

**Application Number & Location:22-1068 RRM.docx**

**Proposal: Reserved Matters application pursuant to Condition 4 for the Formal Park (Phase 3b) and the erection of a Church Hall attached to the Garrison Church of St Barbara (Phase 3d) with access, layout, scale, appearance and landscaping being considered and the partial submission of details pursuant to conditions 16 (Ecological Mitigation and Management), 21 (LAP's and LEAPs), 29 (Tree Retention and Protection), 32 (Hard and Soft Landscaping) and 33 (Landscape Management Plan) attached to 12/0546 as amended by 18/0619 and 18/1002 and Schedules 5 Part 10 (formal park) and 9 Part 9 (LEAPS and LAPS) of the Section 106 agreement dated 17 April 2014 as varied.**

**Date:17/11/22**

**Terminology:**

Tree preservation order (TPO), root protection radius (RPR), root protection area (RPA), tree protection fencing (TPF), ground protection (GP), construction exclusion zone (CEZ), arboricultural impact assessment (AIA), tree constraints plan (TCP), arboricultural method statement (AMS), tree protection plan (TPP). National Joint Utilities Group (NJUG). British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (BS5837:2012). Cellular Confinement System (CCS).

**Comments added in green****22-1068 RRM – Church Hall - Landscaping**Appendix C1

- At this stage of the development the tree survey should include any facilitation pruning required within the schedule – please update these details.
- **Required facilitation pruning to T126 has been shown within Appendix C1. This is the only facilitative pruning which is expected to be required due to the offset between the proposed building and T127 exceeding the width of scaffolding. No other canopies are close enough to the proposed building to be of concern.**
- Please include cross sectional diagrams to show the CCS as an above ground installation and include details of the wearing course and means of enclosure within the arb report.
- **Generic cross section is included within Appendix C5.**
- **We can also include a specific Cross section – please do**
- **Will update Appendix C5 to include the wearing course of porous resin-bound gravel. A suitable maintenance schedule will also need to be provided to ensure the surface remains porous**
- The thinning around G4, G6 and G7 it needs to make clear that the trees with the weakest and poorest forms will be removed, trees of good form and size will be retained, please provide more details around this aspect. These will be marked up prior to removal.
- **Will update appendix C1 to include the above points.**  
**The proposed changes to Deepcut bridge road will impact on the trees within the formal park, arb report to be updated to show this impact.**

Appendix C3

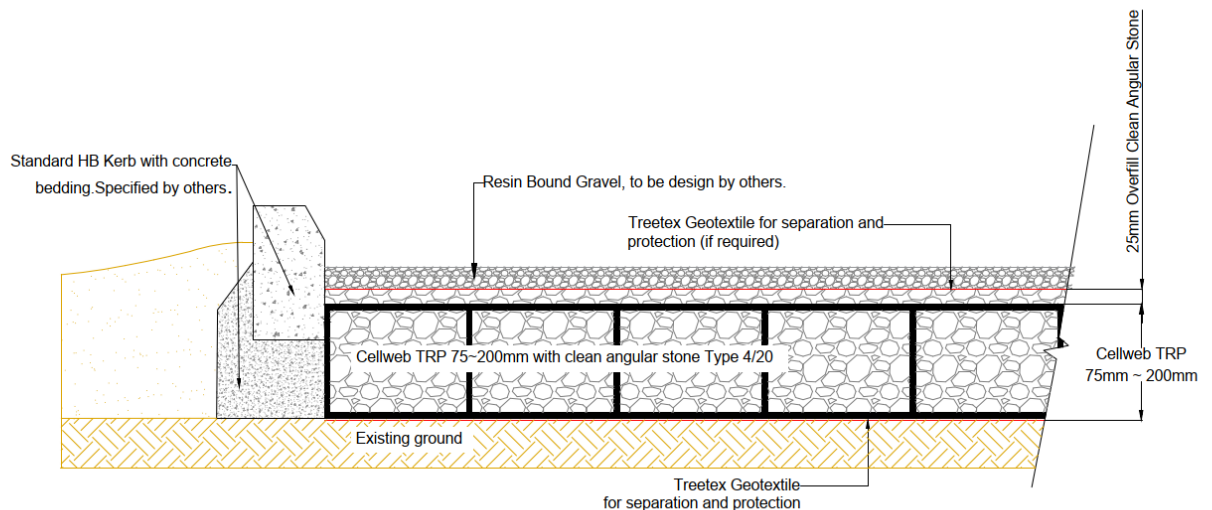
- The ground protection needs to be shown on the plan demonstrating the required level of expected activity around the site.
- **Specifications for a range of scenarios are given in Appendix C3 and locations shown on Tree Protection Plan.**
- **Site manager will be responsible for determining the required specification throughout the site following consultation with Structural Engineer & ACoW to approve during site visit – Please add to the AMS**
- **Final specification of ground protection is to be determined once the requirements for works, i.e. plant size etc are known, Please add to the AMS**

#### Appendix C4 – Church Site construction

- Please see comments relating to 21/0821

#### Appendix C4 – Cellular confinement system (CCS)

- Please include cross sectional diagrams to show the CCS and as an above ground installation and include details of the wearing course and means of enclosure within the arb report/appendix.
- Appendix C4 relates to Excavation Under Supervision not CCS. There is a cross-sectional diagram of the CCS within appendix C5. This is generic and not site specific, it should include any areas that are not built to the specification within the generic design, for example the resin bound surface generally requires an overfill and a porous asphalt wearing course to support the resin bound surface, this is why we ask for a site specific cross sectional drawings of the CCS, there should also be a
- Appendix C5 will be updated to show the wearing course and means of enclosure.
- There will need to be a geotextile layer between the CCS and the wearing base course/gravel.
- Geo-synthetics the leading supplier of CCS does not recommend a geotextile between the wearing course and gravel, the geotextile is located between the ground and the gravel instead. This helps to prevent the porosity of the wearing course from decreasing over time. My comment has been misunderstood, the second geotextile should be between the cells/overburden and before the sand/gravel/asphalt, to prevent interstitial fill over time, details below. Highlighted in red on the cross section below.



Please provide more details around 'the sub base' generally a CCS does not require a sub base and the CCS laid directly onto the geotextile. If this is in error then please remove and update.

- We will remove Point 3 from the methodology within Appendix C5. I will await this change, thanks.
- Point 12, concrete shall not be used as it is not porous, please remove, please provide the exact wearing course proposed on the plans and in the AMS.
- Porous concrete is a recommended wearing course as specified by Geo-synthetics but point 12 will be updated to provide the specific wearing course of porous resin bound gravel – please also include the laying base for porous resin bound gravel (if proposed)
- If any of areas are block paving as a wearing course it will need to be jet washed to remove residual debris. If gravel then as proposed is acceptable, more details around wearing courses is required.
- Porous resin bound gravel will be used as the wearing course.

### Appendix C6

- Please provide more details around the cabling for lighting columns as to where it will be laid and how installed, cross sectional diagrams and location plans to be provided. The excavation for cabling will need to be done by hand under ACoW please update.
- Cable routes will be routed outside of RPA as far as reasonably practical. Note there are no lighting columns within the wooded area only within the car park.

### Appendix C7

- Please state that the excavation of existing subbases will not go below the existing depth.
- This will be updated. Thanks

### Appendix C8

- Please state that utilities will be installed following guidance within BS5837 in conjunction with NJUG.
- This is included within the third paragraph of the Appendix C8 - General Working Methodology Section "All proposed utilities will be installed outside of the RPA of retained trees. All utilities will be installed in accordance with the latest NJUG guidelines."

### Tree Pit Plan

- Please replace the timber cross beam with flexible hessian restraint
- Timber cross beam added for stability. Adjustable tree tie shown on detail to ensure tree trunk can be allowed to grow and will not be damaged – As above, the idea is to reduce the overall amount of environmental waste
- Please state the topsoil will conform to the BS for topsoil
- Topsoil will confirm to relevant BS – please update AMS/landscape scheme

### Church Car Park

- The tree pits proposed will be of limited extent akin to B&Q car parks with the trees struggling to survive in very limited soil volumes, they will never achieve any stature or amenity and so the tree pits within the church car park (highlighted) will have to be in a crated subterranean system and so more details required, including method statement and extent on an annotated plan to show how this will be installed and incorporate water runoff to aid the establishment of the trees. More details around this need to be provided.

- Tree pits are generally over 2m wide and 5m in length therefore providing sufficient volume.

Please clarify this further, for example two hornbeams have been shown within the car park, each of these trees would require a soil volume of 120cubic metres of soil in maturity (each) – *Green blue urban soil volume calculator*. I cannot see how 10m of cubic volume is considered sufficient, my comment above remains the default position for these trees.

- Please provide details regarding the installation of the ramp from church car park to Deepcut Bridge Road.
- This is to be a ramped cellular confinement system and can be included in the updated AMS within Appendix C5 – Please do and include cross sectional diagrams.
- I have amended the proposed layout plan, attached to this consultation with required amendments.
- Please could we be provided a copy of this. – I have asked Sarita to send over as it might not have been received.