

From: [Steve Massey](#)
To: [Lisa Li](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2024/0360 - Endon High School, Leek Road, Endon
Date: 06 November 2024 18:04:28
Attachments: [image001.png](#)

Lisa

I have the following comments on this application which proposes extension of/alterations to existing parking provision at the High School together with alterations to vehicle and pedestrian access, etc.

The application includes an Arboricultural Report and Safety Survey from 2022 but this has very little relevance or useful purpose with regard to the planning application as it is not a Tree Survey/Arboricultural Impact Assessment report in accordance with British Standard 5837 which is what should be submitted to inform/support a planning application. The submitted report serves only to identify what trees were present at that time (January 2022) and to make tree management recommendations where appropriate based on their then-assessed arboricultural condition, with no reference to any proposed development.

Furthermore, since the Arb Report was written, and prior to the submission of the planning application, all the previously existing trees along the site frontage have been removed. Whilst the Arb Report noted that 2 small trees at the frontage were dead and, appropriately, recommended their removal, felling of the other trees along the frontage (some of which were of significant size and amenity contribution to the street scene) was certainly not suggested, recommended or supported by the Arb Report and appears somewhat unnecessary and damaging to landscape and biodiversity – all the more so given the subsequent planning application proposing development where the removed trees used to stand. A regrettable and unfortunate loss of tree cover in the village which may otherwise potentially have been retained and incorporated into a parking improvement plan.

To confirm, however, the removed trees were not protected by TPO nor situated within a designated Conservation Area, and therefore their removal did not require the Council's consent as local planning authority. It is unknown, and now impossible to tell, whether the trees would have generated sufficient theoretical timber volume to require a Felling Licence under Forestry Act controls administered by the Forestry Commission.

With regard to the proposed development and its potential for impact on the remaining trees, where parking and/or hard surfacing for vehicle/pedestrian access is proposed in proximity to the trees this is largely anyway already hard surfaced and in use for such purposes, with the exception of the proposed new pedestrian path between the north-east entrance and the bin store compound which would be constructed on existing unmade ground/grassed area partly within the Root Protection Areas of existing trees. This would not preclude such development, but to avoid unnecessary damage to roots the path should be constructed using a 'no-dig' cellular confinement load support specification. Therefore, notwithstanding the lack of a relevant arboricultural impact report with this proposal, I have no objection to the application itself subject to conditions as noted below.

There is very little non-developed land within the main school site (i.e. the application site), and

as a result of the proposed development there would be even less. Therefore it appears that there is little if any realistic opportunity for additional landscaping to mitigate for the loss of some unmade ground and, arguably, the enabling previous loss of the frontage trees – although the visual impact arising from the provision and use of the proposed development would not in itself be unduly intrusive or detrimental in the context of the site and its surroundings, and in particular it is noted that the existing frontage hedgerow would be largely retained. However, the school also has the nearby detached playing field site a short distance to the south along Leek Road where there is potential to accommodate mitigation landscaping as landscape and biodiversity enhancement. Indeed, the accompanying BNG report identifies enhancements on the playing field site as being essential to comply with BNG requirements (subject also to the playing fields being appropriately registered for BNG first), and suggests a combination of new tree and hedge planting together with grassland enhancement to achieve this. In the event that planning permission is granted, a fully detailed landscaping scheme including details of new planting and grassland enhancement measures should be required by condition.

Conclusion: no objection subject to the following conditions:

1. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the development, as hereby approved or as subsequently approved in detail under a related reserved matters application, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (March to August inclusive), unless otherwise agreed by the LPA and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting birds.
2. Before the commencement of development (including any site clearance, site stripping, site establishment and formation or improvement of site access) full details of all tree protection measures shall be submitted to and approved by the LPA. Such details shall in particular include a full construction specification and installation method statement for a no-dig cellular confinement system for the proposed new footpath between the north-west school entrance gate and the bin store compound where this passes through the Root Protection Areas of retained existing trees as defined in accordance with British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, together with details of all further measures for the temporary protection of these trees during construction. Thereafter, the development shall be constructed only in full accordance with details approved under this condition.
3. Before the commencement of development (including any site clearance, site stripping, site establishment and formation or improvement of site access) a comprehensive landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall in particular provide for the off-site planting of trees and hedgerows and establishment/enhancement of modified grassland at the detached school playing field in order to meet the Biodiversity Net Gain targets as indicated in the Statutory Biodiversity Net Gain Assessment report by Fauna Forest Ecology submitted in support of the application hereby approved. The

submitted landscaping scheme shall include full details of all proposed new trees, shrubs and any other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting, together with a timetabled management plan setting out establishment and maintenance specification including responsibility for creation, management and monitoring for all created and enhanced habitats to achieve the required condition over the specified timescale to meet Biodiversity Net Gain requirements. The landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs etc planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

Steve Massey Arboricultural Officer

Development Services

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