

Planning Officer: Simon Davis

Planning Application Ref: Y/49/18/PL

Location: Land East of North End Road, Yapton

Description of works: Development of 10No. residential properties & associated infrastructure. This application is a Departure from the Development plan

Comments on Application:

- The applicants have employed the **Barrell Tree Consultancy** to prepare an Arboricultural Appraisal & 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.
- Those trees within the site are almost exclusively managed as hedgerow, of variable quality and confined to the perimeter. While the roadside section of hedgerow (H1) has screening value it is not of sufficient value so as to be a complicating factor. That said, it is reassuring to see that the vast majority of H1 will be retained and afforded adequate group protection. This will undoubtedly add some value to the development.
- H2 is of low value although the removal of such a long group of established trees of any kind should be mitigated by the implementation of a comprehensive replacement tree planting scheme.
- So far as I am aware, the Parks and Greenspace Team have not had sight of a detailed Landscape Plan. There would appear to be ample opportunity to implement an ambitious replacement tree/shrub planting programme, utilising some species that will have longevity and thereby provide both landscape and ornamental value for this development and the surrounding area.

Conclusions:

- The arboricultural survey information and associated documents/plans provided demonstrate adequate regard and respect for the tree population at the site.

Recommendations:

- I recommend **APPROVAL** for this application subject to the following condition being applied:
 - All activity at the site is to be carried out in strict accordance with: - **Arboricultural Appraisal and Method Statement, Ref: 18062-AALet-AN, dated 28th February 2018 (Barrell Tree Consultancy).**
 - The applicant must retain the services of their project arboriculturist to ensure the protective fencing as described (SGN2) is correctly installed as per the **Tree Protection Plan, ref. 18062-BT1** and most importantly before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place.

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