

Planning Officer: Mr S Davis

Planning Application Ref: Y/18/20/PL

Location: Land east of North End Road & West of Church Lane Nursery, Yapton

Description of works: 6no. residential dwellings & associated infrastructure. This application is a Departure from the Development Plan

Comments on Application:

- The applicants have employed Barrell Tree Consultancy to prepare an Arboricultural Assessment & Method Statement along with a Tree Protection Plan for this project.
- The original tree survey and supporting arboricultural report/plan submitted in support of this application are now more than 2 years old, generally regarded as a threshold beyond which any condition ratings and management recommendations may no longer be valid. That said, for this scheme those reports and plans remain valid for us to be able to consider the general implications for retained tree stock and offers an effective set of protection measures.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012. I am in agreement with the retention category ratings for on and off-site trees.
- A vast majority of the existing tree population is proposed for removal, although most are of low quality. The most significant trees to be retained for the long-term are a linear group of crown-modified hornbeam (G22) and an individual maturing off-site beech (T3), the latter which sadly has been the subject of heavy crown reduction and so would not qualify for the making of an Order. All that considered, one would therefore expect a detailed landscape plan would include an ambitious scheme of tree planting to provide immediate and long-term impact.
- Subsequent to the above arboricultural submissions, a surface water drainage strategy for the site has been proposed. This fundamental element of the design ought to be addressed to our satisfaction in association with layout proposals, so that we are not subsequently held hostage to flood mitigation measures which could then impact heavily on retained trees/landscape plans.
- I note with great concern, the proposal to install a linear soakaway (Aquacell – is this a ‘crated’ system?) bisecting the rear garden of plot 6. This will presumably involve a deep (>600mm) and damaging excavation far into the root protection area of T3. The location of domestic gravel-filled soakaways at the rear of plots 1 and 2, and west of plot 3 is problematic for the same reasons. I find the extent of these intrusions both unacceptable and avoidable, so expect the applicant’s engineer to revisit those elements of the strategy. Furthermore, were those soakaways to be installed at the current proposed locations - future tree growth (roots) could rapidly infiltrate and reduce their effectiveness.

Conclusions:

- The principle of development as described is certainly achievable without undue detriment to retained on and off-site trees and I am satisfied with the arboricultural information submitted.
- The surface water drainage strategy (location of soakaways) appears to be compromised by future growth potential of retained trees and if executed as per the plan could cause extensive root damage to the same, such that they would not thrive post-development. As soon as we have sight of a more sympathetic and durable strategy, it will be a straightforward exercise for me to recommend a bespoke set of conditions and lend the scheme my support.

Recommendations:

- As it stands, I am unable to lend this scheme my support and so register an **OBJECTION**.

Mark Warwick

Tree Officer / Parks and Greenspace Team