

**ARBORICULTURAL
IMPACT
ASSESSMENT**

(ADDENDUM)

Jacks Field,
Takeley

February 2023



Barton Hyett Associates
Arboricultural Consultants

Summary table		
Site Name:	Land at Jacks Field	
Project reference:	W.4006	
Site Address:	Smiths Green, Takeley, Essex	
Nearest Postcode:	CM22 6NY	
Central Grid reference:	TL 56998 21637	
Local Planning Authority:	Uttlesford District Council	
Relevant planning policies:	Uttlesford Local Plan (January 2005): GEN2 - Design; ENV3 - Open spaces and trees; ENV7 - The protection of the natural environment - designated sites; ENV8 - Other landscape elements of importance for nature conservation.	
Statutory Controls:	Tree Preservation Order	Conservation Area
	None	No
Soil Type: (Source: BGS online soils map © NERC 2023)	Superficial/Drift	Bedrock
	Deep loam to clayey loam over Lowestoft Formation diamicton	London Clay Formation clay, silt and sand
Topographical Survey:	SJG3443 (September 2020 - as updated)	
Notes:	To be read in conjunction with the original Arboricultural Impact Assessment report (BHA_W.4006_AIA_Jacks Field_RH_Nov 2022)	
Report author:	Richard Hyett MSc, BSc (Hons), MICFor, MArborA	
Date of issue:	14th February 2023	

REPORT CONTENTS:

SECTION 1:	SUMMARY, SITE DETAILS & SURVEY FINDINGS
SECTION 2:	COMBINED TREE RETENTION/REMOVAL & PROTECTION PLAN

1. INSTRUCTION

- 1.1. Barton Hyett Associates Ltd have been instructed by Weston Homes Plc to survey trees located on land at Jack's Field ('the site') in accordance with the recommendations of British Standard 5837:2012 'Trees in relation to design, demolition and construction - recommendations'. The instruction also required an assessment of the potential impact (the arboricultural impact assessment - AIA) of the proposed development on the site's arboricultural resource to be undertaken.
- 1.2. During the determination of the application, revisions to the layout were requested by the Uttlesford Urban Design Officer. As a result of the layout amendments being made an updated AIA was required in the form of an addendum report. This AIA addendum should be read in conjunction with the original Arboricultural Impact Assessment report (reference: *BHA_W.4006_AIA_Jacks Field_RH_Nov 2022*). This addendum provides an update on any changes to the arboricultural impacts of the development and any associated mitigation.
- 1.3. An initial tree survey was undertaken in January 2021, with a further walkover update survey carried out in October 2022. For the schedules of survey data, and images of the site, please refer to the original AIA report from November 2022.

2. REVISED DEVELOPMENT PROPOSAL

- 2.1. Detailed planning consent is still sought for the development of 40 residential dwellings and associated infrastructure and landscaping. The description of development is:

'Redevelopment of the Land known as Jack's field for the provision of 40no. Dwellings, including 1-,2-,3-,4- and 5-beds, including parking and associated landscaping'

- 2.2. The updated proposed site layout is shown on the revised General Arrangement plan (WH202.WST.P1.ZZ.DR.PL.10.01 Rev A - GA Jacks Green) as resubmitted. The updated layout shown on the General Arrangement plan has been included in the updated Tree Retention/Removal and Protection Plan (TRRP) in **Section 2**.

3. IMPACT ASSESSMENT

- 3.1. As with the original AIA, this addendum considers the effects of any tree loss required to implement the layout design as well as any reasonably foreseeable potentially damaging activities proposed in the vicinity of retained trees. This is undertaken with reference to BS5837:2012 and considering the nature of the proposals. This can include tree removal to facilitate design, demolition of buildings and removal of existing hard surfacing, soil compaction in close proximity to trees and direct impact damage to canopy and roots of

retained trees from construction activities. A summary of anticipated impacts resulting from the proposed development is provided below.

- 3.2. Each paragraph included within the AIA has been prefixed with a short summary (in bold) to confirm the nature of any changes and assist in the reading of the addendum and with identifying changes in impacts. The following text in each paragraph has been updated as required.

Anticipated Tree losses:

- 3.3. **No change.** All category A trees will be retained long with the majority of the boundary trees and trees groups.
- 3.4. **No change.** Some tree removal will be required in order to implement the proposed development as described below. The proposed tree removals are shown on the Combined Tree Retention/Removal and Protection Plan in **Section 2**.
- 3.5. **No change.** Access - in order to achieve an appropriate and safe highway access into the site it will be necessary to widen the existing gap in the vegetation in the location of the existing field access by the removal of the northern section of the blackthorn and hawthorn forming G7 (B2) and the removal of goat willow T17 (B1).
- 3.6. **Updated as footway/cyclelink has changed location and T7 (B2 - goat willow) can now be retained.** *Footway/cycleway link* - to create the access link through the eastern boundary of the site it will be necessary to remove some of the trees within G4 where they fall with the footprint of, or immediately adjacent to, the link. The removal of G2 (U) wych elm, is also proposed but this is on the basis of its very poor condition as category U trees should not be considered a constraint to development.
- 3.7. **No change.** *Dwellings* - within the site interior it is proposed to remove 3 individual trees; T10 (B1) goat willow, T13 (B1) oak, and T4 (C1) oak. It is also proposed to remove the northern part of mixed species group G5 (B2). This removal is required in order clear back vegetation to the site boundary and provide appropriate clearance to the proposed dwellings.

Anticipated impacts upon on retained trees

- 3.8. **No change.** *Demolition and site clearance* - there are no existing structures on site and so no site clearance is necessary. It is expected that the topsoil from across the site will be stripped and stockpiled prior to the construction work. Existing soil levels within RPAs of retained trees should be maintained.

- 3.9. **Updated to reflect new plot positions.** *Facilitation pruning* - no significant facilitation pruning is required to allow the proposed development to be implemented. However, the minor lateral reduction of branches extending to the east of G6 (adjacent plot 31) and a very localised area of G4 (adjacent plot 2) will need to be undertaken in order to provide appropriate clearance to the proposed dwellings. The extent of pruning will need to be confirmed at the setting out stage. Trees T11 and T12 already has an average crown height of 6m and 5m above ground level, but some minor pruning (in the form of crown lifting and lateral crown reduction on their northern sides) will be undertaken if necessary.
- 3.10. **No change.** *Service installation* - No detailed service plans have been prepared at this stage in the planning and design process. The installation of all services and utilities must be undertaken outside of the RPAs of retained trees. From an assessment of the site layout and potential service access points from the west, it appears feasible that this can be achieved. Should it become apparent that services are required within the RPAs of retained trees, further arboricultural assessment will be required. If this is the case, alternative solutions should be explored, including alternative techniques such as trench less installation methods (e.g directional drilling, hand excavation or Airspade excavation) to allow tree roots to be retained.
- 3.11. **No change.** *Ground level changes* - the site is broadly flat with very limited level change across its extent. As such, no ground level changes are required to allow the proposed development to be implemented and all existing ground levels within RPAs can, and should, be retained.
- 3.12. **Updated as no longer a plot near the RPA of G5 but a plot is now at the edge the RPA of G4.** *Foundations* - New foundations are proposed within the RPAs of retained trees. There is a minor incursion into the RPA of G6 (plot 31), however, given the offsite location of the adjacent trees, the species, and the minor nature of the RPA incursion, no alternative foundation design is proposed. It will be necessary to carry out the foundation excavation under a watching brief. The same is true for G4 (plot 2). The detailed approach to the watching brief will be set out in a detailed arboricultural method statement (AMS). Where foundations are proposed within the RPA of T11 (plot 38) it is not envisaged at this stage that any alternative foundation design will be utilised. It is likely that any roots encountered will be pruned back to the edge of the trench excavation. However, prior to the implementation of the works on site and as part of the AMS preparation a series of trial holes shall be excavated in this area and the findings used to inform the final approach to construction. If significant roots are encountered that cannot be successfully pruned, the approach may be to implement an alternative foundation design (eg. pile and beam).
- 3.13. **Updated to reflect adjusted locations of drives and parking bays near RPAs.** *Hard surfacing* - the vast majority of proposed hard surfacing is located outside of the RPAs of retained trees. However, the proposed footway/cycleway link to the east of the site will be located within the RPAs of trees within G4. In this location it is proposed that a 'no dig' approach to the construction be used. This may include the construction of the parking bays on the existing ground surface and may also utilise a 3d cellular confinement system to assist in distributing loads applied by vehicles and preventing compaction of underlying soil. However, the final surfacing design needs to be prepared by the project engineer and based on a detailed ground investigation to ascertain the current condition of the soils and whether their structure is such that they could be compacted to the point where root growth is negatively affected or inhibited. The final design will also need to take into account the previous agricultural management of the land and the presence of any drainage ditches within G4 which may have inhibited root growth in this area. The final surfacing design will need to be implemented in accordance with the working methodology set out in a detailed arboricultural method statement (AMS). In addition, the revised layout indicates that small areas of private parking bays (plot 2, plot 39 and plot 40) marginally encroach into the RPAs of adjacent trees. No alternative surfacing design will be utilised. It is anticipated that any roots encountered will be pruned back to the edge of the excavation required to achieve formation level for the parking bays. This will need to be addressed within an Arboricultural Method Statement.
- 3.14. **No change.** *Soft landscaping* - There are no anticipated impacts arising from the implementation of the proposed soft landscaping works. The extent of potential new tree and shrub planting is shown on drawing WH202.WST.P1.ZZ.DR.PL.10.00 Rev A - Coloured Jacks Green.
- 3.15. **Updated as road alignment and public parking bays within RPA of G4, T7 and T9.** *Highway infrastructure* - no new significant highway infrastructure is proposed within the RPAs of retained trees. However, there is a minor encroachment of the road alignment into the RPA of T9. Given the level nature of the site and the likely formation depth required for the road, no alternative surfacing approach is proposed. The adjacent parking bays may be reduced dig in nature due to the potential shallower depth of construction. Again, no alternative surfacing approach is proposed. Installation of the kerb edging and parking bays at edge of RPAs must be undertaken in accordance with an Arboricultural Method Statement which will set out the approach to a watching brief on the excavations required at the back edge of the parking bays and detail the likely extent of any root pruning.
- 3.16. In summary, the impacts arising for the proposed development is acceptable from an arboricultural perspective on the basis that appropriate new tree planting is undertaken and if the development is carefully implemented according to an approved Arboricultural Method Statement. On this basis, there would be only a low overall negative impact upon the arboricultural resource of the site in the short term (approx. 5-10 years).

4. HEADS OF TERMS FOR AN ARBORICULTURAL METHOD STATEMENT (AMS)

4.1. The 'heads of terms' for an arboricultural method statement remain as previously stated with the original AIA and for clarity this is reproduced below:

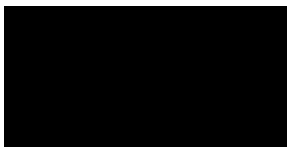
- Project arboriculturist – schedule of monitoring and supervision
- Ground/root investigations adjacent T11
- Pre commencement site meeting
- Tree and partial tree group removal
- Erection of tree protection barriers and sign off
- Main construction phase - parking bay and footway/cycleway installation (under watching brief)
- Removal of tree protection barriers - following on from approval of site conditions
- Final landscaping including tree planting

4.2. An Arboricultural Method Statement and finalised tree protection plan will need to be produced. Where the feasibility of a scheme has been agreed by the Local Planning Authority, this detail can be agreed and submitted at a later as part of a pre-commencement planning condition (by agreement with the applicant).

5. SUMMARY

5.1. Subject to the implementation of the advice contained within this report the proposed development can be implemented with very limited arboricultural impact. The loss of individual trees and partial removal of tree groups could be readily mitigated through the provision of new tree and hedgerow planting as part of the detailed landscape planting proposals for the site. The revisions to the layout have resulted in an additional tree being retained.

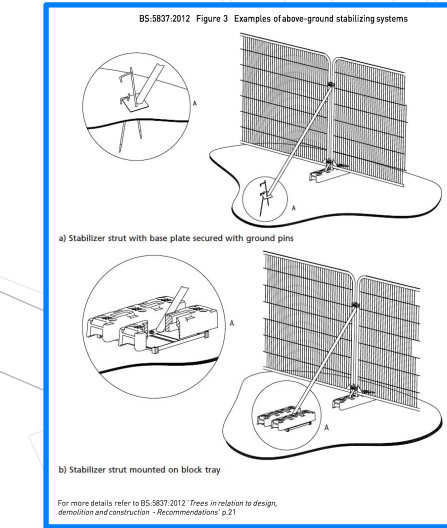
5.2. The retained trees can be adequately protected during construction activities to sustain their health and longevity.



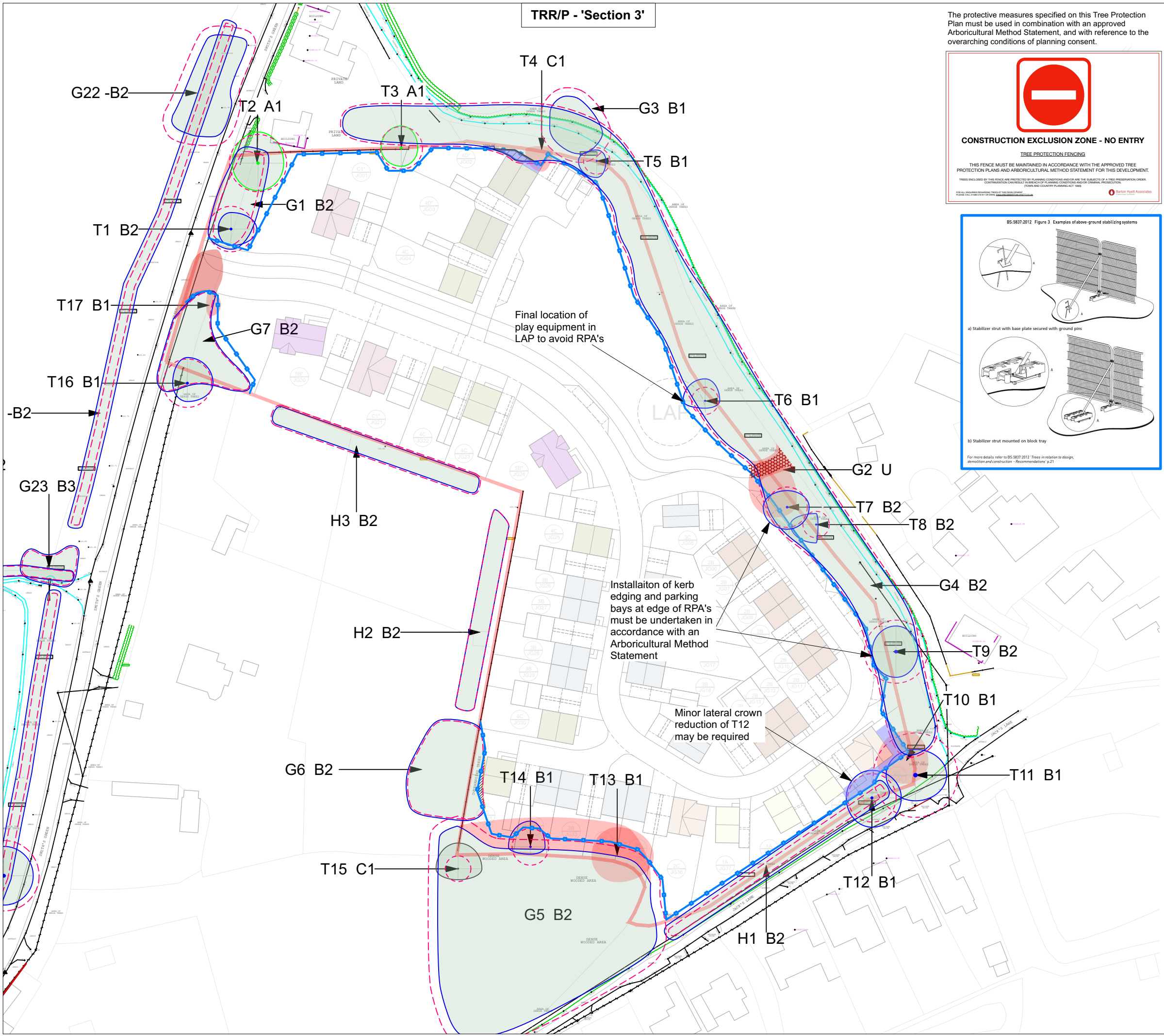
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TRR/P - 'Section 3'

The protective measures specified on this Tree Protection Plan must be used in combination with an approved Arboricultural Method Statement, and with reference to the overarching conditions of planning consent.

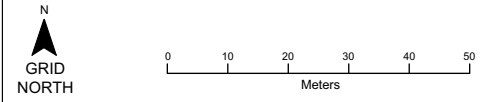


- KEY**
- Category A Tree - High quality (Retention highly desirable)
 - Category A - Hedgerow, Group, Woodland - High quality (Retention highly desirable)
 - Category B Tree - Moderate quality (Retention desirable)
 - Category B - Hedgerow, Group, Woodland - Moderate quality (Retention desirable)
 - Category C Tree - Low quality (May be retained but should not constrain development)
 - Category C - Hedgerow, Group, Woodland - Low quality (May be retained but should not constrain development)
 - Category U Tree - Very low quality (Mostly unsuitable for retention)
 - Category U - Hedgerow, Group, Woodland - Very low quality (Mostly unsuitable for retention)
 - Root Protection Area (RPA) - Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and soil volume to maintain the tree's viability
 - Shrub mass/offsite tree/out of scope (OOS)
 - ★ Tree/Group not on topo stem location given is estimate
 - Tree / Hedgerow / Group to be removed
 - ▨ Area of tree canopy to be pruned back
 - Tree Protection Barrier to Figure 3 of BS5837:2012
 - ▨ Cellular Confinement System path construction as part of final landscaping (see AMS report for specification)
 - ▨ Area of temporary ground protection (see AMS report for specification)



NB: The tree identification numbers on this plan are part of a larger tree survey and so are not consecutive

Note: The original of this drawing was produced in colour – a monochrome copy should not be relied upon. This drawing should be interpreted with reference to the accompanying tree schedule and written advice



PROJECT TITLE				
Jacks Green, Takeley				
DRAWING TITLE				
Tree Retention, Removal & Protection Plan				
SCALE		DRAWING NUMBER		
1:1000 @ A3		BHA_1030_03		
DRAWN BY	APPROVED BY	REVISION	SHEET	DATE
IM	RH	A	1/1	13/02/2023
LAYOUT USED WITHIN DRAWING				
WH202.WST.P1.ZZ.DR.PL.10.01 Rev A- GA Jacks Green				
CLIENT				
Weston Homes				
COORDINATE SYSTEM / DATUM				
British National Grid / Newlyn Datum (AOD)				
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