

Planning Officer: Mr S Davis

Planning Application Ref: Y/71/20/RES

Location: Land North of Yapton Church of England Primary School, North End Road, Yapton

Description of works: Approval of reserved matters following outline consent Y/88/18/OUT for the erection of 38 No. dwellings, Public Open Space, a play area & drainage features. This application affects Public Rights 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 PJC Consultancy to prepare an Arboricultural Impact Assessment & Method Statement (AIA & AMS) along with a series of Tree Protection Plans (TPP) for this project.
- The Tree Survey data is comprehensive and accords with the requirements of BS5837:2012.
- With few trees existing across the site, there is ample opportunity to avoid conflict between them and any construction. Those trees to be retained (mostly of low value and with moderate growth potential) have largely been afforded sufficient room to permit future growth above ground level without constraint.
- The use of a 'No-dig' construction method within the RPA of retained trees to protect soil structure is explicit in the AMS but not illustrated upon the Tree Protection Plans. This increases the chance of a breakdown in understanding of permitted works in proximity to retained trees, with damage and/or losses resulting.
- Excavation into the RPA of T21 (and removal of T20) to accommodate the Infiltration Basin is undesirable from an arboricultural perspective and may also be unacceptable to our Drainage Engineer given growth potential of the former.
- There does not appear to be an approvable surface water drainage strategy for the site. 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/open space provision.

Conclusion:

- The principle of development as described is in my view unachievable without detriment to several higher value trees. Although I am not entirely satisfied with the proposal, any losses can be adequately mitigated with an ambitious tree planting element to the overall soft landscape scheme.

Recommendations:

- If you are minded to approve this application as it stands, I recommend the following conditions be applied:
1. 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 a **PRE-COMMENCEMENT Site Meeting** is to take place between the Planning Authority's Tree Officer and the Arboricultural Expert representing the site owner(s) – at this meeting all protective fencing and ground protection measures will be inspected to verify they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the **Tree Protection Plan PJC/5593/20/C (sheets 1-6 incl.), 28/07/2020.**

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.

2. All activity at the site is to be carried out in strict accordance with: - **Arboricultural Method Statement, PJC ref: 5593/20-02 Rev-, 28/07/2020.**

- If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones, then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

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