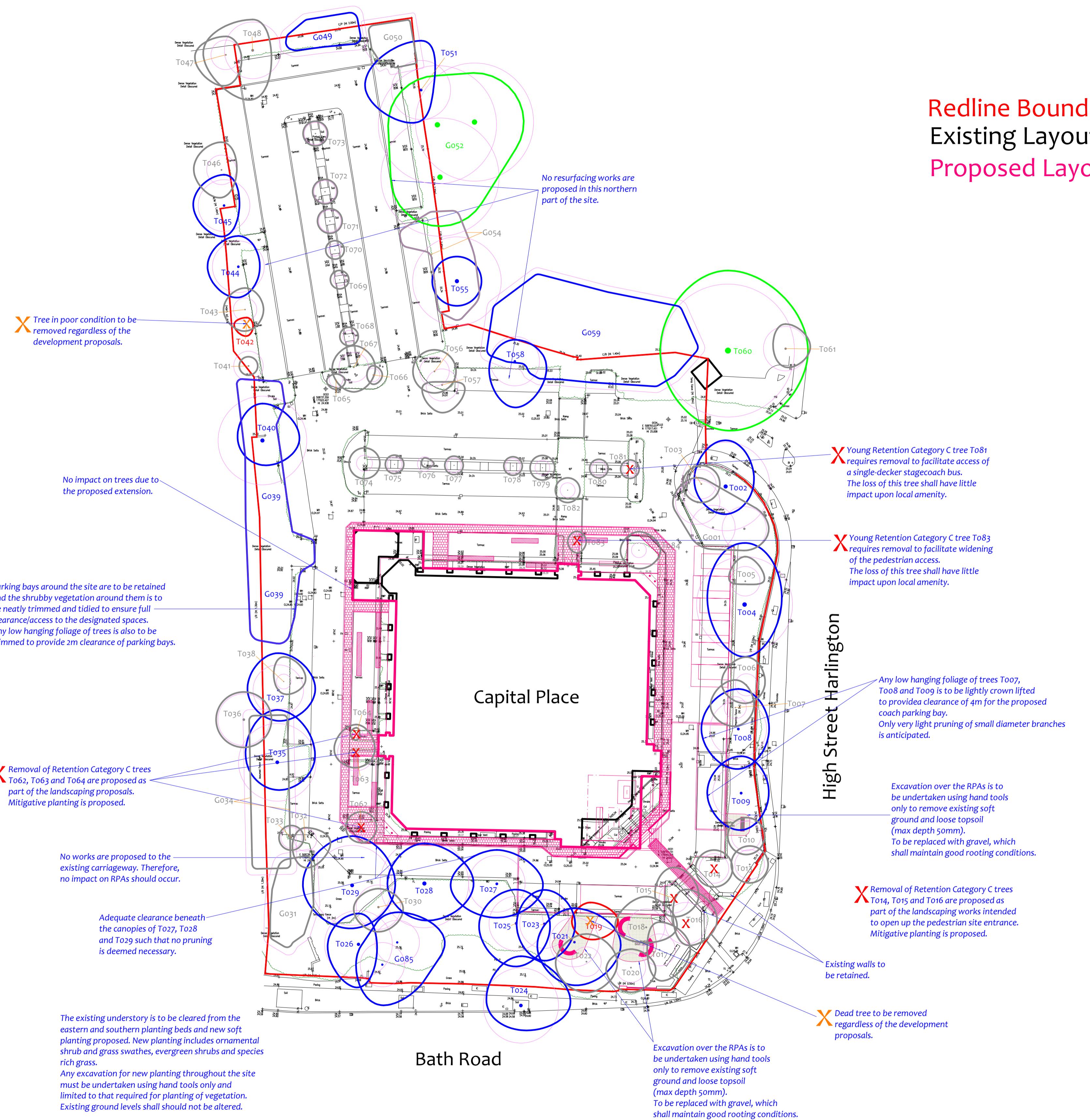




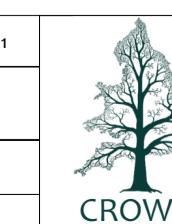
Redline Boundary (Red)
Existing Layout (Black)
Proposed Layout (Pink)



Impact Assessment Plan

Draft - For comment

Drawing No:	CCL 12427 / IAP Rev: 1
Title:	Impact Assessment Plan
Site:	Capital Place UB3 5AN
Scale:	0 5 10 15 20m 1:2400



Tree Retention Categories
Stems & canopies shown

	Category A tree
	Category B tree
	Category C tree
	Category U tree

Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.

Trees of moderate quality with a life expectancy of 20+ years. Usually mature trees, or younger trees with good form. Retention of these trees is desirable though less than Category A trees.

Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

	BS 887 Root Protection Area (radius = 12xstem diameter)
	Root Protection Area needing amendment due to site conditions, e.g. presence of existing road or building.
	Root Protection Area having been amended to account for site conditions
	Tree to be removed to facilitate the proposal
	Tree to be removed due to its low quality
	Proposed pruning

T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3

Tree Ref	Species	Height (m)	Radius (m)	Root Protection Area
G001	Common Ash	12	3.6	41 6.4
T002	Eucalyptus	16	7.2	163 12.8
T003	Eucalyptus	5	2.4	16 3.2
T004	Eucalyptus	15	7.8	193 13.9
T005	Eucalyptus	10	2.4	18 4.3
T006	Hornbeam	5.5	1.8	10 3.2
T007	Hornbeam	5.5	1.8	10 3.2
T008	Silver Maple	13	4.6	65 8.1
T009	Silver Maple	13	4.6	65 8.1
T010	Hornbeam	5.5	2.4	16 4.3
T011	Hornbeam	5.5	2.4	18 4.3
T012	Hornbeam	5.5	2.4	18 4.3
T013	Hornbeam	5.5	2.4	18 4.3
T014	Hornbeam	5.5	2.4	18 4.3
T015	Hornbeam	5.5	2.4	18 4.3
T016	Hornbeam	9	3.4	35 6.0
T017	Hornbeam	5.5	2.0	22 4.7
T018	Hornbeam	7	3.0	28 5.3
T019	Hornbeam	5	2.0	20 5.3
T020	Hornbeam	5.5	2.4	18 4.3
T021	Silver Maple	12	4.0	49 7.0
T022	Silver Maple	9	3.0	28 5.3
T023	Silver Maple	14	4.0	49 7.0
T024	Norway Maple	16	6.1	118 10.8
T025	Hornbeam	15	4.8	92 9.1
T026	Silver Maple	16	5.5	96 9.8
T027	Common Ash	16	4.6	65 8.1
T028	Poplar	18	6.5	132 11.5
T029	Poplar	18	6.5	132 11.5
T030	Silver Maple	16	3.6	41 6.4
G031	Mixed Species	6	1.0	3 1.7
T032	Hornbeam	6	1.8	10 3.2
G034	Mixed Species	6	1.6	8 2.8
T035	Hornbeam	7	2.0	124 11.1
T036	Cherry	7	4.2	55 7.4
T037	Ash 'raywood'	12	4.1	55 7.2
T038	Cherry	5	1.5	2.1
G039	Mixed Species	8	3.6	41 6.4
T040	Eucalyptus	7.2	163	12.8
T041	Cherry	4	2.4	18 4.3
T042	Silver Birch	5.5	1.4	7 2.6
T043	Ash 'raywood'	10	1.9	12 3.4
T044	Common Ash	11	4.2	55 7.4
T045	Lime	6.5	2.4	18 4.3
T047	Cherry	6	2.4	18 4.3
T048	Common Ash	11	4.5	97 9.1
G049	Mixed Species	7.5	3.6	41 6.4
T050	Common Ash	7.5	1.0	3 1.7
T051	Hornbeam	10	4.8	92 9.1
G052	Mixed Species	20	9.6	290 17.0
G054	Mixed Species	7	3.0	28 5.3
T055	Wellingtorn	16	2.6	22 4.7
T056	Wellingtorn	9	2.4	18 4.3
T057	Ash 'raywood'	8	2.6	22 4.7
T058	Ash 'raywood'	12	4.0	49 7.0
G059	Mixed Species	15	3.6	41 6.4
T060	Pedunculate Oak	18	10.8	366 19.1
T061	Sycamore	8	3.6	41 6.4
T062	Common Maple	6	1.5	2.3
T063	Cherry	8	3.0	28 5.3
T064	Cherry	3	1.0	3 1.7
T065	Cherry	3.5	1.1	4 1.9
T066	Cherry	3.5	1.1	4 1.9
T067	Hornbeam 'Tastigata'	4.5	2.4	18 4.3
T068	Hornbeam 'Tastigata'	4.5	1.0	3 1.7
T069	Hornbeam 'Tastigata'	4.5	1.0	3 1.7
T070	Hornbeam 'Tastigata'	4.5	1.0	3 1.7
T071	Hornbeam 'Tastigata'	5.5	1.8	10 3.2
T072	Hornbeam 'Tastigata'	5.5	1.8	10 3.2
T073	Hornbeam 'Tastigata'	5.5	1.8	10 3.2
T074	Hornbeam 'Tastigata'	5.5	1.3	5 2.3
T075	Hornbeam 'Tastigata'	5	1.2	5 2.1
T076	Hornbeam 'Tastigata'	5	1.2	5 2.1
T077	Hornbeam 'Tastigata'	5	1.2	5 2.1
T078	Hornbeam 'Tastigata'	5	1.2	5 2.1
T079	Hornbeam 'Tastigata'	5	1.2	5 2.1
T080	Hornbeam 'Tastigata'	5	1.2	5 2.1
T081	Hornbeam 'Tastigata'	5	1.2	5 2.1
T082	Hornbeam 'Tastigata'	4.5	1.2	5 2.1
T083	Cherry	4.5	1.2	5 2.1
T084	Common Ash	9	1.2	5 2.1
G085	Ash 'raywood'	16	3.6	41 6.4