

From: Kevin Drane <Kevin.Drane@eastcambs.gov.uk>
Sent: 14 July 2022 09:44
To: Gemma Driver <Gemma.Driver@eastcambs.gov.uk>
Cc: PLServices <plservices@eastcambs.gov.uk>
Subject: 22/00833/FUL

Proposal: Construction of dwelling (Plot 2), previously approved under references 19/00799/OUT and 21/00969/RMA (partially retrospective)

Location: Horticultural Site Between 8 And 14 Bridge Road Mepal Cambridgeshire

Reference: 22/00833/FUL

The soft landscaping scheme is lacking detail it indicates that 9 trees will be planted to include Maples, Sorbus species and evergreens. There are literally hundreds of Maple species that will grow in the UK with a huge range of sizes from 2m in height to 25m in height and the same can be said for Sorbus and evergreens therefore confirmation of the species to be planted will be required. Due to this sites rural location I would also expect there to be a hedge to the front of the site in conjunction with the post and rail fence indicated ideally this should be a mixed native species hedge in keeping with the area. The hedge would need a minimum of a 600mm wide soil strip in order to be able to establish and thrive. Including a native species hedge in the design would also be a biodiversity improvement for the site.

The proposed soakaway is located very close to the proposed tree planting area and as such will require protection from excessive root ingress via the installation of a root barrier. Tree roots are drawn to sources of water and unless blocked will follow pipes to the source of the water resulting in blockages.

The soft landscaping information can be confirmed by condition if required.

The soft landscaping detail should include:

- 1) A scaled plan showing the locations of new and existing vegetation
- 2) A tree pit design specification (See below)
- 3) A schedule detailing sizes and numbers/densities of all proposed trees/plants (Hedging ideally needs to be planted at 0.60m canters in a double staggered row, usually a 20% mix of five species for a native species hedge)
- 4) Specifications for operations associated with plant establishment (planting specification, weed control, mulching, watering pruning etc.) to include a program for the timings of the landscape works and maintenance, to ensure successful establishment and survival of new planting and having regard to the timing of the commencement of the development hereby permitted.

- Tree pits to be excavated to a minimum size of 600mm larger than the container, rootball or bareroot stock and shall be square so as to avoid root girdling issues.
 - The base of the tree pit shall be slightly domed and only 'broken' up in the event of inadequate drainage
 - Backfill tree pit with subsoil up to ~400mm depth from ground surface and with topsoil above ~400mm depth from ground surface or to match the existing soil profiles.
 - Watering 'dishes' to be created around the base of each tree, to hold water directly over rootball during watering
 - 1m diameter mulched dish for Standard trees/3.0m in height or smaller
 - Bare root, root ball or container multi-stem trees shall be single staked as a minimum double staked as required, fixed with suitable tree ties (biodegradable if available and suitable)
 - Trees to be mulched with minimum 50mm settled depth, medium grade ornamental wood mulch
- Planting to be undertaken in the first planting season (October to February) after completion of development activities.

Kevin Drane
Trees Officer (Planning)

