

[REDACTED]

From:

Sent: 11 September 2019 13:31

To:

Cc: [REDACTED];
[REDACTED] Smith, Pete; [REDACTED]

Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Dear [REDACTED]

Thank you for the swift response, the contents of which have been noted.

Are you content for the information provided to be relayed to the complainants?

Yours sincerely,

[REDACTED]
Team Leader (Enforcement & Trees team)

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Croydon Council
Place Department
Development Management
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6th Floor, Zones A & B
8 Mint Walk
Croydon
CR0 1EA

Tel: 020 8726 6800 [REDACTED]

From: [REDACTED]@quinnlondon.co.uk]

Sent: 11 September 2019 10:48

To: [REDACTED]@croydon.gov.uk>

Cc: [REDACTED] Smith, Pete
<Pete.Smith@croydon.gov.uk>; [REDACTED]

Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Dear [REDACTED]

To answer your query, I can report as follows:

1. The mounds are to form the base for a wild flower planting area. Wild flower plugs thrive in poor soil conditions, rather than prepared loam, or similar. The soil mounds are to be reduced to a height of 300mm, as per the permission.
2. The soil mounds are currently holding excess volume, which will be removed and used as backfill to a retaining wall on Site E. This will reduce the amount of soil being exported from site to landfill. The retaining wall is currently under construction (a delay was caused whilst a Party Wall Award was organised in this area). As soon as construction to the wall has been completed and the wall cured, the excess soil on the mounds will be moved accordingly.
3. It is anticipated that the soil mounds will be reduced, prepared and planted within the next four weeks.

I trust that the above offers sufficient information to satisfy your query. However should you require more detail please do not hesitate to contact me.

Kind Regards

Contract Manager

[\[REDACTED\]@quinnlondon.co.uk](mailto:[REDACTED]@quinnlondon.co.uk)



From: [REDACTED] <[\[REDACTED\]@croydon.gov.uk](mailto:[REDACTED]@croydon.gov.uk)>

Sent: 11 September 2019 10:08

To: [REDACTED] <[\[REDACTED\]@quinnlondon.co.uk](mailto:[REDACTED]@quinnlondon.co.uk)>

Cc: [REDACTED]

Smith, Pete

<Pete.Smith@croydon.gov.uk>; [REDACTED]

Subject: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Dear [REDACTED]

I find it necessary to write to you following concern which has been raised regarding the increase in height and make-up of the earth mounds which form part of the landscaping scheme around the aforementioned development.

I am aware that a discharge of condition application no. 19/01407/DISC is currently being considered by the Council with drawing no. CBC-NHP_S2-28_DR_2913 revision F, titled Soiling Plan 2 of 2. This drawing shows earth mounds in a number of locations around the development that stand at no more the 300 millimetres tall. A site visit yesterday found the mounds on the corner of Auckland Road & Sylvan Hill are in the process of being significantly increased in height(see photograph attached) by the addition of what appears to be sub-soil and rubble from elsewhere on the development site. Furthermore, the mound behind the site offices for the development stands well in excess of to 300 millimetres.

The questions which have been posed are;-

- 1) whether the material used to form the earth mounds is suitable for the purposes of landscaping?
- 2) Will the mounds be reduced in size as previously indicated on the drawing identified?
- 3) When will the landscaping works associated with the earth mounds be completed?

I would welcome a response from you at your earliest convenience so the Council can be satisfied that the matters identified are being adequately dealt with and a response can then be provided to those concerned.

Yours sincerely,

[Redacted Signature]

Team Leader (Enforcement & Trees team)

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[REDACTED]

From: [REDACTED]@quinnlondon.co.uk>
Sent: 11 September 2019 13:55
To: [REDACTED]
[REDACTED] Smith, Pete; [REDACTED]
Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.
Follow Up Flag: Follow up
Flag Status: Completed

Dear [REDACTED]

More than happy for the supplied information to be supplied to the complainants.

Kind Regards

[REDACTED]
Contract Manager

[REDACTED]
[\[REDACTED\]@quinnlondon.co.uk](mailto:[REDACTED]@quinnlondon.co.uk)



From: [REDACTED]@croydon.gov.uk>
Sent: 11 September 2019 13:31
To: [REDACTED]@quinnlondon.co.uk>
Cc: [REDACTED] Smith, Pete
<Pete.Smith@croydon.gov.uk>; [REDACTED]
[REDACTED]
Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Dear [REDACTED],

Thank you for the swift response, the contents of which have been noted.

Are you content for the information provided to be relayed to the complainants?

Yours sincerely,

[REDACTED]
Team Leader (Enforcement & Trees team)

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Tel: 020 8726 6800 [REDACTED]

From: [REDACTED] <@quinnlondon.co.uk>

Sent: 11 September 2019 10:48

To: [REDACTED] <@croydon.gov.uk>

Cc: [REDACTED]

Smith, Pete

<Pete.Smith@croydon.gov.uk>; [REDACTED]
[REDACTED]

Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Dear [REDACTED]

To answer your query, I can report as follows:

1. The mounds are to form the base for a wild flower planting area. Wild flower plugs thrive in poor soil conditions, rather than prepared loam, or similar. The soil mounds are to be reduced to a height of 300mm, as per the permission.
2. The soil mounds are currently holding excess volume, which will be removed and used as backfill to a retaining wall on Site E. This will reduce the amount of soil being exported from site to landfill. The retaining wall is currently under construction (a delay was caused whilst a Party Wall Award was organised in this area). As soon as construction to the wall has been completed and the wall cured, the excess soil on the mounds will be moved accordingly.
3. It is anticipated that the soil mounds will be reduced, prepared and planted within the next four weeks.

I trust that the above offers sufficient information to satisfy your query. However should you require more detail please do not hesitate to contact me.

Kind Regards

[REDACTED]
Contract Manager

[REDACTED] <@quinnlondon.co.uk>
[REDACTED]



From: [REDACTED] <[REDACTED]@croydon.gov.uk>

Sent: 11 September 2019 10:08

To: [REDACTED] <[REDACTED]@quinnlondon.co.uk>

Cc: [REDACTED]

[REDACTED] Smith, Pete
<Pete.Smith@croydon.gov.uk>; [REDACTED]

Subject: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Dear [REDACTED]

I find it necessary to write to you following concern which has been raised regarding the increase in height and make-up of the earth mounds which form part of the landscaping scheme around the aforementioned development.

I am aware that a discharge of condition application no. 19/01407/DISC is currently being considered by the Council with drawing no. CBC-NHP_S2-28_DR_2913 revision F, titled Soiling Plan 2 of 2. This drawing shows earth mounds in a number of locations around the development that stand at no more the 300 millimetres tall. A site visit yesterday found the mounds on the corner of Auckland Road & Sylvan Hill are in the process of being significantly increased in height(see photograph attached) by the addition of what appears to be sub-soil and rubble from elsewhere on the development site. Furthermore, the mound behind the site offices for the development stands well in excess of to 300 millimetres.

The questions which have been posed are:-

- 1) whether the material used to form the earth mounds is suitable for the purposes of landscaping?
- 2) Will the mounds be reduced in size as previously indicated on the drawing identified?
- 3) When will the landscaping works associated with the earth mounds be completed?

I would welcome a response from you at your earliest convenience so the Council can be satisfied that the matters identified are being adequately dealt with and a response can then be provided to those concerned.

Yours sincerely,

[REDACTED]
Team Leader (Enforcement & Trees team)

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Tel: 020 8726 6800 [REDACTED]

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[REDACTED]

From:

Sent:

[REDACTED]
19 September 2019 12:04

To:

Cc:

[REDACTED]
[REDACTED]
[REDACTED]
Smith, Pete; [REDACTED]

Subject:

RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Importance:

High

[REDACTED]

I find it necessary to write further to my e-mails from last week regarding the use of the corner of Auckland Road/Sylvan Hill as an area to store spoil before it was removed from site.

As previously identified the location in question is identified as a soft landscaped area with several earth mounds and accompanying tree planting.

When I visited last Friday 13th September 2019 I was given firm assurances from the site managers for Quinn London Ltd that the area identified would no longer be used for the storage of spoil or other materials relating to the build to avoid further breaches of planning control occurring. It was stated that the spoil that was in situ was to be removed by grab lorry either last Friday or by the end of the day on Monday 16th September 2019 and that photographic evidence to confirm the same would be provided to the Council. I have received no e-mail confirmation with photographs attached.

I have received a further complaint that this morning renewed dumping in the form of rusty metal bars has taken place in the location identified? I seek your urgent response to this matter.

Thank you in anticipation.

Yours sincerely,

[REDACTED]
Team Leader (Enforcement & Trees team)

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Tel: 020 8726 6800 [REDACTED]

From: [REDACTED]@quinnlondon.co.uk]

Sent: 12 September 2019 15:28

To: [REDACTED]@croydon.gov.uk>

Cc:

Smith, Pete

<Pete.Smith@croydon.gov.uk>;

<POLLUTION@croydon.gov.uk>;

POLLUTION

Cheesbrough, Heather

<Heather.Cheesbrough@croydon.gov.uk>;

Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Dear [REDACTED]

As written yesterday, the landscape spoil areas will be reduced down to the permitted 300mm level and planted with wild flowers in accordance with the permitted development.

The spoil mound situated lower on Sylvan Hill is a temporary store. The spoil is being removed from the rear of Site B, where a R/C wall is being constructed to act as a retaining wall for the landscape. The soil is predominantly deep (2-3 metres) excavation spoil from the very rear of the site.

The temporary site for the spoil was hoped to ease heavy traffic on the centre residential area, meaning less visits within congested areas and making the task logistically easier.

As stated the spoil is being removed on a daily basis and will be cleaned and the ground re-instated once these works are complete.

Being sub soil (London Clay Formation) it will be clean and inert.

Kind Regards

[REDACTED]
Contract Manager

[REDACTED]@quinnlondon.co.uk



From: [REDACTED]@croydon.gov.uk>

Sent: 12 September 2019 12:32

To: [REDACTED]@quinnlondon.co.uk>

Cc:

Smith, Pete

<Pete.Smith@croydon.gov.uk>;

<POLLUTION@croydon.gov.uk>;

POLLUTION

Cheesbrough, Heather

<Heather.Cheesbrough@croydon.gov.uk>

Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Importance: High

Dear [REDACTED]

I have had cause to contact you urgently, following concern raised regarding further excavation of spoil from the development site today and placement of these materials at the corner of Auckland Road & Sylvan Hill on the earth mounds.

It is understood that the land contamination strategy by Ashdown Site Investigation Ltd (C18-12785/rs) dated March 2018 approved as part of application no. 18/01504/DISC indicated the presence of made ground soils containing asbestos and concentrations of lead and PAH compounds deemed to pose unacceptable risk to human health in the context of the development. The approved strategy indicated as an acceptable means of dealing with such contamination would be either complete removal or a cover system.

The excavation works which are taking place and the depositing of spoil in areas open to the public is therefore of serious concern to the Council. In the current situation, I have to warn you that the Council is considering all enforcement options available including the issuing of a temporary stop notice to ensure the health & safety of the public in close proximity. I therefore seek your urgent response and attention to this matter.

A further site inspection will be undertaken tomorrow to judge the severity of the breach alleged with the outcome being the possible sanction indicated. It is recommended that you seek urgent specialist advice regarding the issue raised to identify an accepted method for dealing with the situation and notify the Council of this as the utmost priority.

I should also inform you that the Pollution team at the Council have also been copied into this response so they can investigate and advise further.

Yours sincerely,

[REDACTED]
Team Leader (Enforcement & Trees team)

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Tel: 020 8726 6800 [REDACTED]

From: [REDACTED] <[\[REDACTED\]@quinnlondon.co.uk](mailto:[REDACTED]@quinnlondon.co.uk)>

Sent: 11 September 2019 10:48

To: [REDACTED]

Smith, Pete

<Pete.Smith@croydon.gov.uk>; [REDACTED]

Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

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Kind Regards

[REDACTED]
Contract Manager

[REDACTED] @quinnlondon.co.uk



From: [REDACTED] @croydon.gov.uk>

Sent: 11 September 2019 10:08

To: [REDACTED] @quinnlondon.co.uk>

Cc: [REDACTED]

Smith, Pete

[<Pete.Smith@croydon.gov.uk>](mailto:Pete.Smith@croydon.gov.uk);

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I would welcome a response from you at your earliest convenience so the Council can be satisfied that the matters identified are being adequately dealt with and a response can then be provided to those concerned.

Yours sincerely,

[Redacted Signature]

Team Leader (Enforcement & Trees team)

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[REDACTED]

From:

Sent: 13 September 2019 15:20

To:

[REDACTED] Smith, Pete;

[REDACTED] Cheesbrough, Heather;

Subject:

RE: URGENT RE: Brick by Brick Sylvan Hill soil dumps

Dear [REDACTED]

Further to my e-mail yesterday, I write to update you following a response from the developer and a site inspection today.

The spoil which has been piled on top of the low earth mounds at the corner of Auckland Road & Sylvan Hill will be removed from the site via grab lorry and this task will be completed by either the end of the day today or by the end of the day on Monday, I am assured. I was also told that spoil will no longer be temporarily stored here and will be dealt with in the appropriate way in accordance with the remediation strategy allowed.

I have asked that the developer keep me informed when the spoil has been removed and I shall visit again early next week to verify compliance.

Yours sincerely,

[REDACTED]
Team Leader (Enforcement & Trees team)

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Tel: 020 8726 6800 [REDACTED]

From:

Sent: 12 September 2019 12:56

To:

[REDACTED] Ryan, Pat <Pat.Ryan@croydon.gov.uk>; [REDACTED]

[REDACTED] Smith, Pete <Pete.Smith@croydon.gov.uk>; [REDACTED]

[REDACTED] Cheesbrough, Heather <Heather.Cheesbrough@croydon.gov.uk>

Subject: RE: URGENT RE: Brick by Brick Sylvan Hill soil dumps

Importance: High

Dear [REDACTED]

Thank you for the e-mail and keeping the Council apprised of further works taking place at this development. I too share your concern over the further excavation of materials from the development and whether these constitute a risk to the general public given the conclusions reached in the remediation strategy?

I have therefore written to the site manager for the development in the strongest of terms seeking an urgent explanation to what is taking place and what the intention is given the serious concerns raised? I await a response. A site inspection will be undertaken tomorrow at the earliest convenience to investigate further. Colleagues in the Pollution team have also been made aware of the concern raised so they can advise given their specialist knowledge in this area.

Let me reassure you that this is the upmost priority for the Planning Enforcement team and I shall provide a further update following a reply from the developer and the intended site inspection.

Yours sincerely,

[REDACTED]
Team Leader (Enforcement & Trees team)

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CR0 1EA

Tel: 020 8726 6800 [REDACTED]

From: [REDACTED]

Sent: 12 September 2019 08:53

To: [REDACTED] Ryan, Pat <Pax.xxxx@xxxxxxx.xxx.xx>; [REDACTED]

Cc: [REDACTED] Smith, Pete <Pete.Sxxxx@xxxxxxx.xxx.uk>; A [REDACTED]

Subject: URGENT RE: Brick by Brick Sylvan Hill soil dumps

Dear [REDACTED]

Thank you for looking into this and for your reply. Unfortunately, in the last 24 hours, there have been further completely unacceptable developments.

First, the contractors added a significant quantity of further material to the mound nearer Auckland Road yesterday. See attached photos. That mound is now at least 4 metres high, and significantly impacting the light and outlook of residents in the block 42-52 Sylvan Hill. Even worse, as I type this, further material is being added to the mound, which is being excavated from Site B (see below for the significance of this).

Second, [REDACTED] has been scrutinising the documentation about this scheme, in particular another application 18/01504/DISC, relating to the discharge of Condition 10 (Soil contamination/mitigation). The main documentation in that application is a Remediation Strategy prepared by consultants for the contractor (https://publicaccess3.croydon.gov.uk/online-applications/files/37E316BDA76286E81969327408AF2C3C/pdf/18_01504_DISC-REMEDIATION_STRATEGY-

[2253402.pdf](#)). That document states that the ground on the site contains elevated concentrations of lead and PAH compounds (p2), and asbestos (p3). It also raises the possibility that there is hydrocarbon or PCB contamination at Site B (p3). The report makes proposals for addressing the risk posed by the soil contamination, either leaving it in situ but covering it with a membrane and clean topsoil, or removing it safely from the site. Instead, what has happened is that the spoil has been removed into a public area, adjacent to people's homes and a street, among other things used by hundreds of schoolchildren daily attending the nearby Harris Academy.

Third, even if there were not a clear and extremely serious hazard risk arising from the deposit of this material, what your response to me does not address is that the only activity which has been approved at this location is the deposit of a relatively small quantity of soil for the landscape features. Brick by Brick have never sought, or obtained, permission to use this location for the storage of massive amounts of spoil, over a considerable period (nearly a year now). It is spoil, not soil, even of the low-nutrient kind suitable for wildflower planting. As you can see from the photos, it is claggy clay, mixed with masonry and other debris. There is some hard black material, obviously I cannot say but it is consistent with it being hydrocarbon contaminated.

In the light of the additional information to which I am drawing your attention, in particular the contamination risk and the fact that, far from removing material as they told you they would, they are adding to it, **I must ask that you issue an immediate Stop Notice** to prevent further activity of this kind for which Brick by Brick and their contractors do not have consent, and poses an immediate and serious risk to the safety and amenity of local residents.

Kind regards

From: [REDACTED] <[\[REDACTED\]@croydon.gov.uk](mailto:[REDACTED]@croydon.gov.uk)>

Sent: 11 September 2019 14:54

To: [REDACTED] Ryan, Pat <xxx.xxxx@xxxxxxx.xxx.xx>; [REDACTED]

Cc: [REDACTED] Smith, Pete <Pete.Sxxxx@xxxxxxx.xxx.uk>; [REDACTED]

Subject: RE: Brick by Brick Sylvan Hill soil dumps

Dear [REDACTED]

I write further to your e-mail raising concern over the soil mounds located around the Auckland, Sylvan, Church BxB site.

Since receiving the concern a site visit has taken place and the contractor has been contacted raising the issues over the earth mounds and the following response has been provided, which it is hoped will assist; -

1. The mounds are to form the base for a wild flower planting area. Wild flower plugs thrive in poor soil conditions, rather than prepared loam, or similar. The soil mounds are to be reduced to a height of 300mm, as per the permission.
2. The soil mounds are currently holding excess volume, which will be removed and used as backfill to a retaining wall on Site E. This will reduce the amount of soil being exported from site to landfill. The retaining wall is currently under construction (a delay was caused whilst a Party Wall Award was organised in this area). As soon as construction to the wall has been completed and the wall cured, the excess soil on the mounds will be moved accordingly.
3. It is anticipated that the soil mounds will be reduced, prepared and planted within the next four weeks.

The site will continue to be monitored pending the outcome of the discharge of condition application no. 19/01407/DISC to ensure that the approved landscaping scheme in relation to the soil mounds is implemented as required.

Yours sincerely,

[REDACTED]

Team Leader (Enforcement & Trees team)

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Tel: 020 8726 6800 [REDACTED]

From: [REDACTED]

Sent: 05 September 2019 10:39

To: Ryan, Pat <xxx.xxxx@xxxxxxx.xxx.xx>; [REDACTED]

Cc: [REDACTED]

Subject: RE: Brick by Brick Sylvan Hill soil dumps

I hope I can assist with this.

Permission to place soil on the grassed areas fronting Sylvan Hill was granted earlier this year (application 19/01407/DISC). As discharge of conditions, this would not have been subject to formal resident consultation and would have been determined by officers. I would, however, say, as a former council officer, that it would have been good practice to consult informally with residents, since this is an occupied site and residents are known to have strong views.

Included in that application was a drawing showing the location, shape and depth of the soil:

https://publicaccess3.croydon.gov.uk/online-applications/files/0189AE8B73A21B4AAF57CFB71D8D3006/pdf/19_01407_DISC-SOILING_PLAN_2OF_2-2520641.pdf

As one can see from the drawing, the spoil heaps currently on site in no way resemble what is in the drawings. They are far larger, both in extent and height. The maximum height shown in the drawings is 300mm (1 foot). I also agree with Rob that there is a difference between depositing soil suitable for seeding and planting, and spoil from deep excavations, which is a mix of clay and rubble. The latter is not "soil with lower nutrient levels", it is clay and rubble.

Be this as it may, at the residents' meeting in February, the site manager assured residents that the area would be levelled and seeded, and the unsightly metal fencing removed, by the end of April. It is now September, and nothing has been done. I am with [REDACTED] in feeling highly concerned that Quinn simply do not follow through on their

commitments. There is a separate correspondence about them continuing to let their workforce move vehicles dangerously and illegally.

I would suggest the following steps:

- Brick by Brick to obtain independent professional advice on the suitability of the material which has been deposited for seeding and planting.
- If it is suitable, its quantity is still clearly far more than in the planning drawings, and much of it will need to be removed.
- The remainder should be levelled and shaped to the dimensions shown in the drawings.
- If the material is not suitable for seeding and planting, it should be removed entirely and the grassed areas made good to their previous appearance.
- All this should be done by the end of September.

Additionally, Brick by Brick should put Quinn on formal notice about their multiple failures to carry out work as directed and in accordance with the construction plan. That correspondence should be shared with residents. As the recipient of the planning permission, Brick by Brick are in breach of their consent if they knowingly permit their contractor to disregard its terms. As a council-owned company, they should be absolutely scrupulous in abiding by their planning permission.

From: Ryan, Pat <xxx.xxxx@xxxxxxx.xxx.xx>

Sent: 04 September 2019 14:39

To: Mann, Stephen <Stephen.Mann@croydon.gov.uk>; [REDACTED]

Cc: [REDACTED]

Subject: Re: Brick by Brick Sylvan Hill soil dumps

Hi Stephen Are you away on leave still? , I am getting a little confused, would appreach if you could inform
Thanks

Regards

Pat

Cllr Pat Ryan Crystal Palace and Upper Norwood

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From: Mann, Stephen <Stephen.Mann@croydon.gov.uk>

Sent: Wednesday, September 4, 2019 1:11:38 PM

To: [REDACTED] Degrads, Nina <Nina.Degrads@croydon.gov.uk>; Ryan, Pat <xxx.xxxx@xxxxxxx.xxx.xx>

Cc: [REDACTED]

[REDACTED]

Subject: Re: Brick by Brick Sylvan Hill soil dumps

Hi [REDACTED]

Our best bet may be via planning enforcement. I am copying [REDACTED] from the team into this email to advise.

I understand the soil mounds are outside of the agreed red line development area and they really should have been moved months ago.

Sadly due to a prior council commitment I cannot be there tomorrow but do very much share your concern on these mounds.

Cheers

Stephen

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From: [REDACTED]
Sent: Wednesday, September 4, 2019 11:09:18 AM
To: Degrad, Nina <Nina.Dxxxxxx@xxxxxxx.xxx.xx>; Ryan, Pat <xxx.xxxx@xxxxxxx.xxx.xx>; Mann, Stephen <Stephen.Mann@croydon.gov.uk>
Cc: [REDACTED]

Subject: Brick by Brick Sylvan Hill soil dumps

Dear Nina, Pat & Stephen,

I hope you're all well. We really appreciate all your help and support in keeping BxB and Quinn in check so far, and am sorry to have to ask for your help once more.

I'm not sure if you've had time to follow my conversation with [REDACTED] and latterly [REDACTED] from Brick By Brick. If not, I encourage you to cast a quick eye down the emails below.

By way of quick summary:

- Brick by Brick has now repeatedly lied to residents about the reasons for the ugly soil mounds on Sylvan Hill, which we have now conclusively heard are to largely remain as part of the "landscaping".

- As can be seen in [REDACTED] email below, raised soil banks were not mentioned in the planning application, nor were they included in the landscaping plan.
- Despite their lies to the contrary, there is *no* legal or regulatory reason for soil to be dumped on the estate, merely some guidance that soil distribution is preferable.
- Residents informed Brick by Brick as long ago as our November 2017 meeting that we do not want raised banks to break up the few remaining green spaces, something that was repeated frequently thereafter. We were subsequently reassured it was "unlikely".

Is there anything you can do to support us in getting them removed? Our major concerns are:

- No planning consent has been sought or gained for these banks. The planning application referred only to "meadow grass with bulb planting" (see attached planning document)
- They break up the few remaining green spaces on the estate, and the only open green spaces on Sylvan Hill
- They are not at all in keeping with the surrounding conservation area
- Because of their height and "wild flower" status, they will be unmowed, quickly becoming choked with weeds - especially as the soil is particularly low quality clay.
- Litter is already a problem on the estate and Sylvan Hill, which has no roadside bins (a problem which is still not being addressed properly, in spite of the new ground staff); these unmowed banks, with long tangled grass and weeds, will become quickly choked with litter.

The sole motivation for including them in the landscaping appears to be to save Brick by Brick a few quid on soil removal, which frankly shouldn't be a good enough reason for further ruining our neighbourhood. I am shocked that they think this is acceptable for a Council-owned development company!

So... What can be done? I really hope you can help or bring pressure to bear in any way possible! I'd be delighted to discuss this with you further, and I look forward to hearing from you.

Kind regards,

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@bxbdevelopment.com](mailto:[REDACTED]@bxbdevelopment.com)>

Sent: 04 September 2019 09:42

To: [REDACTED]

Cc: [REDACTED]

[REDACTED] <stephen.mann@croydon.gov.uk>
 <stephen.mann@croydon.gov.uk>; pat.ryan@croydon.gov.uk <pat.ryan@croydon.gov.uk>;
nina.degrads@croydon.gov.uk <nina.degrads@croydon.gov.uk>; [REDACTED]

[REDACTED]
[REDACTED]
Subject: RE: Community gardens etc

Good morning [REDACTED]

I have attached a copy of a plan from the original planning consent which describes the wildflower mounds as 'meadow grass with bulb planting'.

As I have mentioned previously, we are not engaging on a new consultation on this aspect of the consented design and the wildflower mounds will not be omitted from the works.

Kind regards,

[REDACTED]
Assistant Construction Manager

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—
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From: [REDACTED]
Sent: 03 September 2019 15:34
To: [REDACTED] [<@bxbdevelopment.com>](mailto:@bxbdevelopment.com)
Cc: [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
stephen.xxxx@xxxxxxxx.xxx.uk;
xxx.xxxx@xxxxxxxx.xxx.xx ; nina.degrads@croydon.gov.uk;

Subject: Re: Community gardens etc

Dear [REDACTED]

As you hopefully know, the vast majority of residents on the Auckland Rise site opposed the entire development at planning. I can find no specific mention of soil heaps on Sylvan Hill in the 2017 planning documents - perhaps you could draw my attention to them?

To say the soil heaps were part of the consultation is absolutely and outrageously untrue. The consultation was billed as being specifically to demonstrate the placement of the community garden and play areas (as evidenced by the red-ringed areas). In addition, if you examine the "Landscape masterplan" board you sent me:

- NO mention is made of or raised soil heaps or banks
- NO effort was made to draw residents' attention to the implications of the vague and misleading "Meadow grass with bulb planting"
- And most importantly, the "Meadow grass with bulb planting" areas shown on the landscape plan do not match the size or placement of the heaps on Sylvan Hill. Most obviously - only one is depicted on Sylvan Hill!

In addition, if this landscape masterplan WAS submitted to the planning committee for approval, no effort was made to advertise the fact to local residents for the comment or objection, as is required for all planning applications.

For these reasons, I call on you again to reconsider this course of action, which we can only conclude is driven by a desire by BxB to save a few pennies on soil removal.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@bxbdevelopment.com](mailto:[REDACTED]@bxbdevelopment.com)>

Sent: 03 September 2019 09:44

To: [REDACTED] <[\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)>

Cc: [REDACTED]

[REDACTED] <stephen.mann@croydon.gov.uk>
<stephen.mann@croydon.gov.uk>; <xxx.xxxx@xxxxxxx.xxx.xx> <pax.xxxx@xxxxxxx.xxx.xx>;
<nina.degxxxx@xxxxxxx.xxv.uk> <nina.degxxxx@xxxxxxx.xxx.xx>; [REDACTED]

Subject: RE: Community gardens etc

Good morning [REDACTED]

Thank you for your email.

Unfortunately I will not be attending this week's meeting due to pre-existing commitments, however, [REDACTED] will be in attendance from Brick by Brick.

Wildflower mounds typically require soil of lower nutrient levels as this is the environment they will thrive in. In addition to this, it has been actively discouraged by the Croydon Planning Department to remove the soil from site as the transporting to landfill sites and increasing landfill waste are not good for the environment. Therefore it was supported by the Planning Department to keep the soil on site for these reasons.

The wildflower mounds were included within the original planning application and were part of the public consultation (I attach a copy of the consultation board for reference). We will therefore not be holding a new consultation on the wildflower mounds. For information, they are referred to as 'meadow grass with bulb planting' on the plans.

Kind regards,

[REDACTED]
Assistant Construction Manager

[REDACTED]
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—
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From: [REDACTED]
Sent: 02 September 2019 15:16
To: [REDACTED] @bxbdevelopment.com>
Cc: [REDACTED]

[REDACTED]
stephen.xxxx@xxxxxxx.xxx.uk;
xxx.xxxx@xxxxxxx.xxx.xx ; nina.degrads@croydon.gov.uk;

Subject: Re: Community gardens etc

Dear [REDACTED]

Thank you for your prompt message.

I will leave the issue of the community garden for now, as I am sure a wider group of residents will want to discuss this with you and other BxB representatives at our upcoming community meeting (which I hope you will be attending).

With regards the soil heaps, I find your previous (30 August) message a little disingenuous, as you stated "the vast majority of the soil is required to back fill the ground and to form part of the planting areas which is why it has been retained on site". This is patently not true. The mounds currently stand at about 40-50cm high - reducing them to 30cm cannot possibly be seen as using "the vast majority of the soil". Also, the soil is of extremely poor quality - much is heavy clay, not topsoil, and it contains a large number of brick, masonry and concrete pieces, which makes it thoroughly unsuitable for landscaping or planting.

As discussed previously with Kathriona (I hope you have access to our exchange from a couple of months ago) there is no legal or regulatory reason why this soil is being dumped on the local area, and residents should have a say in how their environment is landscaped. As well as breaking up the open green space, "wild flower" mounds in other densely populated areas similar to Sylvan Hill often become un-mowed tangles of weeds which attract litter, and will look utterly out of keeping with the surrounding conservation area.

We told BxB and Quinn we were against soil heaps on the estate's remaining green space as long ago as November 2017 (it's recorded in the meeting minutes which I will be happy to share once again), and repeated it at subsequent meetings and email correspondence. We were then assured by [REDACTED] of BxB that it was "unlikely".

Regarding the soil heaps, I can confirm that we are talking about the same location (near to Block E but on the actual site of Block E). As I explained in my previous email, the soil heaps will begin to reduce significantly in size when they are used to back fill the land and they will also be used for the planting areas. To be clear, they will not be completely removed and will remain at around 30cm for the wild flower mounds.

Kind regards,

[REDACTED]
Assistant Construction Manager

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—
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From: [REDACTED] [\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)>

Sent: 30 August 2019 16:44

To: [REDACTED] [\[REDACTED\]@bxbdevelopment.com](mailto:[REDACTED]@bxbdevelopment.com)>

Cc:

[REDACTED] stephen.xxxx@xxxxxxx.xxx.uk;

xxx.xxxx@xxxxxxx.xxx.xx; nina.degrads@croydon.gov.uk;

Subject: Re: Community gardens etc

Dear [REDACTED]

Thank you for your message.

Regarding the community gardens.

It seems some context has been lost from the discussion about the community gardens.

To be very clear - this "consultation" took place over a year AFTER planning had been obtained, so residents' input was clearly not sought when this was being planned.

I personally attended the "consultation" in July 2018, as did many residents, despite the fact that it was poorly advertised and held during the summer holiday. While some plans were shown, staff at the event were extremely vague about how much space would be available, or how it would be managed or allotted to residents. Residents were NOT invited to comment on whether or not they thought a community garden was a sensible idea, and no mention was made of fencing it off, but instead we were asked to make suggestions about tools, etc. We were told that details such as allocation of plots and management would be decided at another date.

Residents were therefore shocked to discover in June this year that only a small handful of plots would be available - I think 8 for around 400 estate residents - and that those plots would be only around one square metre each. We were also shocked to discover that the gardens would be gated, and not accessible to all residents. Further, it appears that no more thought had been put into how the gardens will be managed.

The project is therefore likely to cause division in the community instead of enhancing it, as well as creating an ugly, gated section of land that was once open to everyone. It appears to have been conceived as a sop to the planning committee, and residents - who value the few remaining open green spaces to them on the estate - have been ignored.

Now that the details have been confirmed, I am sure many residents will wish to comment on this as well, given the opportunity.

Regarding the soil heaps.

Your response sounds promising, but it is important that we make sure we are talking about the same soil heaps. The soil heaps residents are particularly concerned about are those on the green space on Sylvan Hill. These are near to, but not on, Site E, so please could you clarify that we are talking about the same heaps?

At different times, have been told different things about these heaps by different Brick by Brick and Quinn London personnel:

- that they will be removed
- that they will be retained as they are now
- that they will be partially removed to a height of 30cm.

As I pointed out to [REDACTED], as early as November 2017, residents voiced the opinion that they did not want such soil heaps on the estate, as they look unsightly, and they break up the few remaining open green spaces.

Could you please confirm definitively, therefore, that the heaps on Sylvan Hill will be removed completely back to the original ground level?

I look forward to your response.

Kind regards,

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@bxbdevelopment.com](mailto:[REDACTED]@bxbdevelopment.com)>

Sent: 30 August 2019 16:06

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

[REDACTED] <stephen.mann@croydon.gov.uk>; xxx.xxxx@xxxxxxxx.xxx.xx <pax.xxxx@xxxxxxxx.xxx.xx>; nina.degxxxx@xxxxxxxx.xv.uk <nina.degxxxx@xxxxxxxx.xxx.xx>; [REDACTED]

Subject: RE: Community gardens etc

Dear [REDACTED]

I apologise for the delay in our response to you. I am now assisting [REDACTED] with this development and I can assure you that we have been looking into your query and speaking with the Council to form a thorough response to you.

Community Gardens/Planting area:

A consultation event was held on Saturday 14th July 2018 regarding the proposed play space and community gardens as part of our development at Auckland Rise. Invitations to the event were circulated to 350 residents within a 50m radius of the development as well as local Councillors, inviting them to comment and have their say on the proposals. The proposals that were then submitted to the Council's planning department were formed as a direct response following from the consultation event that was held last summer. Despite our efforts to reverse the decision to include the community planting area, as these proposals were submitted to the Council as part of the original planning application, the Council will not allow for this to be omitted from the proposals and therefore will be remaining.

We are still in discussion with the Council's estate management team regarding the management and maintenance of this space and are hopeful that we will have a response on this soon. Once we have this information from the Council, we will then be able to plan our engagement with the local community regarding how and when they can get involved with this space (e.g. raising interest and access etc) if it is required.

To clarify, if a consultation is to take place, this will only be to discuss management/ownership and additional information about the community planting areas rather than deciding whether or not they will still be going ahead. As mentioned above, the planning department will not permit the omission of the planting area as it was included within the original proposals.

Soil Heaps for back fill and planting areas:

The soil heaps that are currently on the site of Block E are likely to begin to be relocated towards the end of September. I understand that this may be frustrating as currently they are unsightly whilst they haven't been fully landscaped, however, the vast majority of the soil is required to back fill the ground and to form part of the planting areas which is why it has been retained on site. Due to delays with this block, it has meant that the soil heaps have remained on site longer than anticipated but Quinn are working hard to resolve this as soon as reasonably possible.

All the best,

[REDACTED]
Assistant Construction Manager

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—
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From: [REDACTED] [@hotmail.com](#)>

Sent: 30 August 2019 12:01

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Cc: stephen.mann@croydon.gov.uk; pax.xxxx@xxxxxxx.xxx.xx ; nina.degrads@croydon.gov.uk [REDACTED]
[REDACTED]

Subject: Re: Community gardens etc

Dear [REDACTED]

I have sent [REDACTED] at least five emails concerning the "community consultation" she promised at the meeting at the beginning of July - the latest being on the 28th August - and have not received so much as an acknowledgement, as I am sure you know.

Perhaps she is not the best person to address this issue. Two months have now been wasted, and it appears to residents that Brick by Brick and Quinn's intention is to delay any such consultation on the soil and community garden until the works have been completed, and it's too late to do anything. [REDACTED] as good as admitted this at the meeting at the beginning of August and his email to [REDACTED] below.

I'd be grateful if you could assure residents and our Councillors that works on the community garden and the ugly and unwelcome soil heaps will be suspended until the promised consultation has taken place?

I look forward to your prompt reply.

Regards,

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@bxbdevelopment.com](mailto:[REDACTED]@bxbdevelopment.com)>

Sent: 30 August 2019 11:43

To: [REDACTED]

Cc: stephen.mann@croydon.gov.uk <stephen.mann@croydon.gov.uk>; pat.ryan@croydon.gov.uk <pat.ryan@croydon.gov.uk>; nina.degrads@croydon.gov.uk <nina.degrads@croydon.gov.uk>; [REDACTED]

Subject: RE: Community gardens etc

Hi All

I've copied [REDACTED] into this email trail.

Kind regards

[REDACTED]
[REDACTED]
Head of Development

[REDACTED]
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From: [REDACTED] <[\[REDACTED\]@yahoo.co.uk](mailto:[REDACTED]@yahoo.co.uk)>

Sent: 30 August 2019 11:23

To: [REDACTED]

Cc: stephen.mann@croydon.gov.uk; pax.xxxx@xxxxxxx.xxx.xx; nina.degrads@croydon.gov.uk; [REDACTED]

Subject: Re: Community gardens etc

Thank you [REDACTED]
I look forward to the minutes
That's my mistake, I shall take it up with [REDACTED] re the gardens.

Best
[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

On Friday, August 30, 2019, 11:06 am, [REDACTED]@quinnlondon.co.uk> wrote:

Dear [REDACTED]

We have written the minutes from this month's meeting and I will check with [REDACTED] (RLO) as to where we are with display delivery. I understand that they were with BxB for approval, but will chase.

As regards to the community garden, I cannot comment on where BxB are with engagement but I am sure [REDACTED] will be in touch soon.

Quinn are continuing, as per our contract, with the community garden works.

Kind Regards

[REDACTED]
Contract Manager

[REDACTED]@quinnlondon.co.uk



From: [REDACTED]

Sent: 30 August 2019 10:45

To: [REDACTED]

[REDACTED]

Cc: stephen.mann@croydon.gov.uk; pat.ryan@croydon.gov.uk; nina.degrads@croydon.gov.uk; forum@arrcs.org; [REDACTED]

Subject: Community gardens etc

Dear [REDACTED]

Can we have clarity on the position regarding the community gardens? [REDACTED] you were going to instigate a door to door leaflet for feed back as to whether anyone on the estate had any interest or if they preferred play space. [REDACTED], I understood you were of the view that "it's planned I'll build it". Where are we on this?

Plus the minutes haven't been released from the last meeting I don't think.

Kind Regards

[REDACTED]

[Sent from Yahoo Mail for iPhone](#)

On Wednesday, August 21, 2019, 3:06 pm, [REDACTED]@quinnlondon.co.uk> wrote:

Hi [REDACTED]

I will share this with the site team and call them now to reiterate our continued efforts to stop this happening.
I can assure you that after the last residents meeting I did personally speak to the scaffolders.

Kind Regards

[REDACTED]
Contract Manager

[REDACTED]@quinnlondon.co.uk

-----Original Message-----

From: [REDACTED]@hotmail.com>

Sent: 21 August 2019 14:52

To: [REDACTED]@quinnlondon.co.uk>; [REDACTED]

Cc: stephen.mann@croydon.gov.uk; pax.xxxx@xxxxxxx.xxx.xx ;

nina.degxxxx@xxxxxxx.xxv.uk ; [REDACTED]

Subject: Quinn contractors parking on Sylvan Hill

Hi [REDACTED]

Once again it seems that Quinn has no intention of preventing contractor vehicles from parking on the roads surrounding Auckland Rise.

Please see the picture below, showing a Griffin vehicle parked on on Sylvan Hill, with its engine running.

The Quinn banks man can be seen in to the right of the shot ignoring it.

The vehicle has been there for quite some time and is still there now.

This is happening DAILY.

Care to comment? Given the roadworks on Sylvan Hill, residents are struggling to find parking spots for themselves, so I'd like to understand how you think this is acceptable.

Regards,

[REDACTED]

Council services, online, 24/7 www.croydon.gov.uk/myaccount.

Please use this web site address to view the council's e-mail disclaimer - <http://www.croydon.gov.uk/email-disclaimer>

[REDACTED]

From: [REDACTED]
Sent: 12 September 2019 15:38
To: [REDACTED]
Cc: [REDACTED] Smith, Pete; [REDACTED]
Subject: FW: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Hi [REDACTED]

I hope you have been following the e-mail trail below regarding the aforementioned site.

I would welcome your urgent opinion on the position provided by developer in light of the findings of the contamination report and remediation strategy.

Thanks in advance.

Regards,

[REDACTED]
Team Leader (Enforcement & Trees team)

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Croydon Council
Place Department
Development Management
Bernard Weatherill House
6th Floor, Zones A & B
8 Mint Walk
Croydon
CR0 1EA

Tel: 020 8726 6800 [REDACTED]

From: [REDACTED]@quinnlondon.co.uk]

Sent: 12 September 2019 15:28

To: [REDACTED]

Cc: [REDACTED]

[REDACTED] POLLUTION
[REDACTED] Cheesbrough, Heather
<POLLUTION@croydon.gov.uk>;
<Heather.Cheesbrough@croydon.gov.uk>;

Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Dear [REDACTED]

As written yesterday, the landscape spoil areas will be reduced down to the permitted 300mm level and planted with wild flowers in accordance with the permitted development.

The spoil mound situated lower on Sylvan Hill is a temporary store. The spoil is being removed from the rear of Site B, where a R/C wall is being constructed to act as a retaining wall for the landscape. The soil is predominantly deep (2-3 metres) excavation spoil from the very rear of the site.

The temporary site for the spoil was hoped to ease heavy traffic on the centre residential area, meaning less visits within congested areas and making the task logistically easier.

As stated the spoil is being removed on a daily basis and will be cleaned and the ground re-instated once these works are complete.

Being sub soil (London Clay Formation) it will be clean and inert.

Kind Regards

Contract Manager

[@quinnlondon.co.uk](mailto:quinnlondon.co.uk)



From: [REDACTED] [@croydon.gov.uk](mailto:[REDACTED]@croydon.gov.uk)

Sent: 12 September 2019 12:32

To: [REDACTED] [@quinnlondon.co.uk](mailto:[REDACTED]@quinnlondon.co.uk)

Cc: [REDACTED]

[REDACTED] POLLUTION
<POLLUTION@croydon.gov.uk>; [REDACTED] Cheesbrough, Heather
<Heather.Cheesbrough@croydon.gov.uk>

Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Importance: High

Dear [REDACTED]

I have cause to contact you urgently, following concern raised regarding further excavation of spoil from the development site today and placement of these materials at the corner of Auckland Road & Sylvan Hill on the earth mounds.

It is understood that the land contamination strategy by Ashdown Site Investigation Ltd (C18-12785/rs) dated March 2018 approved as part of application no. 18/01504/DISC indicated the presence of made ground soils containing asbestos and concentrations of lead and PAH compounds deemed to pose unacceptable risk to human health in the context of the development. The approved strategy indicated as an acceptable means of dealing with such contamination would be either complete removal or a cover system.

The excavation works which are taking place and the depositing of spoil in areas open to the public is therefore of serious concern to the Council. In the current situation, I have to warn you that the Council is considering all enforcement options available including the issuing of a temporary stop notice to ensure the health & safety of the public in close proximity. I therefore seek your urgent response and attention to this matter.

A further site inspection will be undertaken tomorrow to judge the severity of the breach alleged with the outcome being the possible sanction indicated. It is recommended that you seek urgent specialist advice regarding the issue raised to identify an accepted method for dealing with the situation and notify the Council of this as the upmost priority.

I should also inform you that the Pollution team at the Council have also been copied into this response so they can investigate and advise further.

Yours sincerely,

[REDACTED]
Team Leader (Enforcement & Trees team)

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Croydon Council
Place Department
Development Management
Bernard Weatherill House
6th Floor, Zones A & B
8 Mint Walk
Croydon
CR0 1EA

Tel: 020 8726 6800 [REDACTED]

From: [REDACTED] <[\[REDACTED\]@quinnlondon.co.uk](mailto:[REDACTED]@quinnlondon.co.uk)>

Sent: 11 September 2019 10:48

To: [REDACTED] <[\[REDACTED\]@croydon.gov.uk](mailto:[REDACTED]@croydon.gov.uk)>

Cc: [REDACTED]

Smith, Pete

<Pete.Smith@croydon.gov.uk>; [REDACTED]

Subject: RE: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Dear [REDACTED]

To answer your query, I can report as follows:

1. The mounds are to form the base for a wild flower planting area. Wild flower plugs thrive in poor soil conditions, rather than prepared loam, or similar. The soil mounds are to be reduced to a height of 300mm, as per the permission.
2. The soil mounds are currently holding excess volume, which will be removed and used as backfill to a retaining wall on Site E. This will reduce the amount of soil being exported from site to landfill. The retaining wall is currently under construction (a delay was caused whilst a Party Wall Award was organised in this

area). As soon as construction to the wall has been completed and the wall cured, the excess soil on the mounds will be moved accordingly.

3. It is anticipated that the soil mounds will be reduced, prepared and planted within the next four weeks.

I trust that the above offers sufficient information to satisfy your query. However should you require more detail please do not hesitate to contact me.

Kind Regards

Contract Manager

[\[REDACTED\]@quinnlondon.co.uk](mailto:[REDACTED]@quinnlondon.co.uk)



From: [REDACTED] [@croydon.gov.uk](mailto:[REDACTED]@croydon.gov.uk)

Sent: 11 September 2019 10:08

To: [REDACTED] [@quinnlondon.co.uk](mailto:[REDACTED]@quinnlondon.co.uk)

Cc: [REDACTED] Smith, Pete
<Pete.Smith@croydon.gov.uk>; [REDACTED]

Subject: BxB site - Auckland, Sylvan, Church - non-compliance with landscaping - earth mounds. Planning Enforcement file no. 19/00627/NCC.

Dear [REDACTED]

I find it necessary to write to you following concern which has been raised regarding the increase in height and make-up of the earth mounds which form part of the landscaping scheme around the aforementioned development.

I am aware that a discharge of condition application no. 19/01407/DISC is currently being considered by the Council with drawing no. CBC-NHP_S2-28_DR_2913 revision F, titled Soiling Plan 2 of 2. This drawing shows earth mounds in a number of locations around the development that stand at no more the 300 millimetres tall. A site visit yesterday found the mounds on the corner of Auckland Road & Sylvan Hill are in the process of being significantly increased in height(see photograph attached) by the addition of what appears to be sub-soil and rubble from elsewhere on the development site. Furthermore, the mound behind the site offices for the development stands well in excess of to 300 millimetres.

The questions which have been posed are:-

- 1) whether the material used to form the earth mounds is suitable for the purposes of landscaping?
- 2) Will the mounds be reduced in size as previously indicated on the drawing identified?
- 3) When will the landscaping works associated with the earth mounds be completed?

I would welcome a response from you at your earliest convenience so the Council can be satisfied that the matters identified are being adequately dealt with and a response can then be provided to those concerned.

Yours sincerely,

[REDACTED]

Team Leader (Enforcement & Trees team)



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