

James Argles

From: Planning Support
Subject: FW: Condition E17: ARE Open Space Management and Maintenance Plan (HGY/2022/2413)
Attachments: TH-ARE-01-001-L-002882-90-0900D.pdf
Importance: High

Sent: 08 December 2022 15:02

Subject: FW: Condition E17: ARE Open Space Management and Maintenance Plan (HGY/2022/2413)
Importance: High

Hi Martin,

Please see updated Open Space Maintenance Plan attached for Condition E17.

The location of the amendments is highlighted in red in my email below.

Regards,

Matt



Matt Eyre
Associate
Matt.Eyre@quod.com

Mobile: 07809 212 164
www.quod.com

21 Soho Square
London
W1D 3QP

We are excited to let you know we have moved our London offices,
for more information please [click here](#).

From: Matt Eyre
Sent: 23 November 2022 11:56
To: Phillip Elgarf-Weir (Galliford Try)
Subject: FW: Condition E17: ARE Open Space Management and Maintenance Plan (HGY/2022/2413)
Importance: High

CAUTION EXTERNAL EMAIL: This message originated outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Phil,

See Open Space Management comments summarised below.

Nothing seems too onerous but will need to be picked up in the report.

- Confirmation on public access areas – Public are free to walk across the area highlighted below between the trees See item 2.5 of the management report RevD



- maintenance of drainage channels are not included. I imagine the slot drains (in green on their new drainage plans submitted with HGY/2022/2414 will need to be regularly cleared on debris to ensure optimal capacity etc. **Noted: Slot drain has been installed to mitigate levels and drainage within site boundary. Open Plan Management Plan can be updated to incorporate the levels – see section 16.**

10. Plant replacement

10.1 This states that: *Replacement planting shall be implemented in accordance with the planning requirements for all plots and in perpetuity for the blocks of flats. Galliford Try shall be responsible for the replacement planting for the first year after planting, but for the next four years the Management Companies or the Purchaser/Tenant shall be responsible for the replacement of dead or dying plants.*

- I'm unclear from this what happens if trees / plants fail after the first five years? What would we normally expect to see in a document like this? Given the prominent trees on the triangle at the front of ARE especially, we would want to safeguard replacements of these should they fail for longer than 5 years.
- Are the trees in the triangle part of the wind mitigation? If so we have a rationale for requiring replacement for a longer timescale

As stated, GTB will replace any within the first year. Years, 2,3,4 and 5 would be the management company. After that – the plants should have long bedded in and if they die it will be management companies' prerogative to replace them. **See section 10.7**

The trees are not considered for wind mitigation measures.

12. Litter Collection

12.2. *Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site*

- Would we not expect this to happen more frequently than 12 times a year – especially on the link between Ashley Rd and Watermead Way which will look and feel like part of the public highway despite being on private land.

The area within the blue line (above) will be managed by both the buildings management company and retail unit management. It will be cleaned on a more regular basis for day-to-day detritus but once month be subject to a more substantial clean. **See 2.6 of the management report. And section 16.**

14 Hard Surfaces

14.4. *Surfaces to be kept weed and litter free at all times.*

- It would be helpful to provide further clarity on the frequency of litter collection so that we can be satisfied that this is adequate for the link between Ashley Rd and Watermead Way, given the conflicting statement in 12.2 above.

See above note. **See section 16 in the report**

Regards,

Matt



Matt Eyre
Associate
Matt.Eyre@quod.com

Mobile: 07809 212 164
www.quod.com

8-14 Meard Street
London
W1F 0EQ

From: Martin Cowie
Sent: 23 November 2022 11:23
To: Matt Eyre
Subject: FW: Condition E17: ARE Open Space Management and Maintenance Plan (HGY/2022/2413)
Importance: High

FYI. Comments on this condition below.

Can we address the points raised? I've not consulted green spaces as they no very about the project and take a long time to respond so can we be clear about the proposed maintenance proposals and ensure they are robust. The approach appears fairly standard.

Martin

From: Sam Neal
Sent: 23 November 2022 11:15
Subject: RE: Condition E17: ARE Open Space Management and Maintenance Plan (HGY/2022/2413)

My comments is are:

- maintenance of drainage channels are not included. I imagine the slot drains (in green on their new drainage plans submitted with HGY/2022/2414 will need to be regularly cleared on debris to ensure optimal capacity etc.
- On Emily's point on the trees is the triangle part of their wind mitigation? If so we have a rationale for requiring replacement for a longer timescale

In terms of who else to consult with perhaps the green space team should comment on the proposed maintenance of the planting etc as I am not an expert in whether the maintenance identified is fit for purpose.

Thanks

Sam

From: Martin Cowie
Sent: 23 November 2022 10:19
Subject: RE: Condition E17: ARE Open Space Management and Maintenance Plan (HGY/2022/2413)

Thank you Em.

I'll await Sam's comments.

Kindest regards

Martin

From: Emily Read
Sent: 23 November 2022 10:13
Subject: Condition E17: ARE Open Space Management and Maintenance Plan (HGY/2022/2413)

Martin hi

My comments on the ARE Open Space Management and Maintenance Plan (HGY/2022/2413). Sam are you also able to review this please?

My main comments focus on trees within the public and private realm, litter collection and the maintenance of Berol Link which is a public access route across privately owned land.

I also note that we expect the link between Ashley Rd and Watermead Way to be public access at all times. There are provisions in the s106 agreement for Public Access Areas including reference to a plan which shows these (Plan 3 in section 3 of the s106 also attached - however this drawing is really unclear. Can we request clarification of whether this area is covered by the definition of Public Access Areas pls? Or if you have a clearer version of Plan 3 that would be great. I will also see what the Development Agreement says about this link.

Thanks

Emily

10. Plant replacement

10.1 This states that: *Replacement planting shall be implemented in accordance with the planning requirements for all plots and in perpetuity for the blocks of flats. Galliford Try shall be responsible for the replacement planting for the first year after planting, but for the next four years the Management Companies or the Purchaser/Tenant shall be responsible for the replacement of dead or dying plants.*

I'm unclear from this what happens if trees / plants fail after the first five years? What would we normally expect to see in a document like this? Given the prominent trees on the triangle at the front of ARE especially, we would want to safeguard replacements of these should they fail for longer than 5 years.

12. Litter Collection

12.2. *Litter picking/clearance shall take place during each maintenance visit and all waste shall be removed from site*

Would we not expect this to happen more frequently than 12 times a year – especially on the link between Ashley Rd and Watermead Way which will look and feel like part of the public highway despite being on private land.

14 Hard Surfaces

14.4. *Surfaces to be kept weed and litter free at all times.*

It would be helpful to provide further clarity on the frequency of litter collection so that we can be satisfied that this is adequate for the link between Ashley Rd and Watermead Way, given the conflicting statement in 12.2 above.

Emily Read
Tottenham Hale Lead
Regeneration and Economic Development
London Borough of Haringey