



As can be seen, extensive areas of concrete hard surface cover the peninsular, remnants of gravel extraction and processing and most likely of a depth to withstand laden trucks, therefore in the order of 500m thick.

The concrete, is of variable condition, degree of colonised vegetation and depth of naturally formed soil, accumulated humic material and leaf litter.

To minimise ecological and landscape impacts proposed buildings and vehicle movements are all located on this surface.

There is opportunity to enhance the landscape and ecology of the site through overlaying the hard surface with a clean cover and drainage layer, then overlay with topsoil and subsoil for seeding or planting.

In addition, remnant structures are present on site such as the weighbridge. Wherever possible these are to be retained or repurposed (see material strategy).



Weighbridge



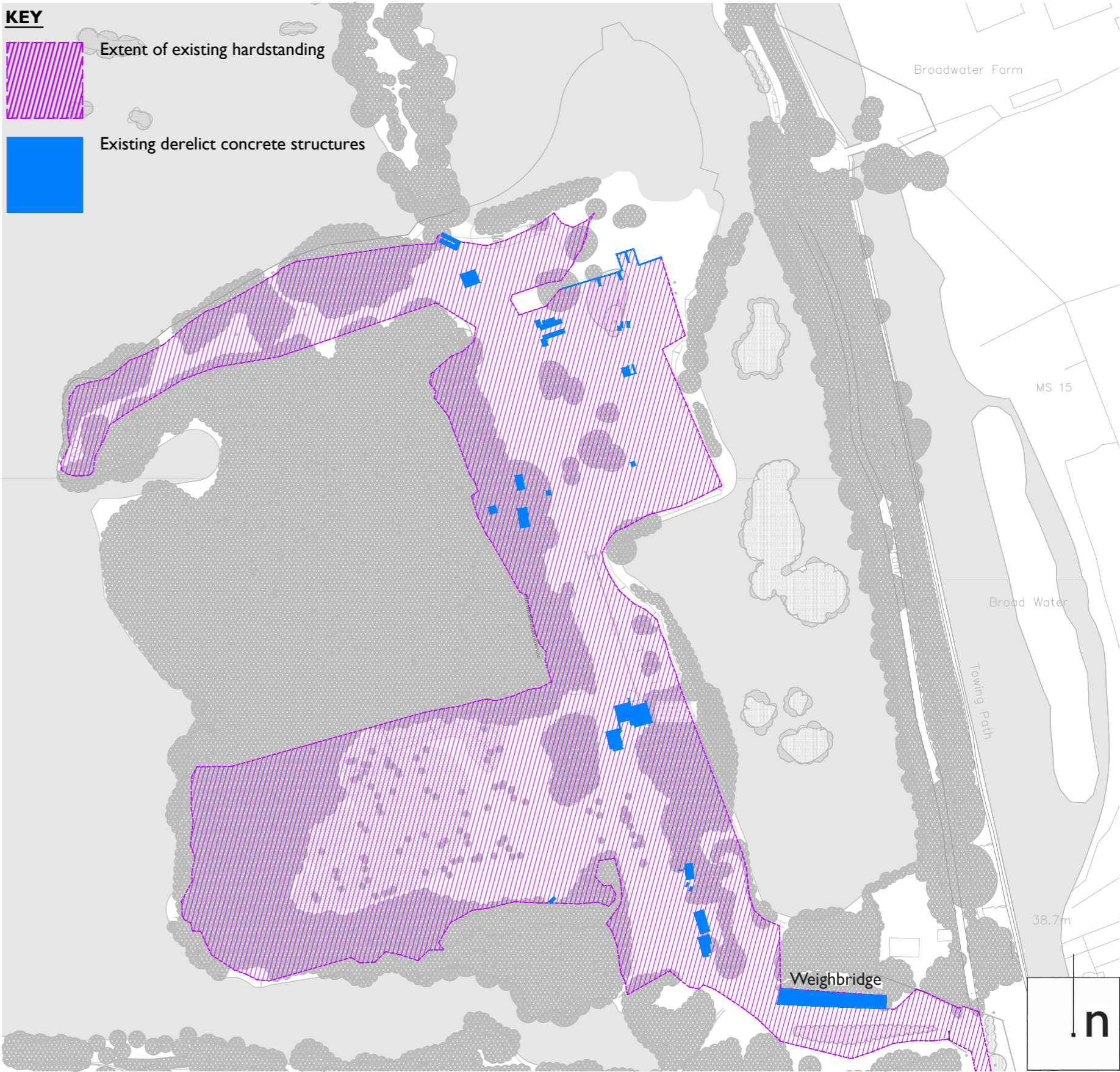
Existing concrete surface

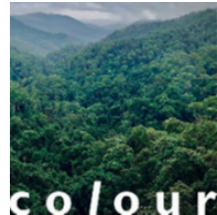


Existing concrete feature



Existing concrete feature





Arboricultural surveys of the peninsula were undertaken by Landmark Trees surveyed the trees on site on various dates between the 12th of October 2024 and the 19th of August 2025 to inform an Arboricultural Impact Assessment (AIA) which examines the impact of development on trees and forms part of the planning application.

Using topographical survey information, the purpose was to guide design proposals through:

- Mapping trees species, size, condition and value;
- Calculation of theoretical Root Protection Areas;
- Categorising trees in respect of their suitability for retention;
- Identifying the impacts of the development on the arboricultural features present;
- Advising on appropriate management and mitigation if required.

Individual trees and groups of trees on the Site and adjoining land outside of the application boundary that were within close proximity to the development. These were judged mostly as moderate and low-quality trees.

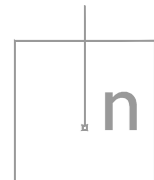
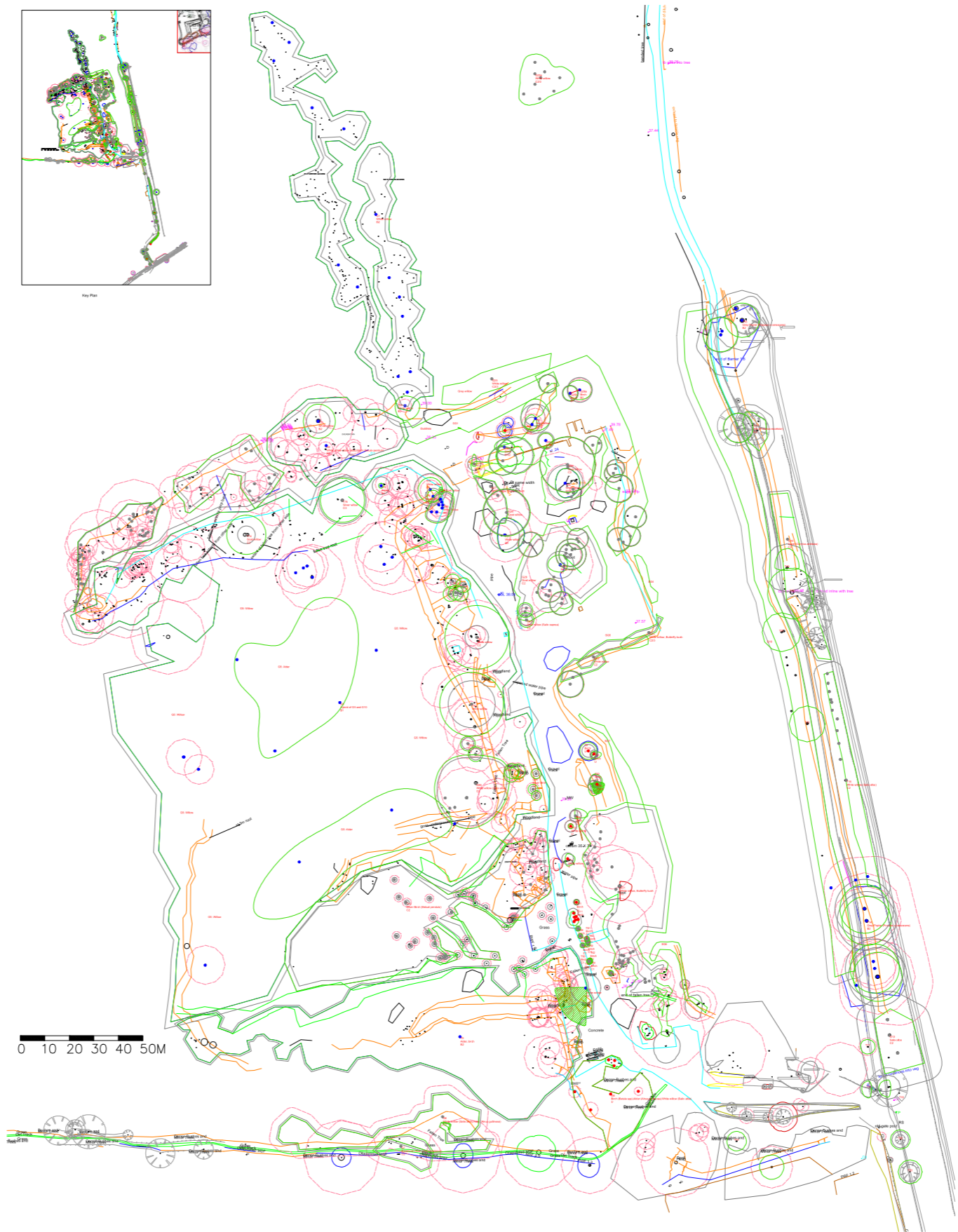
The report assessed the impacts of the development proposals and concluded there would be at most a low impact on the resource: a small portion of trees will be removed or pruned to facilitate construction. Those to be removed have generally more collective than individual specimen value, such that their loss could be mitigated with new planting, bringing its own benefits to a relatively unmanaged resource. Similarly, though pruning here is to serve development, if undertaken to best practice, the scale envisaged should not be altogether untoward in an occupied site and improve longevity of specimen trees.

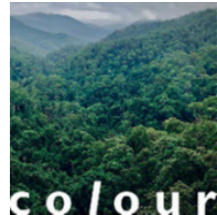
Whilst the default position is that structures be located outside the Root Protection Area* (RPA) of trees to be retained, there are some modest encroachments that could not be avoided in the design of the scheme. The AIA report demonstrated that the tree(s) can remain viable; the report also proposes a series of mitigation measures to improve the soil environment that is used by the tree for growth. Net [adverse] impacts are assessed therefore as being low.

Notwithstanding the above assurances, the AIA sets out a series of recommendations prior and during construction that would ensure impacts to trees are minimised. These are detailed in sections 6.3 and 8 of the AIA.

In conclusion, the proposal, through following the above recommendations, would have no, or very limited impact on the existing trees and is acceptable.

* British Standards Institute: Trees in relation to design, demolition and construction BS 5837: 2012 HMSO, London.





A wider survey of tree groups across the full site was undertaken by RSK Bioncensus in April 2023.

Other than the tree group on island 07 within the eastern channel which is to be removed so as to enable the increase in area of the southwestern refuge, no existing trees with the wider site are proposed to be removed.

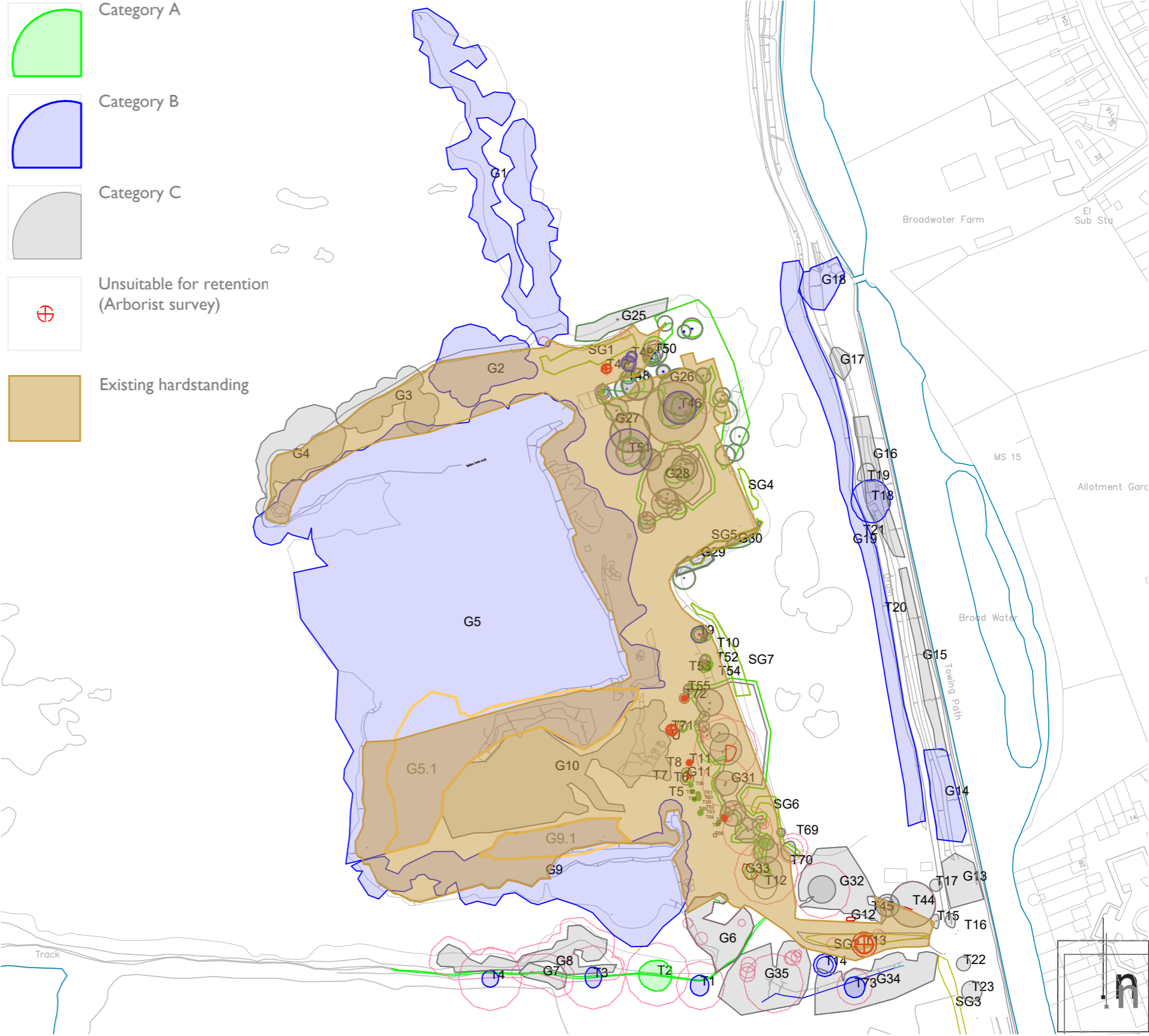


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Complex multidisciplinary decisions were made in the location of the main and supporting buildings, access routes and earthworks based on the quality, size and condition of existing trees and their screening role within the wider landscape.

1. In summary individual trees and groups of trees on the property and adjoining land outside of the application boundary were assessed. These are judged mostly as moderate and low-quality trees.
2. The AIA assessed the impacts of development proposals and concludes there would be at most a low impact on the resource: a small portion of trees will be removed or pruned to facilitate construction.
3. Those removed have more collective than individual specimen value, such that their loss could be mitigated with new planting, bringing its own benefits to a relatively unmanaged resource. Similarly, though pruning here is to serve development, if undertaken to best practice, the scale envisaged should not be altogether untoward in an occupied site.
4. Whilst the default position is that structures be located outside the Root Protection Area* (RPA) of trees to be retained, there are some modest encroachments that could not be avoided in the design of the scheme. The report has demonstrated that the tree(s) can remain viable; the report also proposes a series of mitigation measures to improve the soil environment that is used by the tree for growth. Net impacts are assessed therefore as being low.
5. Notwithstanding the above assurances, the report sets out a series of recommendations prior and during construction that will ensure impacts to trees are minimised. These are detailed in sections 6.3 and 8 of this report.
6. In conclusion, the proposal, through following the above recommendations, will have no, or very limited, impact on the existing trees and is acceptable from an arboricultural perspective,





REDUCING ECOLOGICAL IMPACT

- SITE HISTORY
COMPARISON
- VISION

DEVELOPMENT OF THE LANDSCAPE MASTERPLAN