

Planning Officer: Mr S Davis

Planning Application Ref: Y/26/20/RES

Location: Land at the Southern End of Cinders Lane, Cinders Lane, Yapton, BN18 0JJ

Description of works: Approval of reserved matters following the grant of Y/32/17OUT for the erection of 19no. dwellings This application also lies within the parish of Climping & affects a Public Right of Way

Comments on Application:

- I have considered this application by means of a desktop review, using the information and plans submitted as well as online resources.
- The applicants have employed Barrell Tree Consultancy to prepare an Arboricultural Assessment & Method Statement along with a Tree Protection Plan for this project. The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- There are few trees to consider and mostly of low quality, the majority of which are off-site to the east. The layout is logical and those trees unlikely to be a constraint or damaged.
- There does not appear to be an approved surface water drainage strategy for the site. I understand this is being discussed between our engineers and the applicant, to involve recovery and potential re-routing of existing ditch runs. Some concern has been expressed over the likely intrusion into root protection areas of retained trees alongside plot 17, west boundary. These necessary site improvements should not present too much practical difficulty or incur notable loss of amenity, but I am happy to provide further comment on that strategy if necessary. Although categorised as being of low quality, we should be mindful that they are under 3rd party ownership and could have significant value to those households.

Conclusions:

- As it stands, I see no reason to object to these proposals on arboricultural grounds.

Recommendations:

- I can recommend the above scheme for **APPROVAL**, subject to the following condition being applied:

All activity at the site is to be carried out in strict accordance with: - **Arboricultural Assessment & Method Statement** (20018-AA2-CA, 19th February 2020) and **Tree Protection Plan** (20018-BT2), from **Barrell Tree Consultancy**.

Reasons: To comply with BS5837 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

Mark Warwick
Tree Officer / Parks and Greenspace Team