

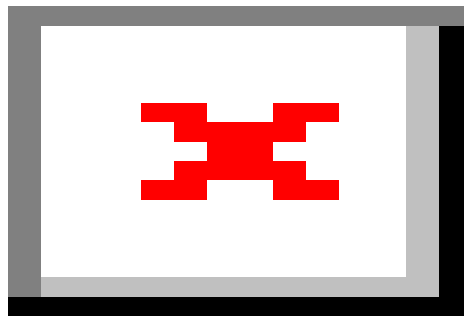
Hi Katie

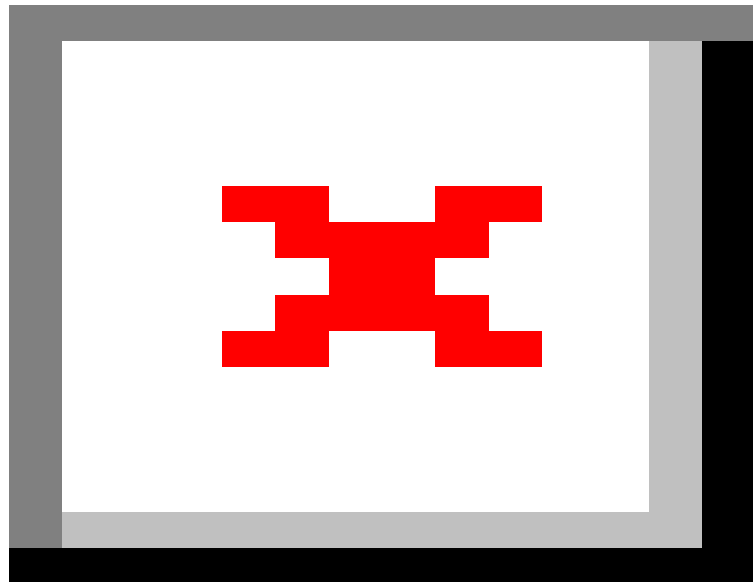
The 3 Oak trees to the front of the site are important for retention, they are early mature to mature specimens and will provide continued visual amenity for Rawreth Lane, the remaining tree features at the site provide limited visual amenity value and could either be removed or replaced without a significant impact on local landscape character, assuming the 3 oak trees to the front of the site are suitably retained.

The amount of proposed new hard surfacing within the RPA of the 3 oak trees is difficult to determine using the tree plan and appears more extensive using the site plan, see below. It would appear that the hard surfacing is well over the 20% or less of the unsurfaced area of the RPA recommendation as per BS 5837 section 7.4.2.3. It is likely that the new hard surfacing would have a detrimental effect on the health of the trees due to loss of soft surfaces that are needed for soil respiration, rainwater percolation and gaseous diffusion. Some form of excavation is also likely in order to install the hard surfaces, and at the distances shown on the site plan (see below), structural roots are likely to be lost.

Much of the crown overhangs the parking areas and driveways, it is likely that the new occupants will request tree works on a frequent basis to prevent nuisance over parked cars, etc., this situation should be avoided to prevent unnecessary and continued tree works.

I would advise the design be modified to accommodate the trees and their RPAs.





**James Choat, Arboricultural Officer, Environmental Services,
Rochford District Council**

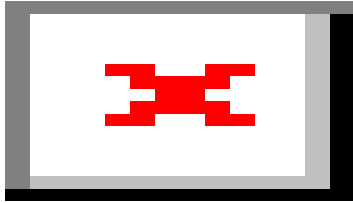
www.rochford.gov.uk, direct dial: 01702 318067 mobile: 07814861962 email:
james.choat@rochford.gov.uk

Part time – Mon - Weds

Mon 07:30-16:30

Tues 07:30-16:30

Weds 07:30-16:30



Please see the most up to date information at: <https://www.rochford.gov.uk/CostOfLiving>

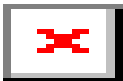
From: Katie Fowler <Katie.Fowler@Rochford.gov.uk>
Sent: 13 April 2023 09:22
To: James Choat <James.Choat@Rochford.gov.uk>
Subject: FW: Application no. 22/01061/FUL

Hi James,

Please could you take a look at the attached protection plan and updated tree report and let me know your thoughts.

Thanks,

Katie Fowler BA (Hons) MA
Senior Planning Officer – Development Management
Rochford District Council
www.rochford.gov.uk
P: +44 (0) 1702 318039 ext.3415



From: Emily Grech <emilygrech@barkerwoodrow.com>
Sent: 13 April 2023 09:16
To: Katie Fowler <Katie.Fowler@Rochford.gov.uk>
Subject: Re: Application no. 22/01061/FUL

Hi Katie,

You'll have to bear with me on this one as I haven't been dealing with this job for a while so I'm not entirely sure what's happening with it. It looks like you just needed the updated tree report/survey to the new scheme and an updated site layout as the 3 oaks to the front are protected so, please see attached.

Please let me know if there's anything else you need from us to update this application and I'll get on it asap.

Kind regards,

Emily Grech

Senior Architectural Technician

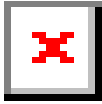


Barker Woodrow

Spa House
69 Southend Road
Hockley
Essex
SS5 4PZ

Tel: 01702 669544

Web: <http://www.barkerwoodrow.com>

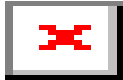


From: Katie Fowler <Katie.Fowler@Rochford.gov.uk>
Sent: 20 February 2023 14:53
To: Barker Woodrow Ltd <info@barkerwoodrow.com>
Cc: Woodrow Barker <woodrow@barkerwoodrow.com>; Emily Grech <emilygrech@barkerwoodrow.com>
Subject: RE: Application no. 22/01061/FUL

Great thanks for the update.

Kind Regards,

Katie Fowler BA (Hons) MA
Senior Planning Officer – Development Management
Rochford District Council
www.rochford.gov.uk
P: +44 (0) 1702 318039 ext.3415



From: Barker Woodrow Ltd <info@barkerwoodrow.com>
Sent: 20 February 2023 14:53
To: Katie Fowler <Katie.Fowler@Rochford.gov.uk>
Cc: Woodrow Barker <woodrow@barkerwoodrow.com>; Emily Grech <emilygrech@barkerwoodrow.com>
Subject: Re: Application no. 22/01061/FUL

Hi Katie

Our client has advised that they are waiting to hear from the ecological consultant regarding a date to review the survey.

Regards

**Barker Woodrow Ltd**

Spa House
69 Southend Road
Hockley
Essex
SS5 4PZ

Tel: 01702 669544

Web: <http://www.barkerwoodrow.com>



From: Barker Woodrow Ltd <info@barkerwoodrow.com>

Sent: 20 February 2023 11:12

To: Katie Fowler <Katie.Fowler@Rochford.gov.uk>

Cc: Woodrow Barker <woodrow@barkerwoodrow.com>; Emily Grech <emilygrech@barkerwoodrow.com>

Subject: Re: Application no. 22/01061/FUL

Hi Katie

I am waiting for an update from our client - I have chased them again and will be in touch when I have a reply.

Regards

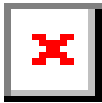
**Barker Woodrow Ltd**

Spa House

69 Southend Road
Hockley
Essex
SS5 4PZ

Tel: 01702 669544

Web: <http://www.barkerwoodrow.com>



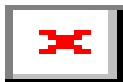
From: Katie Fowler <Katie.Fowler@Rochford.gov.uk>
Sent: 20 February 2023 10:25
To: Woodrow Barker <woodrow@barkerwoodrow.com>
Cc: Barker Woodrow Ltd <info@barkerwoodrow.com>
Subject: RE: Application no. 22/01061/FUL

Hi Woodrow,

Have you had a chance to consider these points yet?

Kind Regards,

Katie Fowler BA (Hons) MA
Senior Planning Officer – Development Management
Rochford District Council
www.rochford.gov.uk
P: +44 (0) 1702 318039 ext.3415



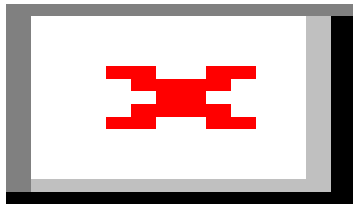
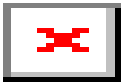
From: Katie Fowler
Sent: 30 January 2023 09:36
To: Woodrow Barker <woodrow@barkerwoodrow.com>
Cc: Woodrow Barker <info@barkerwoodrow.com>
Subject: FW: Application no. 22/01061/FUL

Hi Woodrow,

Could you consider the comments received below from a neighbour and attached from our arboricultural officer in relation to 155 Rawreth Lane.

Kind Regards,

Katie Fowler BA (Hons) MA
Senior Planning Officer – Development Management
Rochford District Council
www.rochford.gov.uk
P: +44 (0) 1702 318039 ext.3415



Please see the most up to date information at: <https://www.rochford.gov.uk/CostOfLiving>

From: James Choat <James.Choat@Rochford.gov.uk>
Sent: 30 January 2023 09:33
To: Katie Fowler <Katie.Fowler@Rochford.gov.uk>
Subject: RE: Application no. 22/01061/FUL

Hi Katie

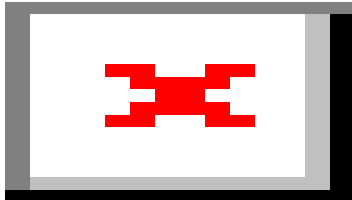
Please see attached my response some time ago. I agree with the comments below.

Kind regards

James Choat, Arboricultural Officer, Environmental Services,
Rochford District Council
www.rochford.gov.uk, direct dial: 01702 318067 mobile: 07814861962 email:

james.choat@rochford.gov.uk

Part time Â– Mon - Weds
Mon 07:30-16:30
Tues 07:30-16:30
Weds 07:30-16:30



Please see the most up to date information at: <https://www.rochford.gov.uk/CostOfLiving>

From: Katie Fowler <Katie.Fowler@Rochford.gov.uk>

Sent: 27 January 2023 10:19

To: James Choat <James.Choat@Rochford.gov.uk>

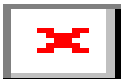
Subject: FW: Application no. 22/01061/FUL

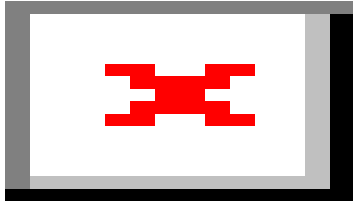
Hi James,

Would you be able to have a look at the comments below and the plans and let me know your thoughts please?

Kind Regards,

Katie Fowler BA (Hons) MA
Senior Planning Officer Â– Development Management
Rochford District Council
www.rochford.gov.uk
P: +44 (0) 1702 318039 ext.3415





Please see the most up to date information at: <https://www.rochford.gov.uk/CostOfLiving>

From: planning applications <planning.applications@Rochford.gov.uk>

Sent: 27 January 2023 09:30

To: Katie Fowler <Katie.Fowler@Rochford.gov.uk>

Cc: Customer Services <CustomerServices@Rochford.gov.uk>

Subject: FW: Application no. 22/01061/FUL

Good morning,

Please see email below. Could you let me know if I need to do anything further with this one please.

Kind regards,

Holli

Customer Services Contact Advisor

Customer Services

01702 318 111 Â– Street Scene (including refuse collections)

01702 318 191 Â– Planning and Community

01702 318 197 / 01702 318 198 Â– Revenues and Benefits

www.rochford.gov.uk

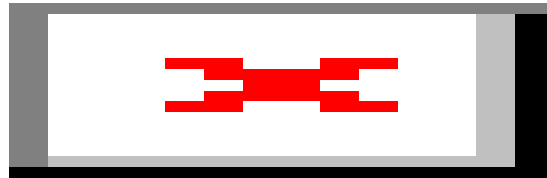
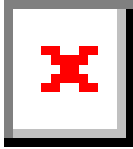
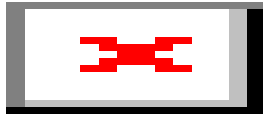
Please note I am part time and my working days are as follows:

Tuesday 9.30 Â– 2.30pm

Wednesday 9.30am Â– 5pm

Thursday 9.30am Â– 5pm

Friday 8.30am Â– 5pm



Please see the most up to date information at: <https://www.rochford.gov.uk/CostOfLiving>

From: jason Hopkins

Sent: 25 January 2023 10:37

To: planning applications <planning.applications@Rochford.gov.uk>

Subject: Fwd: Application no. 22/01061/FUL

F.A.O. Katie Fowler

With reference to the above application I note there is a revised site layout to sub divide the plot to construct 3no. 5-bed dwellings.

Looking through the planning documents on line, I note the Tree Report is still showing the old proposal and does not reflect the new layout or take into consideration the trees to the front of the property. I don't think the parking will work unless the new road eats into the tree route protection area.

Does the tree report not need to be updated for the application to be registered let alone considered.

Also on review of the Topography Plan that for one is not readable due to quality of the scan, Tree T3 on the Tree Report Plan is a lot more forward than indicated on the Topography Plan, suggesting they are using their architectural license to manipulate the planning process.

I attached the proposed site layout plan and tree report and Topography Plans for your review.

Finally, it states following removal of the trees and shrubs they can be compensated for with more appropriate planting to enhance wildlife and seasonal amenity. Can you advise how they are going to achieve this as its not indicated in their report and all greenery is now removed to the front of the site to allow for parking.

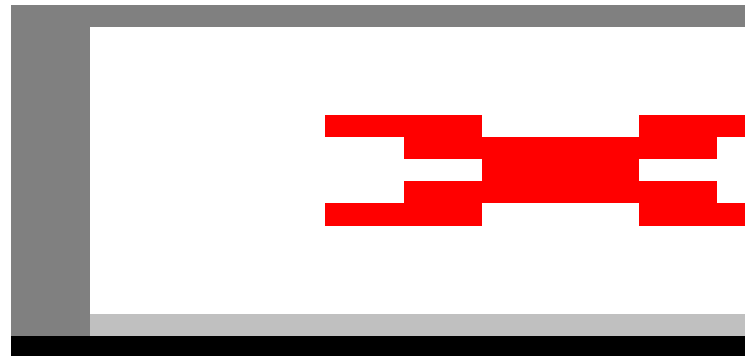
Look forward to hearing from you.

Kind Regards

Karen

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Find out more about [cost of living support | Rochford Council](#)



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