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02 March 2018

Dear Mr Thuaire,

RE: The Water House: Response to Neighbouring Objections

Since the Members Briefing report was published, we have received correspondence from neighbouring stakeholders expressing concern over our proposed method of construction and protection of the lane and veteran trees. As previously stated, our client has the same interests as the neighbouring stakeholders with reference to the lane and the protection of these important trees.

We take this opportunity to reiterate that the Construction Management Plan (CMP) is a live document and the Section 106 Agreement is legally binding. We will continue to work with neighbouring stakeholders to ensure the lane and trees are protected.

The findings of the Single Joint Expert (SJE) report are welcomed and conclude that though our construction is likely to have minimal impact on the lane, the long-term protection of veteran trees is best served by mitigation using a cell-web system.

The applicant has of course already provided safeguards for rutting in the submission and committed to providing future benefit in supporting City of London's (CoL) objective. Following the strong concerns raised by neighbouring stakeholders, our client proposes to provide a cell web system which shall be agreed with CoL prior to commencement of construction work. This will also be required to be maintained throughout the construction period. In terms of securing this, we recommend this is included within the S106 agreement. Clause 7 of the initial draft S106 should therefore be re-instated, providing this protection.

The Treework Environmental Practice report dated 23/2/2018 is submitted as a formal addition to the planning documents and the recommendations are embedded into the Arboricultural Method Statement and the CMP.

On the basis of the above, the following items previously submitted by the project team are therefore withdrawn: -

- Landmark Trees Letter (Dated 28/02/2018)
- Z Brunel Letter (Dated 05/02/2018)

We trust this allays the concerns raised by neighbouring stakeholders. We would be grateful if this could be reported to the Members Briefing panel, in advance of their consideration of this matter.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Stuart Minty', written over a light grey rectangular background.

Stuart Minty
SM Planning