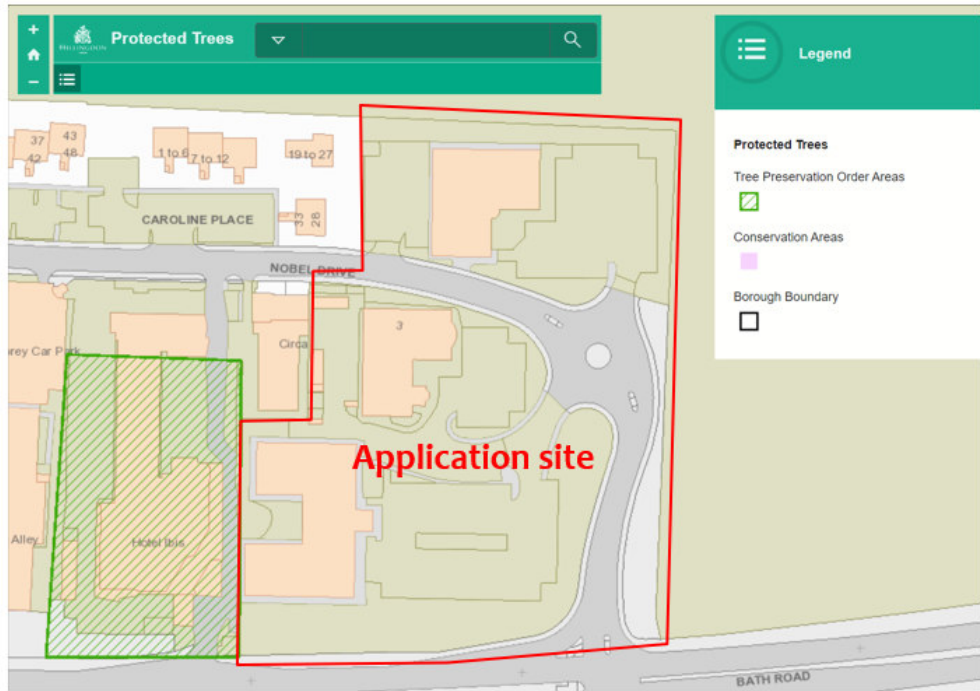


Photographs



Statutory Protection

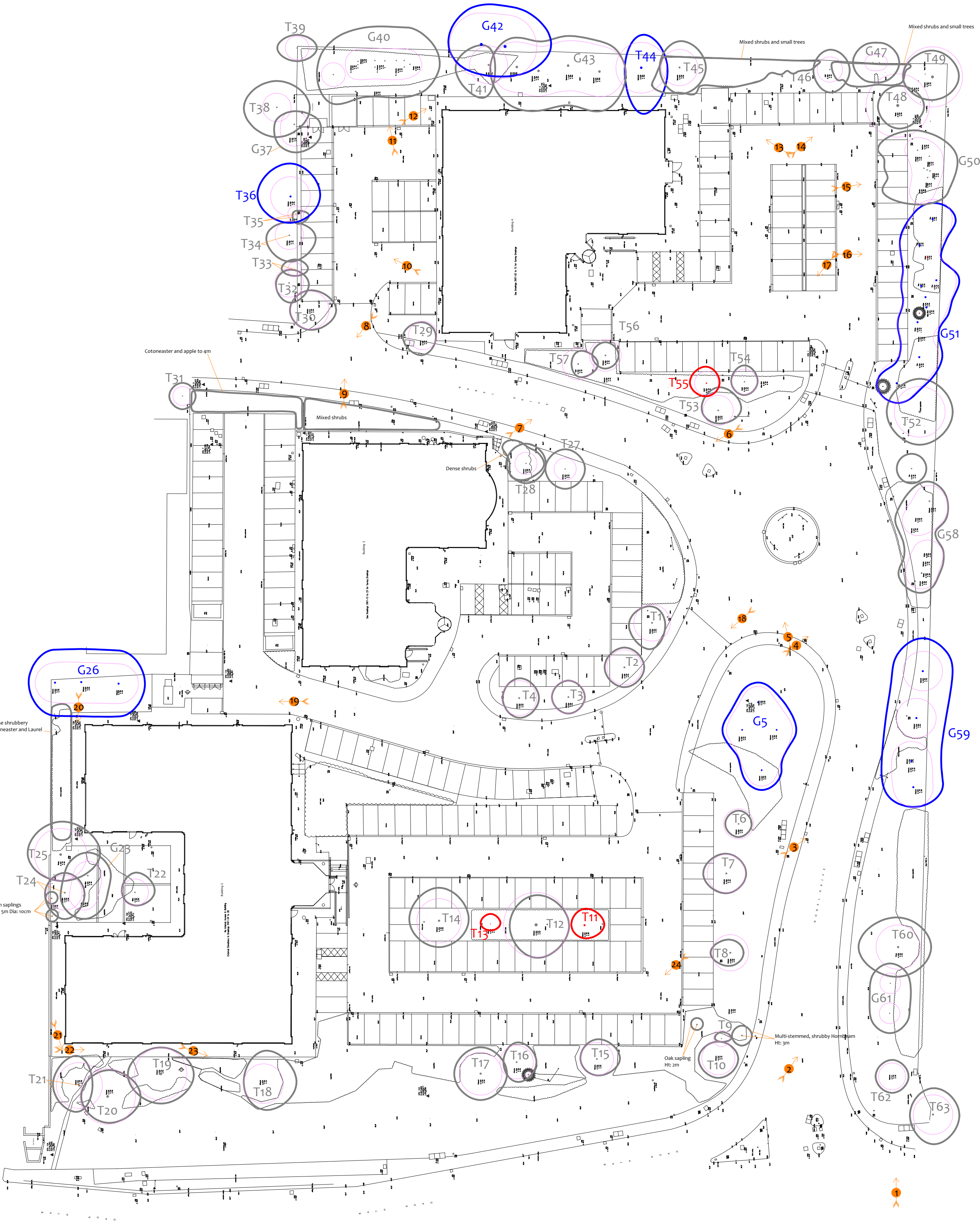
On the 13th January 2023, we accessed the local authority website. A screenshot is produced below:



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.

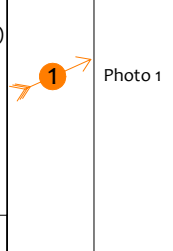
Drawing No: CCL10074B / TCP Rev: 1		Tree Retention Categories	
Title: Tree Constraints Plan (Existing Layout)		Category A tree	Trees of high quality with an estimated life expectancy of 40+ years. Usually large trees with significant presence or smaller trees with excellent form. Retention of these trees is highly desirable.
Site: Status Park, Nobel Drive, UB3 5EY		Category B tree	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.
Scale: 1:5000		Category C tree	Unremarkable trees of low quality and merit. Individual specimens are not considered to be a material planning consideration.
Paper Size: A1		Category U tree	Trees unsuitable for retention due to their very poor condition.



Tree Constraints Plan

Status: Final

	BS 5837 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	
T1 = Tree No 1	G2 = Group No 2	H3 = Hedge No 3



MN = Measured North:
Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.

Tree Ref.	Species	Height (m)	Radius (m)	Area (sq m)
T1	Box Elder	4.5	2.8	24.49
T2	Norway Maple	5	2.8	22.47
T3	Norway Maple	4.5	2.5	20.45
T4	Norway Maple	4.5	2.6	22.47
G5	Norway Maple	4.5	2.4	18.43
T6	Norway Maple	4	2.3	16.40
T7	Norway Maple	5	2.9	26.51
T8	Box Elder	4.5	2.8	24.49
T9	Hornbeam	5	1.2	5.21
T10	Box Elder	4.5	2.5	20.45
T11	Box Elder	5	3.0	28.53
T12	Box Elder	6	4.9	76.87
T13	Box Elder	3	0.7	2.13
T14	Box Elder	5.5	3.4	35.60
T15	Norway Maple	6	2.5	20.45
T16	Norway Maple	6	2.5	20.45
T17	Norway Maple	6	3.2	33.57
T18	Norway Maple	7	3.0	28.53
T19	Norway Maple	7.5	4.0	49.70
T20	Norway Maple	6	4.2	55.74
T21	Norway Maple	5	3.5	38.62
T22	Italian Alder	8.5	2.0	13.36
G23	Cherry	5	2.2	15.38
T24	Cherry	5	2.8	22.47
T25	Cherry	8	4.0	49.70
G26	Norway Maple	8	3.0	28.53
T27	Apple	5	1.7	9.30
T28	Apple	5	1.7	9.30
T29	Apple	8.5	2.2	15.38
T30	Maple	6	2.9	26.51
T31	Ash	7	1.4	7.26
T32	Norway Maple	7	2.2	15.38
T33	Norway Maple	7	1.1	4.19
T34	Norway Maple	6	2.2	15.38
T35	Norway Maple	12	5	2.1
T36	Norway Maple	10	3.0	28.53
G37	Norway Maple	8	2.0	13.36
T38	Norway Maple	10	2.2	15.38
T39	Norway Maple	8	1.8	10.32
G40	Field Maple, Norway Maple & Cherry	9	1.8	10.32
T41	Cherry	9	2.9	26.51
G42	Oak	11	4.8	72.65
G43	Field Maple	10	3.8	46.6
T44	Norway Maple	10	3.8	46.6
T45	Norway Maple	9	2.8	24.49
T46	Norway Maple	7	1.9	12.34
G47	Oak & Hawthorn	6	1.2	5.21
T48	Ash	9	4.8	72.65
T49	Ash	6	4.6	65.81
G50	Field Maple, Elder & Cherry	7.5	1.9	12.34
G51	Pine	9	3.0	28.53
T52	Cherry	6	3.8	46.6
T53	Hedera/Birch	6	2.3	16.40
T54	Beech	7	1.9	12.34
T55	Beech	5.5	1.8	10.32
T56	Apple	6	2.4	18.43
T57	Apple	6	2.4	18.43
G58	Cherry	6	2.4	18.43
G59	Norway Maple	8.5	3.0	28.53
T60	Cherry	7.5	3.4	35.60
G61	Hornbeam	5	1.6	8.28
T62	Coronilla/Cherry	5.5	3.0	13.36
T63	Field Maple	7	3.0	28.53

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.
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-practice⁹ 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.








Drawing No:	CCL 10074B / IAP Rev: 1
Title:	Impact Assessment Plan
Site:	Status Park, Nobel Drive UB3 5EY
Scale:	1:5000
Paper Size:	A1









	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 maturing 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.

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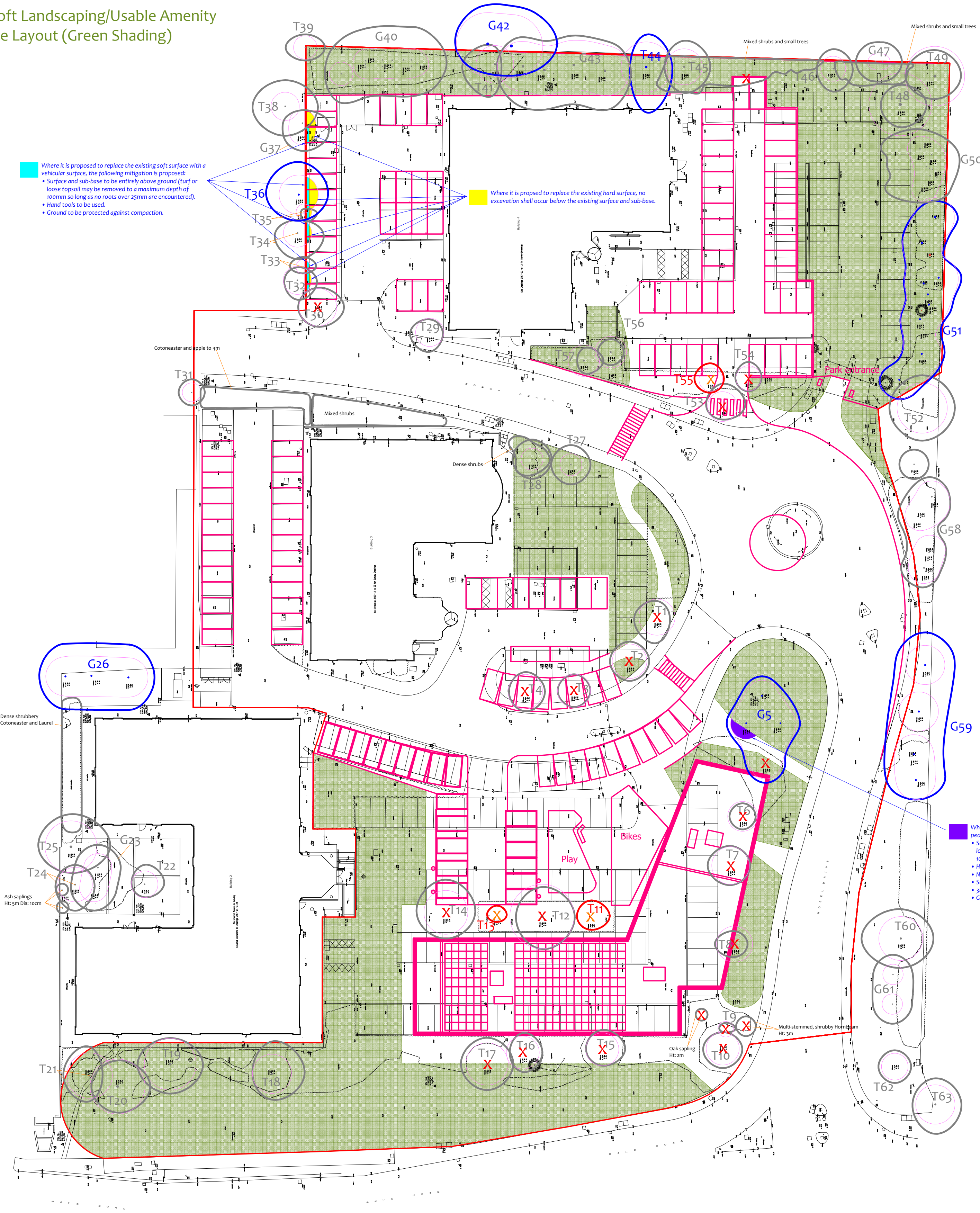
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	Root Protection Area having been amended to account for site conditions
	T1 = Tree No 1 G2 = Group No 2 H3 = Hedge No 3
	Tree to be removed to facilitate the proposal
	Tree to be removed due to its low quality
	Proposed pruning

MN = Measured North:	MN = Measured North:
Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.	Canopy spreads are sometimes measured to an approximate N defined by site features. Often more accurate, especially where rows of trees are not aligned N-S or E-W.
	
	
	
	

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G43	Field Maple	10	3.8	46.06
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G51	Pine	9	3.0	28.53
T52	Cherry	6	3.8	46.06
T53	Hedera/Birch	6	2.3	16.40
T54	Beech	7	1.9	12.34
T55	Beech	5.5	1.8	10.32
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G61	Hornbeam	5	1.6	8.28
T62	Coronilla Cherry	5.5	3.0	38.62
T63	Field Maple	7	3.0	28.53

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



Where it is proposed to replace the existing soft surface with a vehicular surface, the following mitigation is proposed:

- 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.

Where it is proposed to replace the existing hard surface, no excavation shall occur below the existing surface and sub-base.

Where it is proposed to replace the existing soft surface with a pedestrian surface, the following mitigation is proposed:

- 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.

