

Land West of Thaxted Road, Saffron Walden
Arboricultural Technical Note: Amendments to Layout
14764_R05_16th February 2023_RL_MB

Overview

This Arboricultural Technical Note has been prepared by Tyler Grange Group Limited (TG) on behalf of Kier Ventures Ltd (Kier) to address the alterations made to the existing site layout for Land West of Thaxted Road, Saffron Walden in terms of their arboricultural impact. The application is outline for the development of up to 170 dwellings, associated landscaping and open space, with access from Thaxted Road. Following comments received, in particular regarding the proposed vehicular access from Thaxted Road, it has been necessary to make amendments to the existing design.

The Arboricultural Technical Note will be an addendum to and should be read in conjunction with the existing Arboricultural Impact Assessment (TG Ref: 14762_R02_Arboriculture Impact Assessment_RL_NC_24112022). The existing Tree Retention and Removals Plan (TG Ref: 14764_P09a_TRRP_RL_LB) has been superseded following the updated layout and the updated TRRP is located in Appendix 1 to the rear of this report (TG Ref: 14764_P09b_TRRP_RL_LB).

Updated Arboricultural Impact Assessment

Tree Retention and Removal

- 1.1. Table 1 below addresses the proposed alterations to tree retention and removal in order to facilitate the latest layout plan.

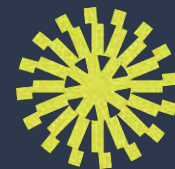


Table 1: Trees to be Removed to Facilitate Development - Changes

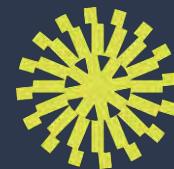
Reference Number	Category Grading	Description of Changes	Compensatory Measures
H19	C	Retention of a further 3m of hedgerow, due to a reduction in the number of informal access from the northern boundary from four to three (12m to 9m).	Significant new hedgerow planting proposed within site.
G35	C	Southern Section - Additional loss of approximately 16m. This section was previously identified as requiring pruning on the Thaxted Road aspect. Northern Section - Additional loss totalling approximately 26m. These losses are required for the provision of pedestrian access along Thaxted Road and a widened pedestrian access into site off Thaxted Road.	New planting where possible towards the site entrance to enhance the amenity provision from Thaxted Road.

Works within Root Protection Areas

- 1.2. Table 2 below addresses the proposed alterations to works required within the RPA's of retained trees.

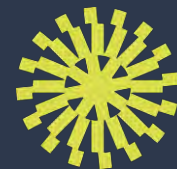
Table 2: Works within RPAs - Changes

Tree Number	Description of Changes	Protective measures
Proposed Surfacing		
T2	Informal pedestrian access rerouted from the east of T2 to the west of T2, still representing approx.. 16% RPA incursion.	Option 1: Surface to not exceed an area greater than 20% of the existing unsurfaced ground within the RPA. A no-dig construction approach to comprise a permeable specification with non-invasive edge supports. Option 2: It may be possible to relocate the proposed informal access points outside of the RPA's of retained trees to negate the need for any special or no-dig construction methods.
T14	Informal pedestrian access rerouted to avoid RPA completely.	Not Required.
G6	Informal pedestrian access rerouted within RPA of the eastern most tree within group,	Option 1: Surface to not exceed an area greater than 20% of the existing unsurfaced ground within the RPA. A no-dig construction



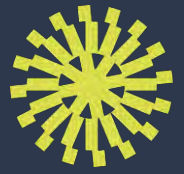
Tree Number	Description of Changes	Protective measures
	representing approx. 5% RPA incursion.	<p>approach to comprise a permeable specification with non-invasive edge supports.</p> <p>Option 2: It may be possible to relocate the proposed informal access points outside of the RPA's of retained trees to negate the need for any special or no-dig construction methods.</p>
T24	Informal pedestrian access rerouted slightly within RPA, increasing RPA incursion to approx. 35%.	<p>The informal access point will need to be routed further towards the peripheries of the RPA of T24, to remain at an incursion of 20% of less, then the following options will apply:</p> <p>Option 1: Surface to not exceed an area greater than 20% of the existing unsurfaced ground within the RPA. A no-dig construction approach to comprise a permeable specification with non-invasive edge supports.</p> <p>Option 2: It may be possible to relocate the proposed informal access points outside of the RPA's of retained trees to negate the need for any special or no-dig construction methods.</p>
G35	Pedestrian footpath construction abutting Thaxted Road and installation of car parking area associated with proposed dwellings within RPA of group, the former of which will be adopted following completion of works to meet highways standards.	Excavations to be undertaken by hand, or through the use of non-invasive machinery (e.g. Vac-Ex), with exposed roots dealt with in accordance with BS5837. Standard construction techniques required as footpath to be adopted.

- 1.3. Adoption of the recommended protection measures is subject to the approval of a detailed Arboricultural Method Statement (AMS) which will be provided within a subsequent reserved matters application should consent be granted.

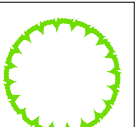

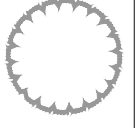
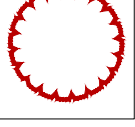
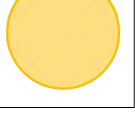

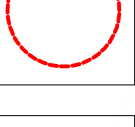



Conclusion

- 1.4. Additional tree removals comprise a total of 42m from G35. Although there will be a short term loss of tree cover, the proposals show considerable new tree planting along this frontage with Thaxted Road, which in the long term will increase the quality of the arboricultural resource and its amenity provision.
- 1.5. RPA incursions remain at relatively the same level as the original layout and these are deemed to generally be insignificant. Slight re-routing of the informal access point within the RPA of T23 will be undertaken to ensure that this remains at or below the maximum 20% as recommended within BS5837:2012.
- 1.6. New tree planting has been shown on the site frontage towards Thaxted Road and approximately 250m of hedgerow will be planted to compensate for those tree losses. The proposals are therefore considered consistent with local planning policy ENV3.
- 1.7. The production of an AMS is recommended to accompany a subsequent reserved matters application.



Appendix 1: Tree Retention and Removals Plan (14764_P09b)

-  Category A - Trees of High Quality and Value
-  Category B - Trees of Moderate Quality and Value
-  Category C - Trees of Low Quality and Value
-  Category U - Trees Recommended for Removal
-  Root Protection Areas
-  Tree Shading Constraints
-  Trees to be Removed
-  Extent of Pruning Works

**Denotes trees and groups not identified on topographical survey. Locations approximated using measurements taken on site.*




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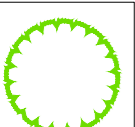

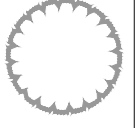
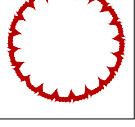
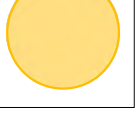

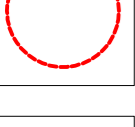

B	Updated Layout Plan	16.02.23
A	Updated Layout Plan	23.11.22
Rev	Description	Date

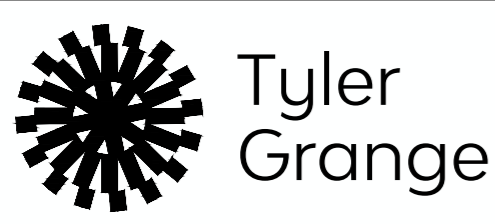
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Land West of Thaxted Road, Saffron Walden

Drawing title
Tree Constraints Plan- Sheet 1 of 3

Scale	1:500 @ A1	Drawn	RL
Date	16.02.2023	Checked	WS
Drawing number	14764_P09	Revision	B



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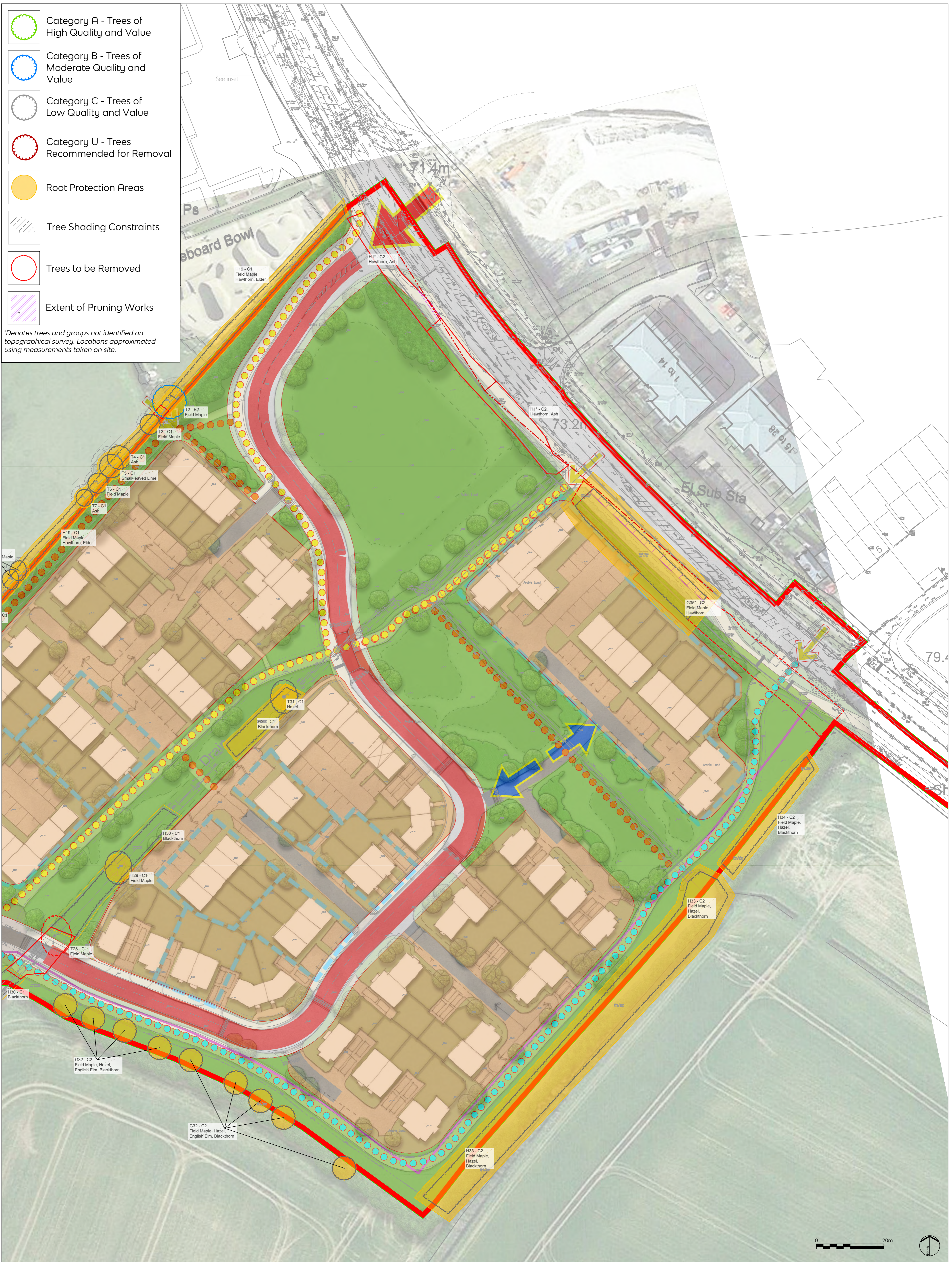
Drawing title
Tree Constraints Plan - Sheet 2 of 3


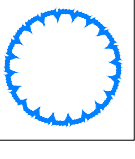
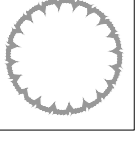
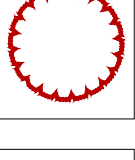
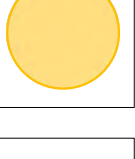
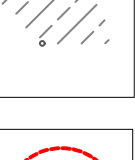
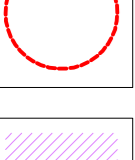
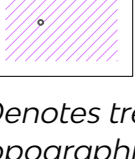
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Drawing title	Tree Constraints Plan - Sheet 3 of 3

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