

Subject: RE: CALA Open Space 22/0227/106ENF
Date: Thursday, 16 May 2024 at 13:30:26 British Summer Time
From: Rajinder Reddi
To: clerk salfordpriors, Caroline Owen
CC: Clare Eynon, Lauren Stanley
Attachments: 2-5-24 annotated plans.pdf, ProposedSiteLayout .pdf, GL1016 - Landscape Management Rev B.pdf

Dear Donna

Please note I have removed David Buckland and John Careford from this email as I will email them separately to confirm I have responded to you (in an effort to reduce their email traffic). I have added Caroline of Cala Homes but deleted the email chain of our exchanges prior to 18/4/24.

Our Landscape Officer (LO) visited the site 2/5/24 and summarises his findings as follows, this should be read in conjunction with attached annotated plans:

- A number of dead trees indicated with red circles & cross (mainly Oak species are dead).
- A number of trees suffering from Transfer Shock (TRS) black circles & dot. These will recover but many have 50% plus deadwood & leaders and appear unsightly but if left will recover but will be stunted forms of the species until they recover fully.
- Trees not present (light green circle and cross).
- New tree planted through the open space by others (Parish Council) are shown as a green circle with dot (**trees planted outside of approved scheme and do not form part of the assessment**)
- Magenta hatched area indicated Notifiable weeds (Thistle). The uncultivated field to the south of the development (farmland/POS) also has Thistle present and this needs to be controlled with herbicide to prevent it spreading uncontrolled.
- Light Green Hatch is where the sward has wheel rutting and the soil / sward is compacted and would benefit from relieving the compaction, top dressing and overseeding.
- Waterlogged areas where water is collecting is a swamp symbol in light green as Juncus (Sedge Grass community is developing). It is unlikely to resolve as the water collects in a low point on the POS. It would be better to develop this as an ecological habitat sward even enhancing the wet area or forming a pond.
- The darker green hatch indicates severe rutting through the open space where vehicles have traversed the waterlogged grass sward leaving deep rutting filled with water. The sward has been churned up, compacted and large areas of bare soil are present. These need stone picking, cultivation, raking and levelling and topdressing with topsoil and re-seeding to make good these areas including the highway verge. The interface with the new highway infrastructure has trip hazards where soil settlement has left an upstand and this needs to be eradicated by placing some additional soil which should be left 25mm higher than the edgings.
- Waterlogged sward where grass is still intact (squelchy).

I have emailed Caroline at Cala Homes this morning as well with this information. You will see the LO has detailed areas that are to wet allow planting approved on the landscaping plan to grow and

therefore has suggested alternatives to these area. I am speaking with my Manager to check if we can bypass the requirement to re-discharge the changes in an effort to save time and get on with the planting. This report can go on the planning file so that when the Final Certificate of Completion comes in in 12months time, the case officer can see the alternatives that were suggested by the LO.

Cala will need to ensure they address the list on the previously refused application for Certificate of Completion but read it in conjunction with the LO's current findings/suggestions.

Caroline has informed me the land identified on the plans as "agricultural land" is not in their control. Therefore we are looking at whether the Certificate of Completion application can be done in part to exclude this area so that when the steps have been completed within the S106 agreement the POS can be transferred to the Parish Council.

I have asked Caroline to ensure the Landscape Management Plan addresses those details required of the s106 agreement "Open Space Maintenance Scheme" (see page 33 of the s106 agreement).

I trust this email now provides you with a full update.

Kind regards
Rajinder

From: clerk salfordpriors <clerk@salfordpriors.gov.uk>
Sent: Tuesday, May 14, 2024 1:13 PM
To: Rajinder Reddi <Rajinder.Reddi@stratford-dc.gov.uk>
Cc: David Buckland <David.Buckland@stratford-dc.gov.uk>; John Careford <John.Careford@stratford-dc.gov.uk>; Clare Eynon <Clare.Eynon@stratford-dc.gov.uk>; Lauren Stanley <lauren.stanley@salfordpriors.gov.uk>
Subject: Re: CALA Open Space 22/0227/106ENF

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Hi Rajinder

Is there any update as to when the Landscape Officer will be paying a visit to the Open Space please?

Kind regards

Donna Bowles (Mrs)
Clerk to Salford Priors Parish Council
Tel : 07740 581739

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