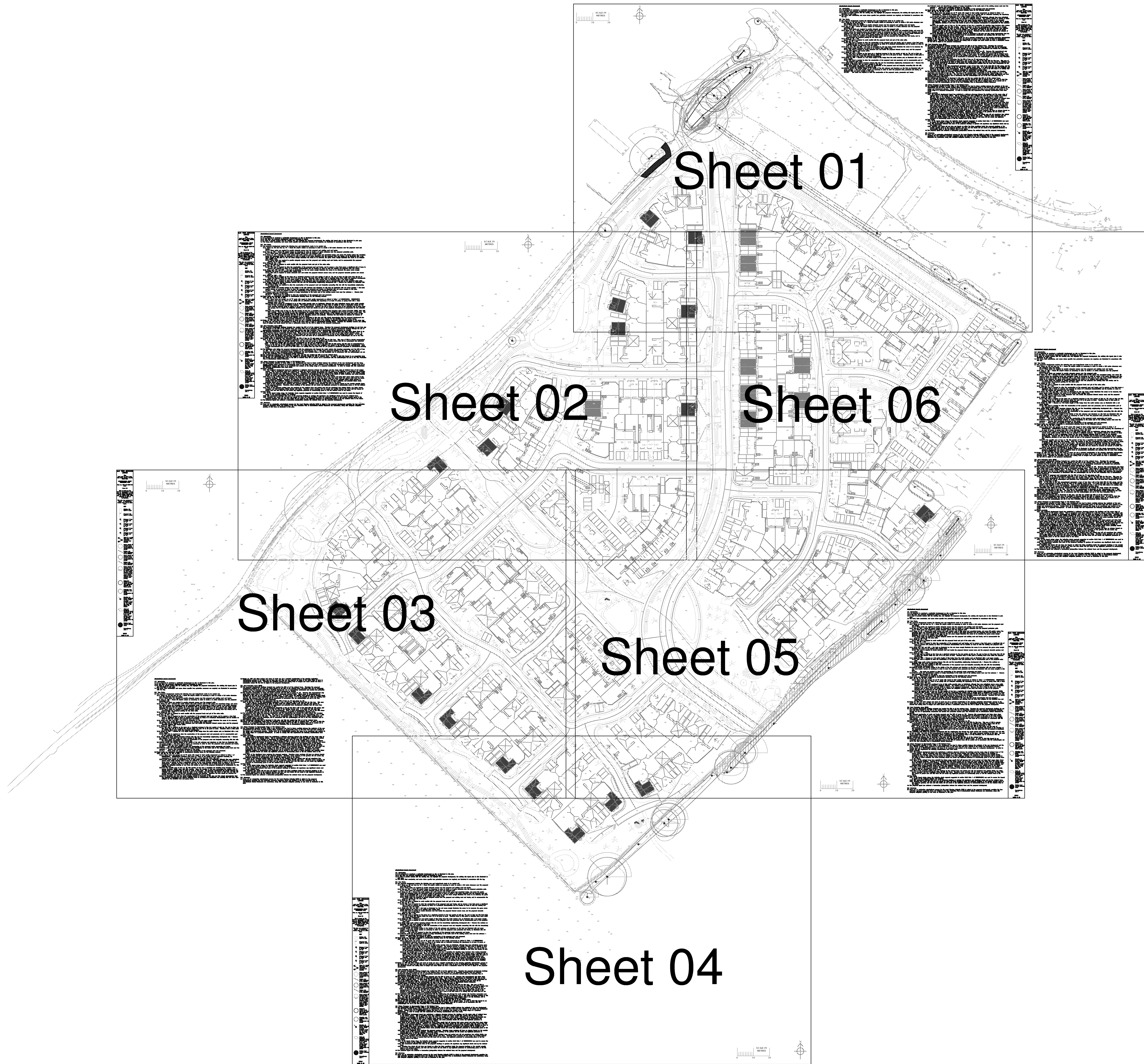
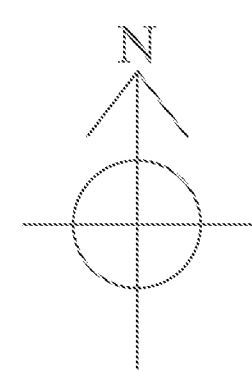


6.0 Arboricultural Impact Assessment Plan





2.1.11 Several small and discontinuous sections of hedge immediately to the south east of the existing access road near the

[illegible]

Arboricultural Impact Assessment

- 1.0 Introduction
1.1 It is proposed to construct a residential development on site as illustrated in this plan.
1.2 In this plan, the proposed development layout is illustrated in colour.
1.3 In order to provide context with the existing site, and highlight the proposed development, the existing site layout plan is also illustrated in pale grey.
1.4 The trees, their constraints, and areas where specific tree protection measures are required, are illustrated in accordance with the key.
- 2.0 Tree Works.
2.1 The proposed development requires the following tree and hedge/scrub works to be carried out:
2.1.1 Group no. 02 and tree no. 14 – Crown lift and/or reduce as necessary in order to create a 5.5 metre clearance over the proposed road and tracks.
2.1.2 Tree no. 120 – Crown lift and/or reduce as necessary in order to create a 2 metre clearance over the proposed pedestrian path.
2.1.3 These works are required to provide adequate access over the proposed path.
2.1.3 Group no. 03 – Remove the south western and north eastern ends of this group and associated hedges, and crown lift and/or reduce the remaining group and associated hedge as necessary in order to create a 5.5 metre clearance over the proposed road and tracks, all as illustrated with a red crown margin in this plan i.e. the red crown margin illustrates the crown to be removed, the green crown margin illustrates the crown to be retained after cutting back.
2.1.3 These works are required to provide adequate access over the proposed and existing road and tracks, and to accommodate the proposed parking for the sales suite.
2.1.4 Group no. 02 – Fell.
2.1.4 This work is required to avoid conflict with the proposed track and pot of the sales suite.
2.1.5 Tree no. 15 – Fell.
2.1.5 This work is required to allow the construction of the proposed road and tracks, and to remove a tree that poses a significant risk of harm to persons and property by virtue of its structural characteristics and its location so close to both the existing and proposed road and tracks.
2.1.6 Group no's. 021 and 023 – Cut back as illustrated i.e. the red crown margin illustrates the crown to be removed, the green crown margin illustrates the crown to be retained after cutting back.
2.1.6 This work is required to create clearance over and beside the proposed internal access road, and the proposed domestic gardens and access paths.
2.1.7 Group no. 022 – Fell.
2.1.7 This work is required as the trees are a dominant presence in the rear garden of plot no. 70, and as they are Elm trees they will die of Dutch Elm Disease within the next 10 to 20 years at least. Therefore there is little point in retaining these trees within the proposed development.
2.1.8 Hedge no. 1027 – Remove on 11.2 metre length of this hedge from the north western end, as illustrated with a red crown margin.
2.1.8 This work is required to allow the construction of the proposed road and pavement, and to accommodate part of the proposed sales suite.
2.1.9 Hedge along south eastern boundary between this site and the immediately neighbouring development site – Remove five sections as illustrated with red crown margin in this plan.
2.1.9 These works are required to allow the construction of the proposed road and footpaths connecting this site with the immediately neighbouring development site.
2.1.10 Scrub growth and scrubby hedges in the vicinity of the site entrance and elsewhere on site that are illustrated with red crown margins – Cut back and/or remove as necessary in order to clear the proposed road, pavement and tracks, as illustrated with red crown margins in this plan.
2.1.10.1 The works are required to allow the construction of the proposed roads, pavements and tracks.
2.1.11 Several small and discontinuous sections of hedge immediately to the south east of the existing access road near the entrance – Remove (not specifically illustrated in this plan).
2.1.11.1 These works are required to allow the construction of the proposed road and pavement.
2.2 These works are considered acceptable in arboricultural planning terms for the following reasons:
2.2.1 02, 03, 14, 15, 021 & 022.
2.2.1.1 These trees and groups are all 'C' grade with regard to their quality assessment as defined in Table 1 of BS5837:2012. BS5837:2012 describes such trees as 'Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm'.
2.2.1.2 Such trees cannot be considered to be of high public amenity value as individuals, although they may collectively accrue some public amenity value if they are present in sufficient numbers. The retained removal or pruning of these trees is unlikely to form a substantive reason for the Local Planning Authority (LPA) to object to the proposed development. However, the LPA is likely to take note of the collective loss of these trees and groups, and to require the mitigation planting of new trees and shrubs as part of the proposed development to compensate for this collective loss.
2.2.1.3 In the specific case of tree no. 15, this species of tree has a reputation for shedding large branches when mature (Lonsdale 1999), often with little warning. Given the location of this tree overhanging the existing road, it already poses a significant risk of harm to users of that road. The proposed development will greatly increase the vehicular and pedestrian traffic along the route of the existing road and under the crown of this tree, and this will greatly increase the risk of this tree causing persons and property. Therefore the tree should be removed for reasons of health and safety if the proposed development is to go ahead.
2.2.1.4 An illustrative new tree and shrub planting scheme is illustrated in this plan and this clearly demonstrates that the proposed development has allowed sufficient room to accommodate substantive new planting that will more than mitigate for the identified tree and group losses.
2.4 Hedges no. 1027 and other hedges are not a material consideration in the planning application determination process in the same way as trees are, and they are not regarded as being of the same value of trees in arboricultural planning terms. Therefore the identified removal and cutting back of hedges and scrub should not form a substantive reason for the LPA to object to the proposed development.
- 3.0 Root Protection Areas (RPA)
3.1 The proposed development dwellings footprint has avoided the RPA of all the retained trees. Therefore the proposed development dwellings do not have any direct impact on the RPA of the retained trees, and these RPA can be adequately protected from the proposed development dwellings through the use of appropriately constructed and located tree protection barriers (see Tree Protection Plan & Arboricultural Method Statement for details).
3.2 The proposed construction of roads and tracks encroach over the RPA of group no. 07. However, this encroachment only takes place where there is an existing hard surface road or compacted hardcore track. These areas of encroachment are illustrated in this plan as the hard surface retention areas. In these areas, the existing hard surface will be retained intact and the new road or track constructed on top of the existing hard surface. If it is not possible to retain the existing hard surfaces, the proposed road and track will be constructed in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.
3.3 A small section of proposed road encroaches into the RPA of tree no. 14 and group no. 07.
3.3.1 In the case of 14, this encroachment represents a loss of less than 12% of the total RPA for this tree. This area of RPA is already compromised by virtue of being under the existing metalled road, and the tree has access to additional soil rooting volume that will be undeveloped and protected from development activities that will more than compensate for the loss of percentage of RPA.
3.3.2 In the case of 07, this encroachment represents a loss of less than 1.4% of the total RPA for this group, and the area of encroachment is located at the far side of the existing access road. It is likely that this road has restricted root growth in the direction of the encroachment. Such a small encroachment into a part of the RPA where it is unlikely that any roots from 07 are present is considered acceptable in arboricultural planning terms.
3.4 The pedestrian path linking the proposed development with the neighbouring site through the south eastern site boundary encroaches over the RPA of tree no. 120. The area of this encroachment is illustrated as the 'Precautionary area 1' with yellow hexagonal hatching in this plan. The path will be constructed using a three dimensional cellular confinement sub base installed using a no-dig technique, and in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.
3.5 The underground drainage plan is illustrated in this plan, and this has avoided the RPA of all the retained trees.
3.6 Fences and soft landscaping works have the potential to adversely impact the RPA of retained trees. In order to limit this impact to an acceptable level, the fencing and soft landscaping works in the RPA of retained trees will be carried out in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.
- 4.0 Future Pressures to Unreasonably Prune or Fell Retained Trees
4.1 The inappropriate retention of trees within a new development can lead to future conflicts between the residents of the new development and the trees, thereby creating future pressures to unreasonably prune or fell trees that had been retained in the design and development process. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement the following considerations have been made:
4.2 Crown proximity.
4.2.1 The proposed development layout has maintained a minimum clearance between the dwellings and the crown edge of retained trees of 7.5 metres metres. This is considered more than sufficient to avoid the crowns coming into contact with the fabric of the dwellings or overhanging the dwellings, even when the trees are swaying in a storm event. Therefore, the proposed development has avoided placing dwellings so close to the existing crown spreads of retained trees that legitimate feelings of overbearing and dominance will be created in the minds of future residents, and crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.
4.2.2 Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed dwellings. However, it is considered that this future growth will not bring any crown edge any closer than 7.5 metres away from the fabric of the proposed dwellings. Therefore, the proposed development has avoided placing dwellings so close to the potential future crown spreads of retained trees that legitimate feelings of overbearing and dominance will be created in the minds of future residents, and potential future crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.
4.2.3 None of the significant trees overhanging the proposed gardens. Therefore crown overhanging will have no adverse impact on the useable amenity space in the proposed gardens. Therefore, crown overhanging of the gardens will not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.
4.2.4 None of the proposed parking bays are overhung by the retained trees and parked cars will not experience tree related debris, e.g. leaves, twigs, honeydew and bird droppings, falling directly onto them. Therefore crown overhanging will not create any conflict between the trees and the owners of parked cars and this issue will not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.
4.3 Tree shade.
4.3.1 At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed gardens and dwellings.
4.3.2 This assessment indicated that none of the proposed dwellings or gardens will experience any significant shade cast by the retained trees.
4.3.3 Therefore tree shade will not have any impact on either the living conditions inside the proposed dwellings or the useable amenity space in the proposed gardens, and tree and tree shade will not result in any legitimate pressures to unreasonably prune or fell the retained trees in the future.
4.4 The proposed layout has achieved a harmonious juxtaposition between the retained trees and the proposed development.
- 5.0 Summary
5.1 There are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested above and detailed in the Tree Protection Plan & Arboricultural Method Statement are undertaken, along with adequate mitigation planting of new trees as illustrated in this plan.



Arboricultural Impact Assessment

1.0 Introduction

- 1.1 It is proposed to construct a residential development on site as illustrated in this plan.
1.2 In this plan, the proposed development layout is illustrated in colour.
1.3 In order to provide context with the existing site, and highlight the proposed development, the existing site layout plan is also illustrated in pole grey.
1.4 The trees, their constraints, and areas where specific tree protection measures are required, are illustrated in accordance with the key.

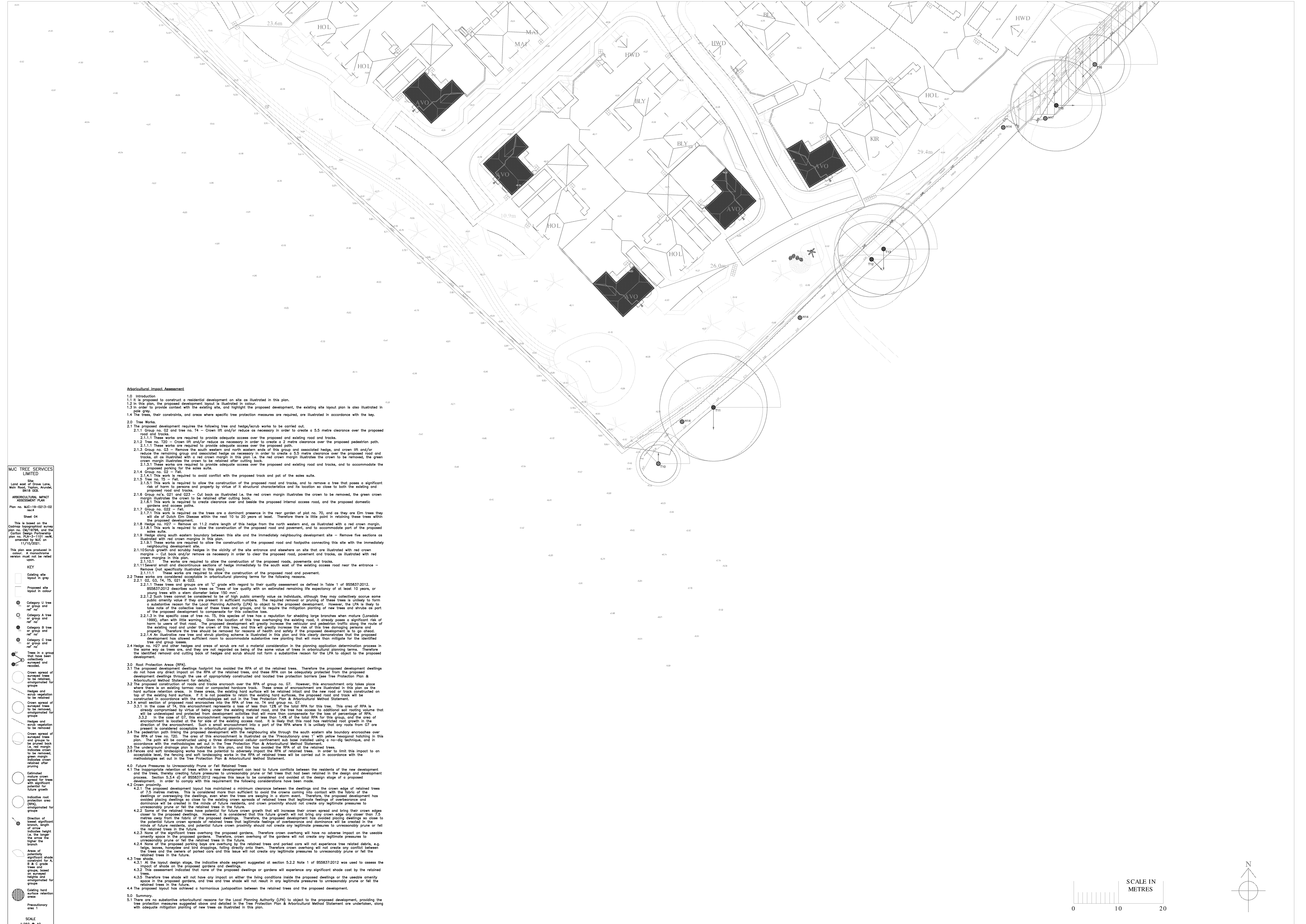
2.0 Tree Works

- 2.1 The proposed development requires the following tree and hedge/scrub works to be carried out.
2.1.1 Group no. G2 and tree no. T4 – Crown lift and/or reduce as necessary in order to create a 5.5 metre clearance over the proposed road and tracks.
2.1.1.1 These works are required to provide adequate access over the proposed and existing road and tracks.
2.1.2 Tree no. T20 – Crown lift and/or reduce as necessary in order to create a 2 metre clearance over the proposed pedestrian path.
2.1.2.1 These works are required to provide adequate access over the proposed path.
2.1.3 Group no. G3 – Remove the south western and north eastern ends of this group and associated hedge, and crown lift and/or reduce the remaining group and associated hedge as necessary in order to create a 5.5 metre clearance over the proposed road and tracks, as illustrated with a red crown margin in this plan i.e. the red crown margin illustrates the crown to be removed, the green crown margin illustrates the crown to be retained after cutting back.
2.1.3.1 These works are required to provide adequate access over the proposed and existing road and tracks, and to accommodate the proposed parking for the sides suite.
2.1.4 Group no. G2 – Fall.
2.1.4.1 This work is required to avoid conflict with the proposed track and cut of the sides suite.
2.1.5 Tree no. T5 – Fall.
2.1.5.1 This work is required to allow the construction of the proposed road and tracks, and to remove a tree that poses a significant risk of harm to persons and property by virtue of its structural characteristics and its location so close to both the existing and proposed road and tracks.
2.1.6 Group no.s G21 and G23 – Cut back as illustrated i.e. the red crown margin illustrates the crown to be removed, the green crown margin illustrates the crown to be retained after cutting back.
2.1.6.1 This work is required to create clearance over and beside the proposed internal access road, and the proposed domestic gardens and access paths.
2.1.7 Group no. G22 – Fall.
2.1.7.1 This work is required as the trees are a dominant presence in the rear garden of plot no. 70, and as they are Elm trees they will of Dutch Elm Disease within the next 10 to 20 years at least. Therefore there is little prospect in retaining these trees within the proposed development.
2.1.8 Hedge no. H27 – Remove on 11.2 metre length of this hedge from the north western end, as illustrated with a red crown margin.
2.1.8.1 This work is required to allow the construction of the proposed road and pavement, and to accommodate part of the proposed sides suite.
2.1.9 Hedge along south eastern boundary between this site and the immediately neighbouring development site – Remove five sections as illustrated with red crown margins in this plan.
2.1.9.1 These works are required to allow the construction of the proposed road and footpaths connecting this site with the immediately neighbouring development site.
2.1.10 Scrub growth and scrubby hedges in the vicinity of the site entrance and elsewhere on site that are illustrated with red crown margins – Cut back and/or remove as necessary in order to clear the proposed road, pavement and tracks, as illustrated with red crown margins in this plan.
2.1.10.1 The works are required to allow the construction of the proposed roads, pavements and tracks.
2.1.11 Several small and discontinuous sections of hedge immediately to the south east of the existing access road near the entrance – Remove (not specifically illustrated in this plan).
2.1.11.1 These works are required to allow the construction of the proposed road and pavement.
2.2 These works are considered acceptable in arboricultural planning terms for the following reasons.
2.2.1 G2, G3, T4, T5, G21 & G23
2.2.1.1 These trees and groups are all 'C' grade with regard to their quality assessment as defined in Table 1 of BS5837:2012. BS5837:2012 describes such trees as 'trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm'.
2.2.1.2 Such trees cannot be considered to be of high public amenity value as individuals, although they may collectively occur some public amenity value if they are present in sufficient numbers. The required removal or pruning of these trees is unlikely to form a substantive reason for the Local Planning Authority (LPA) to object to the proposed development. However, the LPA is likely to take note of the collective loss of these trees and groups, and to require the mitigation planting of new trees and shrubs as part of the proposed development to compensate for this collective loss.
2.2.1.3 In the specific case of tree no. T5, this species of tree has a reputation for shedding large branches when mature (Lansdale 1999), often the location of this tree overhanging the existing road, it already poses a significant risk of harm to users of that road. The proposed development will greatly increase the vehicular and pedestrian traffic along the route of the existing road and under the crown of this tree, and this will greatly increase the risk of this tree damaging persons and property. Therefore the tree should be removed for reasons of health and safety if the proposed development is to go ahead.
2.2.1.4 An illustrative new tree and shrub planting scheme is illustrated in this plan and this clearly demonstrates that the proposed development has allowed sufficient room to accommodate substantive new planting that will more than mitigate for the identified tree and group losses.

- 2.4 Hedge no. H27 and other hedges and areas of scrub are not a material consideration in the planning application determination process in the same way as trees are, and they are not regarded as being of the same value of trees in arboricultural planning terms. Therefore the identified removal and cutting back of hedges and scrub should not form a substantive reason for the LPA to object to the proposed development.

- 3.0 Root Protection Areas (RPA)
3.1 The proposed development dwellings footprint has avoided the RPA of all the retained trees. Therefore the proposed development dwellings do not have any direct impact on the RPA of the retained trees, and these RPA can be adequately protected from the proposed development dwellings through the use of appropriately constructed and located tree protection barriers (see Tree Protection Plan & Arboricultural Method Statement for details).
3.2 The proposed construction of roads and tracks encroach over the RPA of group no. G7. However, this encroachment only takes place where there is an existing terraced road or compacted hardcore track. These areas of encroachment are illustrated in this plan as the hard surface retention areas. In these areas the existing hard surfaces will be retained intact and the new road or track constructed on top of the existing hard surface. If it is not possible to retain the existing hard surfaces, the proposed road and track will be constructed in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.
3.3 A small section of proposed road encroaches into the RPA of tree no. T4 and group no. G7.
3.3.1 In the case of T4, this encroachment represents a loss of less than 12% of the total RPA for this tree. This area of RPA is already compromised by virtue of being under the existing metal road, and the tree has access to additional soil rooting volume that will be undeveloped and protected from development activities that will more than compensate for the loss of percentage of RPA.
3.3.2 In the case of G7, this encroachment represents a loss of less than 1.4% of the total RPA for this group, and the area of encroachment is located at the far side of the existing access road. It is likely that this road has restricted root growth in the direction of the encroachment. Such a small encroachment into a part of the RPA where it is unlikely that any roots from G7 are present is considered acceptable in arboricultural planning terms.
3.4 The pedestrian path linking the proposed development with the neighbouring site through the south eastern site boundary encroaches over the RPA of tree no. T20. The area of this encroachment is illustrated as the 'Preliminary area 1' with yellow hatched hatching in this plan. The path will be constructed using a three dimensional cellular confinement sub base installed using a rig-rig technique, and in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.
3.5 The underground drainage plan is illustrated in this plan, and this has avoided the RPA of all the retained trees.
3.6 Fences and soft landscaping works have the potential to adversely impact the RPA of retained trees. In order to limit this impact to an acceptable level, the fencing and soft landscaping works in the RPA of retained trees will be carried out in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.

- 4.0 Future Pressures to Unreasonably Prune or Fall Retained Trees
4.1 The inappropriate retention of trees within a new development can lead to future conflicts between the residents of the new development and the trees, thereby creating future pressures to unreasonably prune or fall trees that had been retained in the design and development process. Section 5.3.4 d) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement the following considerations have been made.
4.2 Crown proximity
4.2.1 The proposed development layout has maintained a minimum clearance between the dwellings and the crown edge of retained trees of 7.5 metres metres. This is considered more than sufficient to avoid the crowns coming into contact with the fabric of the dwellings or overhanging the dwellings, even when the trees are swaying in a storm event. Therefore, the proposed development has avoided placing dwellings so close to the existing crown spreads of retained trees that legitimate feelings of dominance will be created in the minds of future residents, and crown proximity should not create any legitimate pressures to unreasonably prune or fall the retained trees in the future.
4.2.2 Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed dwellings. However, it is considered that this future growth will not bring any crown edge any closer than 7.5 metres away from the fabric of the proposed dwellings. Therefore, the proposed development has avoided placing dwellings so close to the potential future crown spreads of retained trees that legitimate feelings of overbearing and dominance will be created in the minds of future residents, and potential future crown proximity should not create any legitimate pressures to unreasonably prune or fall the retained trees in the future.
4.2.3 None of the significant trees overhanging the proposed gardens, therefore crown overhanging will have no adverse impact on the useable amenity space in the proposed gardens. Therefore, crown overhanging of the gardens will not create any legitimate pressures to unreasonably prune or fall the retained trees in the future.
4.2.4 None of the proposed parking bays are overhung by the retained trees and parked cars will not experience tree related debris, e.g. twigs, leaves or bark, falling directly onto them. Therefore crown overhanging will not create any conflict between the trees and the owners of parked cars and this issue will not create any legitimate pressures to unreasonably prune or fall the retained trees in the future.
4.3 Tree shade
4.3.1 At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed gardens and dwellings.
4.3.2 The assessment has indicated that none of the proposed dwellings or gardens will experience any significant shade cast by the retained trees.
4.3.5 Therefore tree shade will not have any impact on either the living conditions inside the proposed dwellings or the useable amenity space in the proposed gardens, and tree and tree shade will not result in any legitimate pressures to unreasonably prune or fall the retained trees in the future.
4.4 The proposed layout has achieved a harmonious juxtaposition between the retained trees and the proposed development.
5.0 Summary
5.1 There are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested above and detailed in the Tree Protection Plan & Arboricultural Method Statement are undertaken, along with adequate mitigation planting of new trees as illustrated in this plan.



- Arboricultural Impact Assessment**
- 1.0 Introduction
- 1.1 It is proposed to construct a residential development on site as illustrated in this plan.
- 1.2 In this plan, the proposed development layout is illustrated in colour.
- 1.3 In order to provide context with the existing site, and highlight the proposed development, the existing site layout plan is also illustrated in pale grey.
- 1.4 The trees, their constraints, and areas where specific tree protection measures are required, are illustrated in accordance with the key.
- 2.0 Tree Works
- 2.1 The proposed development requires the following tree and hedge/scrub works to be carried out.
- 2.1.1 Group no. G2 and tree no. T4 – Crown lift and/or reduce as necessary in order to create a 5.5 metre clearance over the proposed road and tracks.
- 2.1.1.1 These works are required to provide adequate access over the proposed and existing road and tracks.
- 2.1.2 Tree no. T20 – Crown lift and/or reduce as necessary in order to create a 2 metre clearance over the proposed pedestrian path.
- 2.1.2.1 These works are required to provide adequate access over the proposed path.
- 2.1.3 Group no. G3 – Remove the south western and north eastern ends of this group and associated hedge, and crown lift and/or reduce the remaining group and associated hedge as necessary in order to create a 5.5 metre clearance over the proposed road and tracks, all as illustrated with a red crown margin in this plan i.e. the red crown margin illustrates the crown to be removed, the green crown margin illustrates the crown to be retained after cutting back.
- 2.1.3.1 These works are required to provide adequate access over the proposed and existing road and tracks, and to accommodate the proposed parking for the sales suite.
- 2.1.4 Group no. G2 – Fall.
- 2.1.4.1 This work is required to avoid conflict with the proposed track and part of the sales suite.
- 2.1.5 Tree no. T5 – Fall.
- 2.1.5.1 This work is required to allow the construction of the proposed road and tracks, and to remove a tree that poses a significant risk of harm to persons and property by virtue of its structural characteristics and its location so close to both the existing and proposed road and tracks.
- 2.1.6 Group no's. G21 and G23 – Cut back as illustrated i.e. the red crown margin illustrates the crown to be removed, the green crown margin illustrates the crown to be retained after cutting back.
- 2.1.6.1 This work is required to create clearance over and beside the proposed internal access road, and the proposed domestic garden and access paths.
- 2.1.7 Group no. G22 – Fall.
- 2.1.7.1 This work is required as the trees are a dominant presence in the rear garden of plot no. 70, and as they are Elm trees they will die of Dutch Elm Disease within the next 10 to 20 years at least. Therefore there is little point in retaining these trees within the proposed development.
- 2.1.8 Hedge no. H27 – Remove on 11.2 metre length of this hedge from the north western end, as illustrated with a red crown margin.
- 2.1.8.1 This work is required to allow the construction of the proposed road and pavement, and to accommodate part of the proposed sales suite.
- 2.1.9 Hedge along south eastern boundary between this site and the immediately neighbouring development site – Remove five sections as illustrated with red crown margins in this plan.
- 2.1.9.1 These works are required to allow the construction of the proposed road and footpaths connecting this site with the immediately neighbouring development site.
- 2.1.10 Scrub growth and scrubby hedges in the vicinity of the site entrance and elsewhere on site that are illustrated with red crown margins – Cut back and/or remove as necessary in order to clear the proposed road, pavement and tracks, as illustrated with red crown margins in this plan.
- 2.1.10.1 The works are required to allow the construction of the proposed roads, pavements and tracks.
- 2.1.11 Several small and discontinuous sections of hedge immediately to the south east of the existing access road near the entrance – Remove (not specifically illustrated in this plan).
- 2.1.11.1 These works are required to allow the construction of the proposed road and pavement.
- 2.2 These works are considered acceptable in arboricultural planning terms for the following reasons.
- 2.2.1 G2, G3, T4, T5, G21 & G22.
- 2.2.1.1 These trees and groups are all 'C' grade with regard to their quality assessment as defined in Table 1 of BS5837:2012.
- 2.2.1.2 BS5837:2012 describes such trees as 'Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm'.
- 2.2.1.3 Such trees cannot be considered to be of high public amenity value as individuals, although they may collectively accrue some public amenity value if they are present in sufficient numbers. The required removal or pruning of these trees is unlikely to form a substantive reason for the Local Planning Authority (LPA) to object to the proposed development. However, the LPA is likely to take note of the collective loss of these trees and groups, and to require the mitigation planting of new trees and shrubs as part of the proposed development to compensate for the collective loss.
- 2.2.1.4 In the specific case of tree no. T5, this species of tree has a reputation for shedding large branches when mature (Lonsdale 1999), often with little warning. Given the location of this tree overhanging the existing road, it already poses a significant risk of harm to users of that road. The proposed development will greatly increase the vehicular and pedestrian traffic along the route of the existing road and under the crown of this tree, and this will greatly increase the risk of this tree damaging persons and property. Therefore the tree should be removed for reasons of health and safety if the proposed development is to go ahead.
- 2.2.1.5 An illustrative new tree and shrub planting scheme is illustrated in this plan and this clearly demonstrates that the proposed development has allowed sufficient room to accommodate substantive new planting that will more than mitigate for the identified tree and group losses.
- 2.4 Hedge no. H27 and other hedges and areas of scrub are not a material consideration in the planning application determination process in the same way as trees are, and they are not regarded as being of the same value of trees in arboricultural planning terms. Therefore the identified removal and cutting back of hedges and scrub should not form a substantive reason for the LPA to object to the proposed development.
- 3.0 Root Protection Area (RPA)
- 3.1 The proposed development dwellings footprint has avoided the RPA of all the retained trees. Therefore the proposed development dwellings do not have any direct impact on the RPA of the retained trees, and these RPA can be adequately protected from the proposed development dwellings through the use of appropriately constructed and located tree protection barriers (see Tree Protection Plan & Arboricultural Method Statement for details).
- 3.2 The proposed construction of roads and tracks encroach over the RPA of group no. G7. However, this encroachment only takes place where there is an existing terrace road or collapsed hardcore track. These areas of encroachment are illustrated in this plan as the hard surface retention areas. In these areas, the existing hard surface will be retained intact and the new road or track constructed on top of the existing hard surface. If it is not possible to retain the existing hard surface, the proposed road and track will be constructed in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.
- 3.3 A small section of proposed road encroaches into the RPA of tree no. T4 and group no. G7.
- 3.3.1 In the case of T4, this encroachment represents a loss of less than 12% of the total RPA for this tree. This area of RPA is already compromised by virtue of being under the existing metalled road, and the tree has access to additional soil rooting volume that will be undeveloped and protected from development activities that will more than compensate for the loss of percentage of RPA.
- 3.3.2 In the case of G7, this encroachment represents a loss of less than 1.4% of the total RPA for this group, and the area of encroachment is located at the far side of the existing access road. It is likely that this road has restricted root growth in the direction of the encroachment. Such a small encroachment into a part of the RPA where it is unlikely that any roots from G7 are present is considered acceptable in arboricultural planning terms.
- 3.4 The pedestrian path linking the proposed development with the neighbouring site through the south eastern site boundary encroaches over the RPA of tree no. T20. The area of this encroachment is illustrated as the 'Precautionary area 1' with yellow hexagonal hatching in this plan. The path will be constructed using a three dimensional cellular curb base installed using a no-dig technique, and in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.
- 3.5 The underground drainage plan is illustrated in this plan, and this has the retained trees.
- 3.6 Fences and soft landscaping works have the potential to adversely impact the RPA of retained trees. In order to limit this impact to an acceptable level, the fencing and soft landscaping works in the RPA of retained trees will be carried out in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.
- 4.0 Future Pressures to Unreasonably Prune or Fall Retained Trees
- 4.1 The inappropriate retention of trees within a new development can lead to future conflicts between the residents of the new development and the trees, thereby creating future pressures to unreasonably prune or fall trees that had been retained in the design and development process. Section 5.3.4 a) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement the following considerations have been made.
- 4.2 Crown proximity.
- 4.2.1 The proposed development layout has maintained a minimum clearance between the dwellings and the crown edge of retained trees of 7.5 metres metres. This is considered more than sufficient to avoid the crown coming into contact with the fabric of the dwellings or overhanging the dwellings, even when the trees are swaying in a storm event. Therefore, the proposed development has avoided placing dwellings so close to the existing crown spreads of retained trees that legitimate feelings of overbearance and dominance will be created in the minds of future residents, and crown proximity should not create any legitimate pressures to unreasonably prune or fall the retained trees in the future.
- 4.2.2 Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed dwellings. However, it is considered that this future growth will not bring any crown edge any closer than 7.5 metres away from the fabric of the proposed dwellings. Therefore, the proposed development has avoided placing dwellings so close to the potential future crown spreads of retained trees that legitimate feelings of overbearance and dominance will be created in the minds of future residents, and potential future crown proximity should not create any legitimate pressures to unreasonably prune or fall the retained trees in the future.
- 4.2.3 None of the significant trees overhanging the proposed gardens. Therefore crown overhang of the gardens will not create any legitimate pressures to unreasonably prune or fall the retained trees in the future.
- 4.2.4 None of the proposed parking bays are overhanging by the retained trees and parked cars will not experience tree related debris, e.g. leaves, twigs, branches and bird droppings falling directly onto them. Therefore crown overhang will not create any conflict between the trees and the owners of parked cars and this issue will not create any legitimate pressures to unreasonably prune or fall the retained trees in the future.
- 4.3 Tree shade.
- 4.3.1 At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed gardens and dwellings.
- 4.3.2 This assessment indicated that none of the proposed dwellings or gardens will experience any significant shade cast by the retained trees.
- 4.3.3 Therefore tree shade will not have any impact on either the living conditions inside the proposed dwellings or the usable amenity space in the proposed gardens, and tree and tree shade will not result in any legitimate pressures to unreasonably prune or fall the retained trees in the future.
- 4.4 The proposed layout has achieved a harmonious juxtaposition between the retained trees and the proposed development.
- 5.0 Summary
- 5.1 There are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested above and detailed in the Tree Protection Plan & Arboricultural Method Statement are undertaken, along with adequate mitigation planting of new trees as illustrated in this plan.

MJC TREE SERVICES LIMITED

She: Land east of Dove Lane, Main Road, Vapton, Arundel, BN15 0GS

ARBORICULTURAL IMPACT ASSESSMENT PLAN

Plan no. MJC-19-0213-02 rev4

Sheet 04

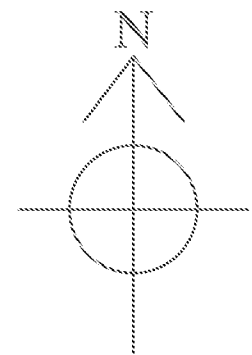
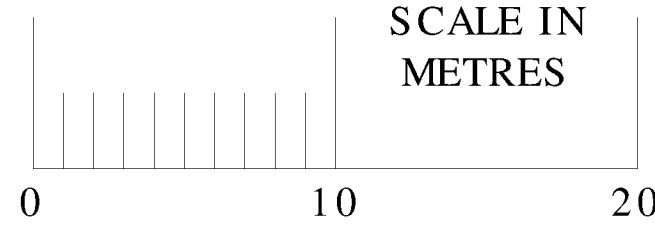
This is based on the Cadmap topographical survey plan no. CM/19796, and the Cadman Design Partnership plan no. PLN-3-1101 rev1, amended by MJC on 11/10/2021.

This plan was produced in colour. A monochrome version must not be relied upon.

KEY

- Existing site layout in grey
- Proposed site layout in colour
- Category U tree or group and ref. no.
- Category A tree or group and ref. no.
- Category B tree or group and ref. no.
- Category C tree or group and ref. no.
- Tree in a group that have been collectively surveyed and recorded.
- Crown spread of retained trees to be retained, designated for groups
- Hedges and scrub vegetation to be retained, designated for groups
- Crown spread of retained trees to be removed, designated for groups
- Hedges and scrub vegetation to be removed, designated for groups
- Crown spread of retained trees to be retained, designated for groups
- Crown spread of retained trees to be removed, designated for groups
- Estimated crown spread for trees with significant potential for future growth
- Indicative root protection area (RPA), designated for groups
- Direction of lowest significant branch, length of crown
- Indicative height, i.e. the longer the arrow the higher the branch
- Areas of potentially significant shade cast by A, B & C grade trees and groups, based on surveyed heights and designated for groups
- Existing hard surface retention areas
- Precautionary area 1

SCALE
1:250 @ A0





Arboricultural Impact Assessment

1.0 Introduction

1.1 It is proposed to construct a residential development on site as illustrated in this plan.

1.2 In this plan, the proposed development layout is illustrated in colour.

1.3 In order to provide context with the existing site, and highlight the proposed development, the existing site layout plan is also illustrated in pole grey.

1.4 The trees, their constraints, and areas where specific tree protection measures are required, are illustrated in accordance with the key.

2.0 Tree Works

2.1 The proposed development requires the following tree and hedge/scrub works to be carried out.

2.1.1 Group no. G2 and tree no. T4 – Crown lift and/or reduce as necessary in order to create a 5.5 metre clearance over the proposed road and tracks.

2.1.1.1 These works are required to provide adequate access over the proposed and existing road and tracks.

2.1.2 Tree no. T20 – Crown lift and/or reduce as necessary in order to create a 5 metre clearance over the proposed pedestrian path.

2.1.2.1 These works are required to provide adequate access over the proposed path.

2.1.3 Group no. G3 – Remove the south western and north eastern ends of this group and associated hedge, and crown lift and/or reduce the remaining group and associated hedge as necessary in order to create a 5.5 metre clearance over the proposed road and tracks, all as illustrated with a red crown margin in this plan i.e. the red crown margin illustrates the crown to be removed, the green crown margin illustrates the crown to be retained after cutting back.

2.1.3.1 These works are required to provide adequate access over the proposed and existing road and tracks, and to accommodate the proposed parking for the sales suite.

2.1.4 Group no. G2 – Fall.

2.1.4.1 This work is required to avoid conflict with the proposed track and part of the sales suite.

2.1.5 Tree no. T5 – Fall.

2.1.5.1 This work is required to allow the construction of the proposed road and tracks, and to remove a tree that poses a significant risk of harm to persons and property by virtue of its structural characteristics and its location so close to both the existing and proposed road and tracks.

2.1.6 Group no's G21 and G23 – Cut back as illustrated i.e. the red crown margin illustrates the crown to be removed, the green crown margin illustrates the crown to be retained after cutting back.

2.1.6.1 This work is required to create clearance over and beside the proposed internal access road, and the proposed domestic gardens and access paths.

2.1.7 Group no. G22 – Fall.

2.1.7.1 This work is required as the trees are a dominant presence in the rear garden of plot no. 70, and as they are Elm trees they will die of Dutch Elm Disease within the next 10 to 20 years at least. Therefore there is little point in retaining these trees within the proposed development.

2.1.8 Hedge no. H27 – Remove an 11.2 metre length of this hedge from the north western end, as illustrated with a red crown margin.

2.1.8.1 This work is required to allow the construction of the proposed road and pavement, and to accommodate part of the proposed sales suite.

2.1.9 Hedge along south eastern boundary between this site and the immediately neighbouring development site – Remove five sections as illustrated with red crown margins in this plan.

2.1.9.1 These works are required to allow the construction of the proposed road and footpaths connecting this site with the immediately neighbouring development site.

2.1.10 Scrub growth and scrubby hedges in the vicinity of the site entrance and elsewhere on site that are illustrated with red crown margins – Cut back and/or remove as necessary in order to clear the proposed road, pavement and tracks, as illustrated with red crown margins in this plan.

2.1.10.1 The works are required to allow the construction of the proposed roads, pavements and tracks.

2.1.11 Several small and discontinuous sections of hedge immediately to the south east of the existing access road near the entrance – Remove (not specifically illustrated in this plan).

2.1.11.1 These works are required to allow the construction of the proposed road and pavement.

2.2 These works are considered acceptable in arboricultural planning terms for the following reasons.

2.2.1 G2, G3, T4, T5, G21 & G22.

2.2.1.1 These trees are all 'C' grade with regard to their quality assessment as defined in Table 1 of BS5837:2012. BS5837:2012 describes such trees as 'Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm'.

2.2.1.2 Such trees cannot be considered to be of high public amenity value as individuals, although they may collectively accrue some public amenity value if they are present in sufficient numbers. The required removal or pruning of these trees is unlikely to form a substantive reason for the Local Planning Authority (LPA) to object to the proposed development. However, the LPA is likely to take note of the collective loss of these trees and groups, and for require the mitigation planting of new trees and shrubs as part of the proposed development to compensate for the collective loss.

2.2.1.3 In the specific case of tree no. T5, this species of tree has a reputation for shedding large branches when mature (Lonsdale 1999), often with little warning. Given the location of this tree overhanging the existing road, it already poses a significant risk of harm to users of that road. The proposed development will greatly increase the vehicular and pedestrian traffic along the route of the existing road and under the crown of this tree, and this will greatly increase the risk of this tree damaging persons and property. Therefore the tree should be removed for reasons of health and safety if the proposed development is to go ahead.

2.2.1.4 An illustrative new tree and shrub planting scheme is illustrated in this plan and this clearly demonstrates that the proposed development has allowed sufficient room to accommodate suitable new planting that will more than mitigate for the identified tree and group losses.

2.4 Hedge no. H27 and other hedges and areas of scrub are not a material consideration in the planning application determination process in the same way as trees are, and they are not regarded as being of the same value of trees in arboricultural planning terms. Therefore the identified removal and cutting back of hedges and scrub should not form a substantive reason for the LPA to object to the proposed development.

3.0 Root Protection Areas (RPA)

3.1 The proposed development dwellings footprint has avoided the RPA of all the retained trees. Therefore the proposed development dwellings do not have any direct impact on the RPA of the retained trees and these RPA can be adequately protected from the proposed development dwellings through the use of appropriately constructed and located tree protection barriers (see Tree Protection Plan & Arboricultural Method Statement for details).

3.2 The proposed construction of roads and tracks encroach over the RPA of group no. G7. However, this encroachment only takes place where there is an existing tarmac road or compacted hardcore track. These areas of encroachment are illustrated in this plan as the hard surface retention areas. In these areas, the existing hard surface will be retained intact, and the new road or track constructed on top of the existing hard surface. If it is not possible to retain the existing hard surfaces, the proposed road and track will be constructed in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.

3.3 A small section of proposed road encroaches into the RPA of tree no. T4 and group no. G7.

3.3.1 In the case of T4, this encroachment represents a loss of less than 12% of the total RPA for this tree. This area of RPA is already compromised by virtue of being under the existing metalled road, and the tree has access to additional soil rooting volume that will be undeveloped and protected from development activities that will more than compensate for the loss of percentage of RPA.

3.3.2 In the case of G7, this encroachment represents a loss of less than 1.4% of the total RPA for this group, and the area of encroachment is located at the far side of the existing access road. It is likely that this road has restricted root growth in the direction of the encroachment. Such a small encroachment into a part of the RPA where it is unlikely that any roots from G7 are present is considered acceptable in arboricultural planning terms.

3.4 The pedestrian path linking the proposed development with the neighbouring site through the south eastern site boundary encroaches over the RPA of tree no. T20. The area of this encroachment is illustrated as the 'freedom zone' with yellow hexagonal hatching in this plan. The path will be constructed using a three dimensional cellular confinement sub-base installed using a no-dig technique, and in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.

3.5 The underground drainage plan is illustrated in this plan, and this has avoided the RPA of all the retained trees.

3.6 Fences and soft landscaping works have the potential to adversely impact the RPA of retained trees. In order to limit this impact to an acceptable level, the fencing and soft landscaping works in the RPA of retained trees will be carried out in accordance with the methodologies set out in the Tree Protection Plan & Arboricultural Method Statement.

4.0 Future Pressures to Unreasonably Prune or Fall Retained Trees

4.1 The inappropriate retention of trees within a new development can lead to future conflicts between the residents of the new development and the trees, thereby creating future pressures to unreasonably prune or fell trees that had been retained in the design and development process. Section 5.3.4 (a) of BS5837:2012 requires this issue to be considered and avoided at the design stage of a proposed development. In order to comply with this requirement the following considerations have been made.

4.2 Crown proximity.

4.2.1 The proposed development layout has maintained a minimum clearance between the dwellings and the crown edge of retained trees of 7.5 metres metres. This is considered more than sufficient to avoid the crowns coming into contact with the fabric of the dwellings or overhanging the dwellings, even when the trees are swaying in a storm event. Therefore, the proposed development has avoided placing dwellings so close to the existing crown spreads of retained trees that legitimate feelings of overbearing and dominance will be created in the minds of future residents, and crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.

4.2.2 Some of the retained trees have potential for future crown growth that will increase their crown spread and bring their crown edges closer to the proposed dwellings. However, it is considered that this future growth will not bring any crown edge any closer than 7.5 metres away from the fabric of the proposed dwellings. Therefore, the proposed development has avoided placing dwellings so close to the potential future crown spreads of retained trees that legitimate feelings of overbearing and dominance will be created in the minds of future residents, and potential future crown proximity should not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.

4.2.3 None of the significant trees overhanging the proposed gardens. Therefore crown overhanging will have no adverse impact on the useable amenity space in the proposed gardens. Therefore, crown overhanging of the gardens will not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.

4.2.4 None of the proposed parking bays are overhung by the retained trees and parked cars will not experience tree related debris, e.g. twigs, leaves, needles and bird droppings falling directly onto them. Therefore crown overhanging will not create any conflict between the trees and the owners of parked cars and this issue will not create any legitimate pressures to unreasonably prune or fell the retained trees in the future.

4.3 Tree shade.

4.3.1 At the layout design stage, the indicative shade segment suggested at section 5.2.2 Note 1 of BS5837:2012 was used to assess the impact of shade on the proposed gardens and dwellings.

4.3.2 This assessment indicated that none of the proposed dwellings or gardens will experience any significant shade cast by the retained trees.

4.3.3 Therefore tree shade will not have any impact on either the living conditions inside the proposed dwellings or the useable amenity space in the proposed gardens, and tree and tree shade will not result in any legitimate pressures to unreasonably prune or fell the retained trees in the future.

4.4 The proposed layout has achieved a harmonious juxtaposition between the retained trees and the proposed development.

5.0 Summary

5.1 There are no substantive arboricultural reasons for the Local Planning Authority (LPA) to object to the proposed development, providing the tree protection measures suggested above and detailed in the Tree Protection Plan & Arboricultural Method Statement are undertaken, along with adequate mitigation planting of new trees as illustrated in this plan.

MJC TREE SERVICES LIMITED

Site:
Land east of Grove Lane,
Moor Road, Yeovil, Avon, BA1 2GG

**ARBORICULTURAL IMPACT
ASSESSMENT PLAN**

Plan no. MAC-19-0213-02
rev A

Sheet 05

This is based on the
Cadastral topographical survey
plan no. CM/19786, and the
Coulton Survey Footwalling
plan no. PLN-3-1101 revW,
created by MJC on
11/10/2021.

This plan was produced in
colour. A monochrome
version must not be relied
upon.

KEY

Existing site
layout in grey

Proposed site
layout in colour

Category Y tree
or group and
ref no

Category A tree
or group and
ref no

Category B tree
or group and
ref no

Category C tree
or group and
ref no

Trees in a group
that have been
collectively
surveyed and
recorded.

Crown spread of
survived trees
to be retained,
omnigenerated for
groups

Hedge and
scrub vegetation
to be retained,
omnigenerated for
groups

Crown spread of
survived trees
to be removed,
omnigenerated for
groups

Hedge and
scrub vegetation
to be removed,
omnigenerated for
groups

Crown spread of
survived trees
not going to be
pruned back to
red margin
to be removed,
green margin
indicates crown
retained after
pruning

Estimated
natural crown
spread for trees
with significant
potential for
future growth

Indicative root
protection area
(RPA)
omnigenerated for
groups

Direction of
lowest significant
branch, length of
crown
indicates height
i.e. the longer
the arrow the
higher the
branch

Areas of
potentially
significant shade
cast by A,
B & C grade
trees and
groups, based
on surveyed
crown heights
omnigenerated for
groups

Existing hard
surface retention
area

Freedom zone
area 1

SCALE
1:250 @ A4

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