

Arboricultural Briefing Note - Offsite Byway Improvements

Site: LAND AT WARISH HALL FARM, NORTH OF JACK'S LANE, TAKELEY

Application reference: UTT/22/3126/FUL / S62A.2023/0016

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8th June 2023

1.0 INTRODUCTION

1.1 This Briefing Note has been prepared by Barton Hyett Associates Ltd on behalf of Weston Homes PLC, in relation to the proposed development on land north of Jack's lane Takeley. This note relates to consultation comments received from Place Services (Ella Gibbs, Senior Ecological Consultant) dated the 31st May 2023. The comments form a holding objection based on insufficient information relating to the upgrade of the existing byway that connects (and is known as) Jack's Lane to Burgattes Road.

1.2 The comments received are reproduced below:

'Further to our comments on 24th May 2023, it has been brought to our attention that this application may require upgrades along the restricted Byway to the north of the site. From aerial photography, this currently appears to be lined with vegetation on both sides and is currently unsurfaced and so may be used by protected species. The Director for Highways and Transportation at Essex County Council has stated that the Byway is currently unsuitable to be used by proposed residents to access amenities from the application site. Since then it has been suggested it would need to be resurfaced and lit to be acceptable to be used as a main pedestrian link.

[The previously submitted ecology and arboriculture reports] did not assess these impacts along the Byway and so we are now not satisfied that there is sufficient ecological information available for determination of this application. It is recommended that an update or addendum is submitted assessing the ecological impacts by the proposed upgrades. It is also recommended that the proposals are discussed with an Arboricultural consultant'.

1.3 This Briefing Note only relates to the offsite Byway improvements proposed from the point of access on the east site of Jacks Field to the junction with Jack's Lane and then eastward along Jacks' Lane to Burgattes Road.

- 1.4 Ecological matters raised are addressed within a separate response note prepared by Ecology Solutions.

2.0 CURRENT SITUATION

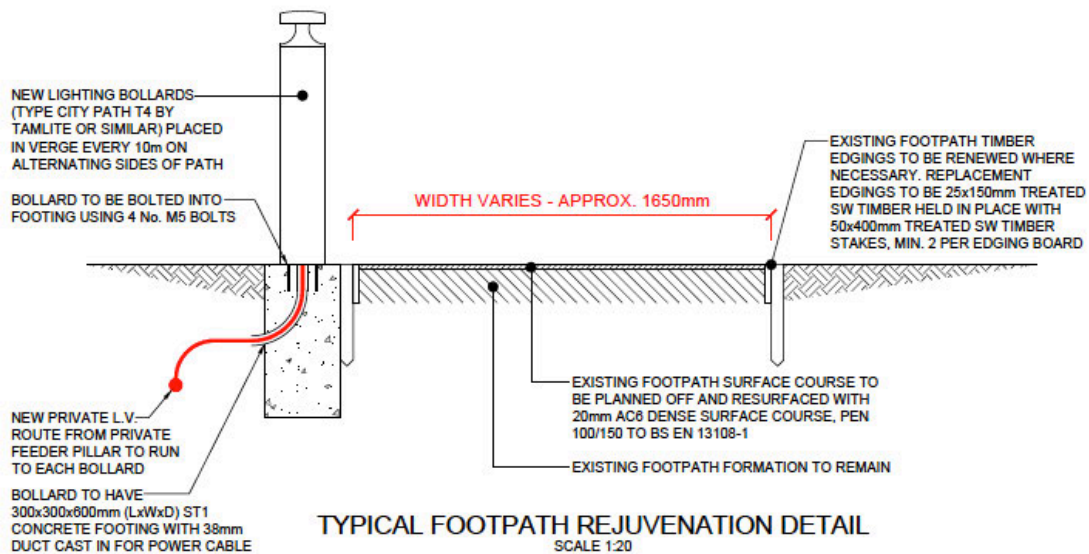
- 2.1 The existing Byway is well established. It is surfaced with well compacted soil/stone. The adjacent vegetation has been maintained in the past to provide clearance to the path.
- 2.2 The two images below show the current situation. The image on the left is a typical example of the path heading north from Jack's Lane along the eastern boundary of the site. The image on the right shows the path as it heads east along what is known as Jack's Lane to Burgattes Road.



- 2.3 The nature and quality of the vegetation either side of the paths is typical for what is expected along a path of this nature. There are no significant, high quality trees present close to the Byway. The existing compacted surfaces will likely have prevented or restricted any root growth beneath the path.

3.0 PROPOSAL

- 3.1 The proposed works are to improve the existing Byway. The proposed works are relatively light touch with only the existing wearing course being disturbed. The formation layers beneath the wearing course will be left in situ. Any tree roots that happen to be within the formation layers will be left in situ and retained. The timber edging will be replaced if required. The new wearing course will be asphalt. The typical cross section is shown overleaf.



- 3.2 The proposed LV cable to serve the proposed lighting bollards could be installed in the centre of the path if required to limit the potential for any roots to be encountered as part of its excavation. An on-site assessment, immediately prior to the works, will determine the need for this.
- 3.3 As a contingency, should any significant roots be encountered that must be retained, the final level of the wearing course could be locally adjusted to rise over any roots in a typical 'no dig' approach. However, it is unlikely (given the existing ground conditions) that any significant roots will be present and that any form of 3d cellular confinement system will be required.

4.0 SUMMARY

- 4.1 In summary, there will be no significant arboricultural impact resulting from the upgrading of the path surface if undertaken appropriately.
- 4.2 The cable connecting the proposed lighting bollards could be installed in the centre of the path and any trench excavation is unlikely to encounter significant roots. However, these works should still be undertaken under an arboricultural watching brief as a precautionary measure.
- 4.3 The final light bollard locations should be agreed with the project arboriculturist and the holes for their footings excavated under an arboricultural watching brief.

- 4.4 There may need to be some minor pruning back of vegetation close to, or overhanging, the path to provide appropriate, safe, clearance for users of the Byway. This will not be significant cutting back and is part of the routine maintenance of the Byway that should be undertaken irrespective of the upgrade works.
- 4.5 In principle the works are acceptable from an arboricultural perspective but it would appropriate for the works to be undertaken in accordance with an arboricultural method statement to avoid an unnecessary damage to retained vegetation occurring. This detail should be secured through the technical approval process for the offsite works.