
3.0 Response / Mitigation

- 3.1 Drawing number 703-SK-03A as shown in Appendix A, identifies indicative level differences between existing and proposed ground levels. Also included on this drawing are indicative batters into the existing ground levels. These batters have been shown at a generous 1 in 10 gradient which would be reduced as required to ensure no detrimental impact on the root protection area.

As the levels and batters shown within Appendix A are and indicative, the Technical Department at Croudace homes will work closely with the Arboricultural Consultant during the detailed design process to ensure the proposed finished levels are appropriate to provide the required protection. In line with Condition 12 of the Outline Planning application 212720, Croudace Homes shall not commence the development until it have provided detailed Engineering drawings showing details of existing and proposed finished ground levels and finished floor levels, submitted to and approved in writing by the local planning authority,

Appendix A

Drawing No. 703-SK-03A (Overall Level Strategy)



LEGEND

PTL 35.000 Proposed finished floor level.

Approximate level difference (m) from existing ground level to proposed finished level.

Approximate batter into existing ground levels.

A Level difference in front of plot 141 amended. JM 7/3/25

Rev	Description	Initial	Date
1			

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**NEW BATH ROAD
TWYFORD**

OVERALL LEVEL STRATEGY

SCALE : 1/500 @ A0

DATE : FEBRUARY 2025

DRAWN : JM

CHECKED : -

DRG.No. : 703-SK-03

A