

Photographs

Photo 1



Photo 2.



Photo 3



Photo 5

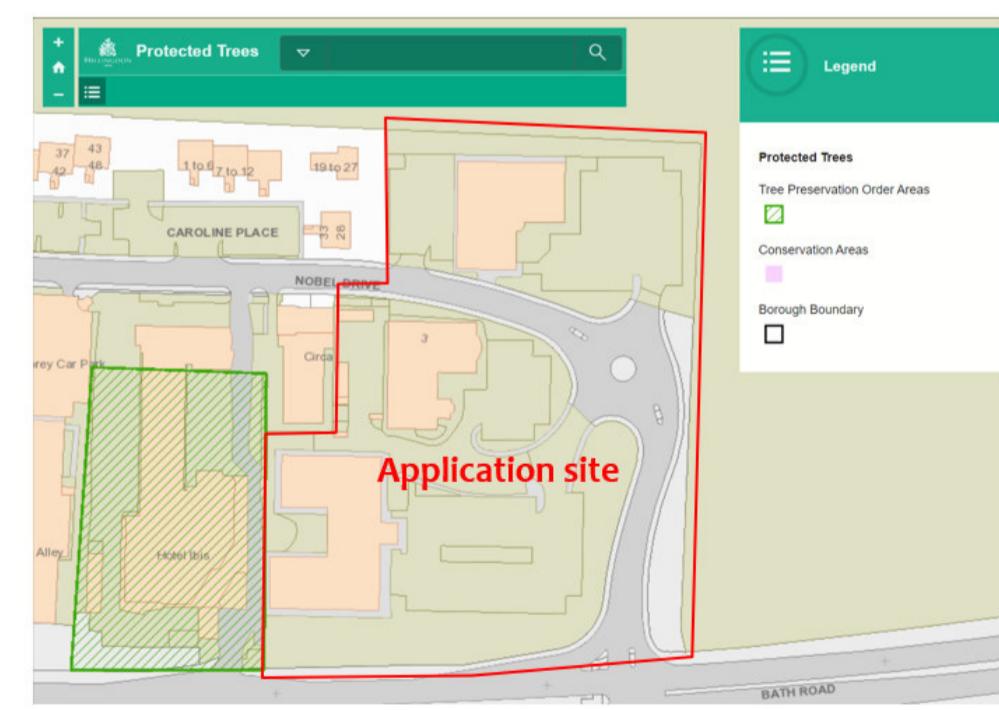


Photo 5. Photo 6.



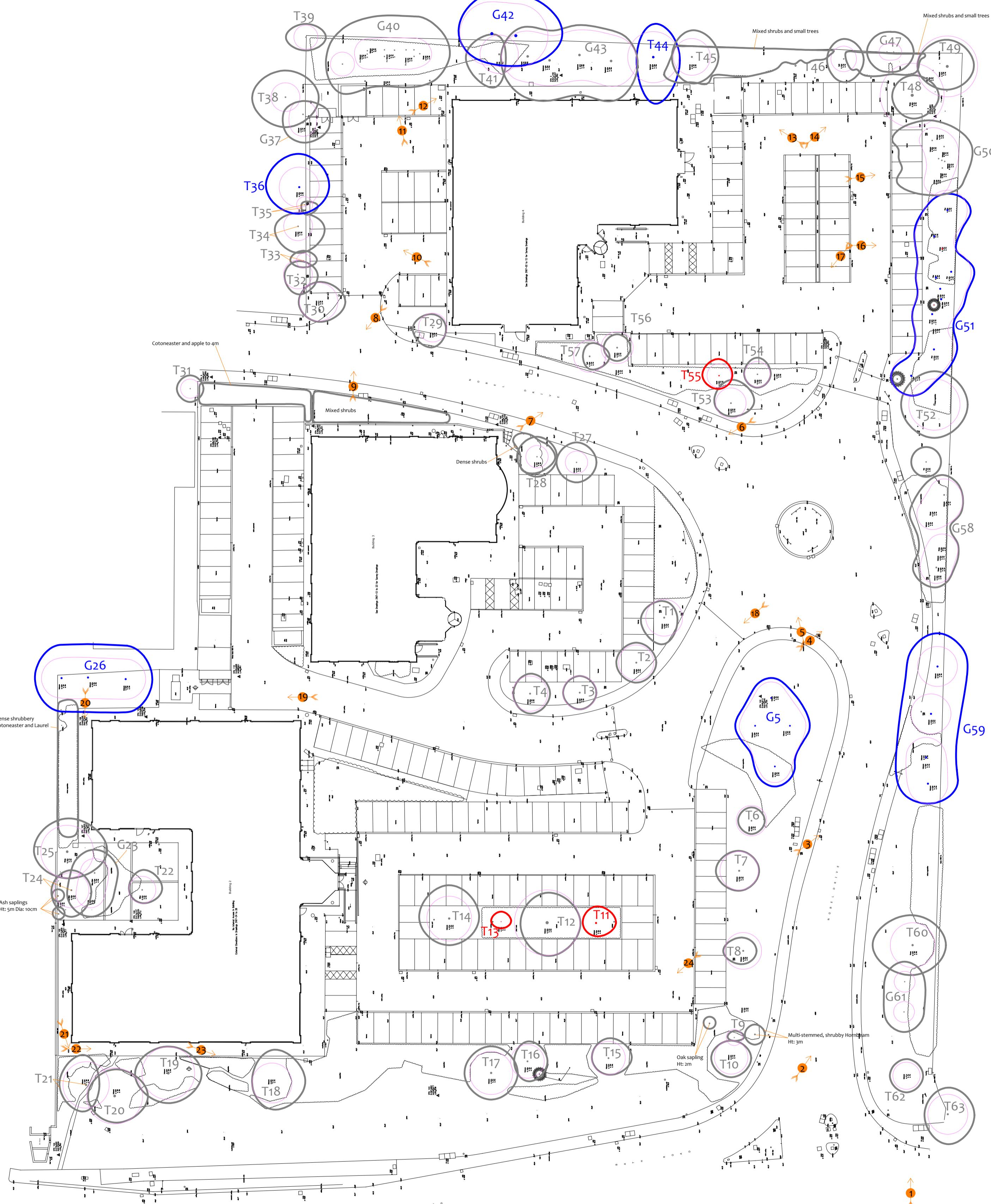
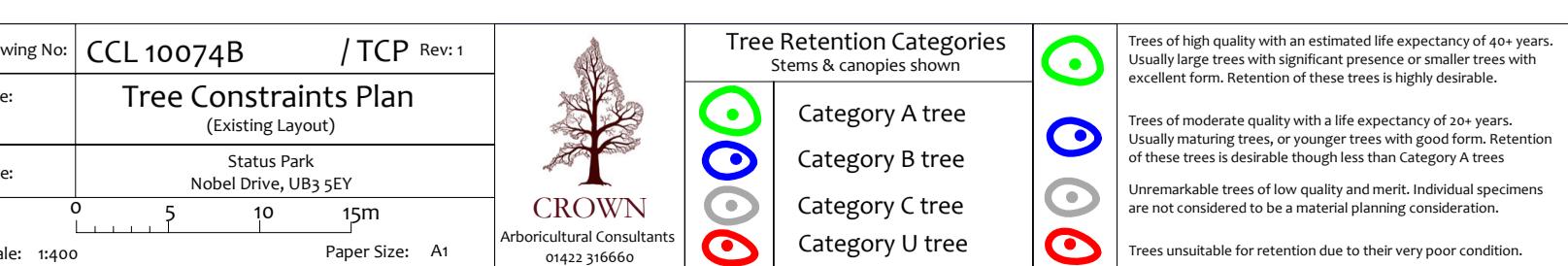
Statutory Protection

On the 13th January 2023, we accessed the local authority website. A screenshot is produced below:



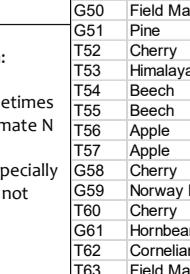
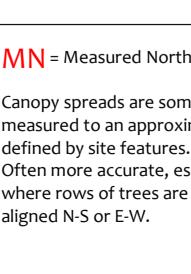
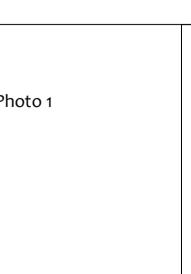
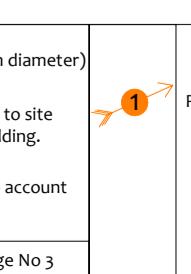
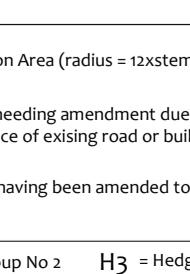
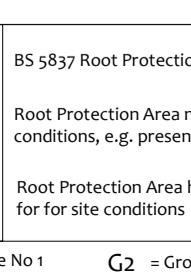
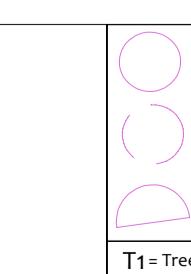
This indicates that:

- The site is not within a conservation area.
- There are no tree preservation orders affecting trees within the site.
- There is a tree preservation order affecting trees immediately adjacent to the site. TPO Reference: 337.



Tree Constraints Plan

Status: Final



Species	Height (m)	Root Protection Area		
		Radius (m)	m ²	Square (m)
Box Elder	4.5	2.8	24	4.9
Norway Maple	5	2.6	22	4.7
Norway Maple	4.5	2.5	20	4.5
Norway Maple	4.5	2.6	22	4.7
Norway Maple	4.5	2.4	18	4.3
Norway Maple	4	2.3	16	4.0
Norway Maple	5	2.9	26	5.1
Box Elder	4.5	2.8	24	4.9
Hornbeam	5	1.2	5	2.1
Box Elder	4.5	2.5	20	4.5
Box Elder	5	3.0	28	5.3
Box Elder	6	4.9	76	8.7
Box Elder	3	0.7	2	1.3
Box Elder	5.5	3.4	35	6.0
Norway Maple	6	2.5	20	4.5
Norway Maple	6	2.5	20	4.5
Norway Maple	6	3.2	33	5.7
Norway Maple	7	3.0	28	5.3
Norway Maple	7.5	4.0	49	7.0
Norway Maple	6	4.2	55	7.4
Norway Maple	5	3.5	38	6.2
Italian Alder	8.5	2.0	13	3.6
Cherry	5	2.2	15	3.8
Cherry	5	2.6	22	4.7
Cherry	8	4.0	49	7.0
Norway Maple	8	3.0	28	5.3
Apple	5	1.7	9	3.0
Apple	5	1.7	9	3.0
Apple	8.5	2.2	15	3.8
Maple	6	2.9	26	5.1
Ash	7	1.4	7	2.6
Norway Maple	7	2.2	15	3.8
Norway Maple	7	1.1	4	1.9
Norway Maple	6	2.2	15	3.8
Norway Maple	7	1.2	5	2.1
Norway Maple	10	3.0	28	5.3
Norway Maple	8	2.0	13	3.6
Norway Maple	10	2.2	15	3.8
Norway Maple	8	1.8	10	3.2
Field Maple, Norway Maple & Cherry	9	1.8	10	3.2
Cherry	9	2.9	26	5.1
Oak	11	4.8	72	8.5
Field Maple	10	3.8	46	6.8
Norway Maple	10	3.8	46	6.8
Norway Maple	9	2.8	24	4.9
Ash	7	1.9	12	3.4
Oak & Hawthorn	6	1.2	5	2.1
Ash	9	4.8	72	8.5
Ash	6	4.6	65	8.1
Field Maple, Elder & Cherry	7.5	1.9	12	3.4
Pine	9	3.0	28	5.3
Cherry	6	3.8	46	6.8
Himalayan Birch	6	2.3	16	4.0
Beech	7	1.9	12	3.4
Beech	5.5	1.8	10	3.2
Apple	6	2.4	18	4.3
Apple	6	2.4	18	4.3
Cherry	6	2.4	18	4.3
Norway Maple	8.5	3.0	28	5.3
Cherry	7.5	3.4	35	6.0
Hornbeam	5	1.6	8	2.8
Cornelian Cherry	5.5	2.0	13	3.6
Field Maple	7	3.0	28	5.3

Overview

It is proposed to construct a new residential building together with associated landscaping and car parking, including the reconfiguration of the Vista Court, Atlantic House and Peninsula House residential car parks on Nobel Drive, as indicated on the drawings in Appendix 6. The existing layout is indicated in black, and the footprint of the proposed layout is indicated in red. Areas of soft landscaping and usable amenity space are indicated by dark green shading.

The table below summarises the potential impact on trees due to various activities.

Activity	Trees Potentially Affected
Tree Removal: Retention Category A	None
Tree Removal: Retention Category B	G5 (one tree)
Tree Removal: Retention Category C	T1 – T4, T6 – T10, T12, T14 – T17, T30, T53, T54, the 2m tall oak sapling, the 3m tall hornbeam and part of the mixed shrubs and small trees to the northeast.
Tree Removal: Retention Category U	T11, T13 and T55
Tree Pruning	None
RPA: House Foundations	None
RPA: Other Foundations	None
RPA: New Hard Surface	G5 and T32 – G37
RPA: Replace Existing Hard Surface	T32 – G37
RPA: Underground Services	Unknown – To be confirmed
RPA: Change of Ground Levels	None
RPA: Soil Compaction	Trees adjacent the construction area (preventable by installing tree protection measures)

Other potentially damaging activities often associated with construction sites include demolition or the careless use of plant machinery, hazardous materials, or fires. All of the above potential impacts are considered in detail throughout this Section.

The accompanying Arboricultural Method Statement (duplicated in Appendix 4) specifies the measures proposed to minimise all possible potential risks of damage to the retained trees.

Tree Removal

To enable the development, it is proposed to remove one Retention Category B tree, eighteen Retention Category C trees, and three Retention Category U trees. The trees to be removed are specified in the above table.

Tree Pruning

The retained tree canopies are sufficiently far from proposed building works and high over access routes so that they should not be impacted by construction activity. Consequently, no pruning works are required to enable the build. The accompanying Arboricultural Method Statement specifies protection measures throughout the site to ensure that no canopies are accidentally damaged.

Mitigation Planting

The site offers opportunity to plant additional new trees as part of a post-development landscaping scheme. The drawings in Appendix 6 indicate areas of new soft landscaping and usable amenity space in dark green shading.

Impact of Foundations

No foundations are proposed within the Root Protection Area of any retained tree. Consequently, no restrictions on foundation design or implementation are considered necessary from an arboricultural perspective.

Impact of Surfacing

The table below assesses the impact of proposed surfacing in Root Protection Areas:

Tree No	Nature of Surfacing	Proposed Mitigation
T32 – G37	Hard surface replaced with new hard surface	<ul style="list-style-type: none"> No excavation to occur below the existing surface and sub-base. Surface and sub-base to be entirely above ground (turf or loose topsoil may be removed to a maximum depth of 100mm so long as no roots over 25mm are encountered). Hand tools to be used. Ground to be protected against compaction.
T32 – G37	Soft surface replaced with vehicular surface	<ul style="list-style-type: none"> Surface and sub-base to be entirely above ground (turf or loose topsoil may be removed to a maximum depth of 100mm so long as no roots over 25mm are encountered). Hand tools to be used. Ground to be protected against compaction.
G5	Soft surface replaced with pedestrian surface	<ul style="list-style-type: none"> Surface and sub-base to be entirely above ground (turf or loose topsoil may be removed to a maximum depth of 100mm so long as no roots over 25mm are encountered). Hand tools to be used. New surface to be highly porous. Sub-base to be porous (MOT type 3). 3D Cellular system to retain the sub-base. Ground to be protected against compaction.

These measures accord with industry best-practice⁸ and shall ensure minimal impact on roots, foundation

Underground Services

The location of any underground services is yet to be determined. Wherever possible, these should be located outside of Root Protection Areas. Otherwise, the project arborist must be consulted, and approval obtained from the local authority.

Impact of Retained Trees on the Development

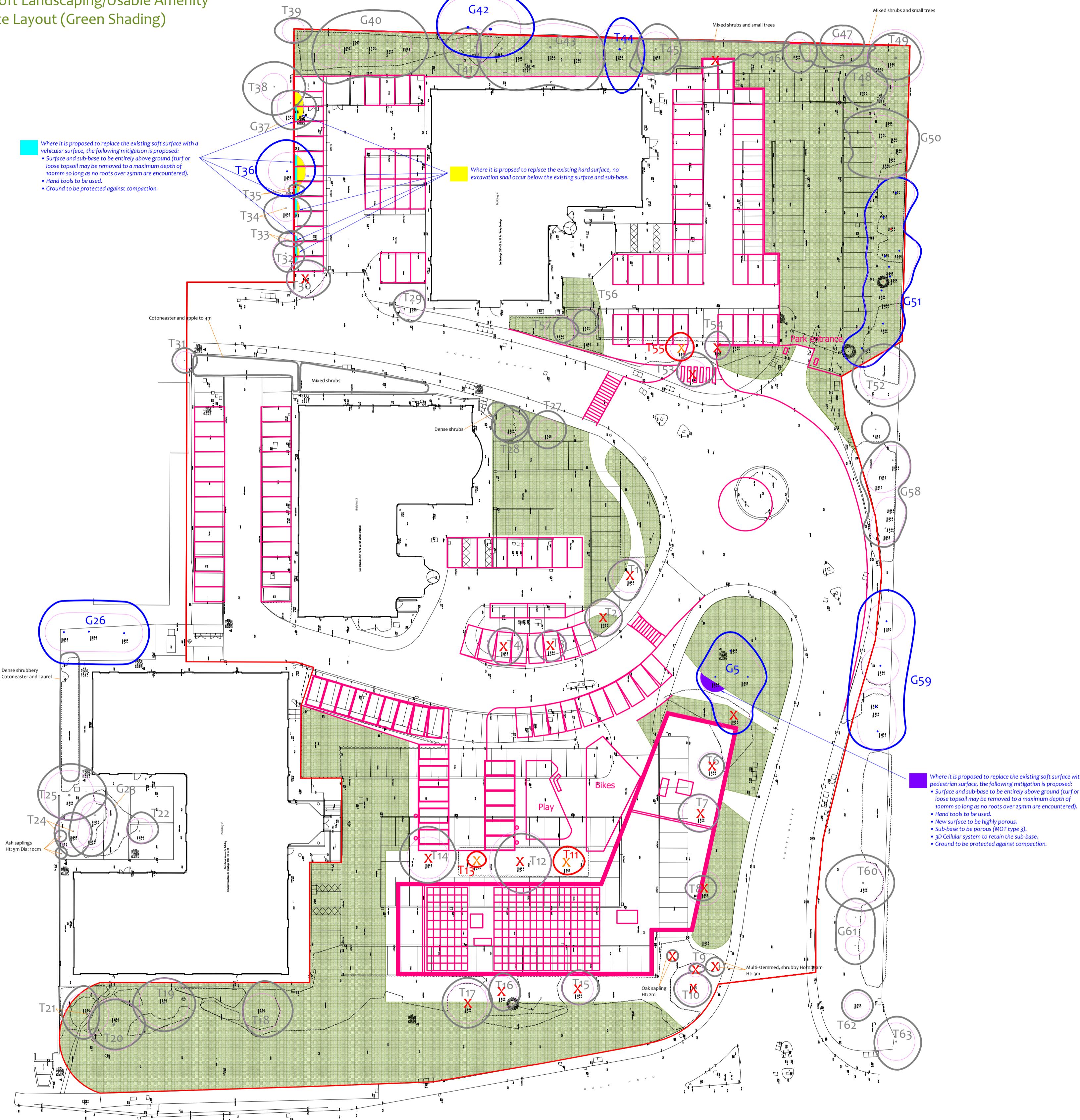
Adequate space has been allowed between retained trees and the proposal. Consequently, the proposal shall not result in increased pressure to remove or overly prune any of the retained trees.

The foundations and any new surfaces should be designed to accommodate all potential impacts due to future tree-rooting activity. These include potential vegetation-related subsidence, vegetation-related heave, and lifting of surfaces / light structures due to direct root pressure.

Arboricultural Method Statement

The accompanying Arboricultural Method Statement specifies restrictions on construction activities to ensure minimal impact on retained trees. All of the potential impacts noted in this section are accounted for in the Arboricultural Method Statement. So long as these protection measures are fully implemented, there shall be no long-term detrimental impact on the health of the adjacent trees.

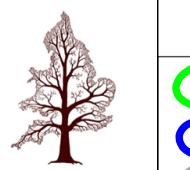
Proposed Layout (Red) Proposed Soft Landscaping/Usable Amenity Space Layout (Green Shading)



Impact Assessment Plan

Status: Final - for submission

Drawing No: CCL 10074B / IAP Rev: 1



Tree Retention Categories
Stems & canopies shown

- Category A tree
- Category B tree
- Category C tree
- Category U tree
- Trees unsuitable for retention due to their very poor condition.

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 of a material planning consideration.

Trees unsuitable for retention due to their very poor condition.

B5 s837 Root Protection Area (radius = 12xstem diameter)

Root Protection Area need 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

MN = Measured North:

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

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

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

Title: Impact Assessment Plan

Page: 1 of 1

Site: Status Park, Nobel Drive

UB3 5EY

Scale: 1:400

Paper Size: A1

Arboricultural Consultants

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