

From: Mark Warwick
Sent: 12 February 2018 12:18
To: David Easton
Subject: Y/92/17/OUT

Hi David

Please see attached, my comments/observations for your consideration.

Kind regards,

Mark

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Planning Officer: David Easton

Planning Application Ref: Y/92/17/OUT

Location: Land east of Drove Lane, Yapton

Description of works: Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

Comments on Application:

- The applicants employed the PJC Consultancy back in November 2017 to undertake a tree survey and then prepare an Arboricultural Impact Assessment (AIA) PJC/4699/17-02. Tree Survey data is comprehensive and accords with the requirements of BS5837:2012, although I cannot find the arboricultural survey to be read in conjunction (as referred to in 1 Summary, para.1.1. of the aforementioned AIA).
- I have referred to Illustrative Masterplan drg. 1244L.03 to assist with determining the accuracy of the Tree Constraints and Tree Retention Plans submitted by PJC with their AIA report. This allows me to gain a general understanding of how the plot layout and access routes relate to trees but is not specific enough for me to have full confidence they will be adequately respected and protected.
- The site contains a relatively low number of significant trees, the bulk of which are located on the sites E boundary. These have already attained considerable landscape value and have potential to provide a long-term aesthetic contribution to the proposed development.

Conclusions:

- At this outline stage, the indicative layout and access arrangements and the appointed arboriculturalist's general regard for significant trees existing on site are encouraging. I would like to see the arboricultural survey which they recommend is read in conjunction with the AIA, so I can be confident of having reviewed their entire package of initial tree survey information.
- I am pleased to see there is intent to retain all recorded trees for development, but I cannot be satisfied that this will be achievable until we receive a Tree Protection Plan overlaying the final proposed site design layout, with supporting Arboricultural Method Statement where RPA incursion is anticipated - which I would expect to see submitted with a subsequent full planning application.
- There are significant landscape trees growing within the hedgerow that runs parallel along the E boundary of the site. They will also have an impact on the proposed development further to the East (Y/91/17/OUT) and so take on more importance in the wider context of development locally. We should expect them to come under the usual 'pressure to prune' if development proceeds. They are in possession of largely un-modified 'natural' crown profiles and either are or could become trees of notable stature – which can be easily accommodated and respected with a sensible design.

Recommendations:

- I recommend the making of individual Tree Preservation Orders within the E boundary hedgeline. I attach the appropriate TEMPO forms and site plans to assist you in making these orders.

Mark Warwick

Tree Officer / Parks and Greenspace Team