

**LAKESIDE, SCUNTHORPE
for Linden Homes East Yorkshire**

ARBORICULTURAL IMPACT ASSESSMENT

SUPERSEDED



Chartered Landscape Architects

1 Isis Court,
YORK

Rosetta Way,
YO26 5NA

Telephone +44 (0)1904 794276

Facsimile +44 (0)1904 786962

Email: design@rosettalandscape.co.uk

Web: www.rosettalandscape.co.uk

CONTENTS

- 1.0 BACKGROUND
- 2.0 SURVEY DETAILS
- 3.0 IMPACT ASSESSMENT
- 4.0 RECOMMENDED ACTION
- 5.0 GENERAL GUIDELINES, TERMS AND CONDITIONS

DRAWING 3537/3A & 4 (TREES IN RELATION TO DEVELOPMENT)

1.0 BACKGROUND

1.1 Brief

This arboricultural impact assessment has been commissioned by Linden Homes East Yorkshire to support an application for residential development on site.

1.2 Documents Provided

To assist in the production of this report we have been provided with a copy of a site layout for the northern and southern sites to be developed (drawing no.1917-N-01-B (northern site) and 1917-S-01-B (southern site)) produced by STEN architects; we have also carried out a tree survey to BS5837:2012.

1.3 Tree Status

The interactive map on the council's website confirms that no trees are included within a Tree Preservation Order nor do the sites lie within a Conservation Area.

2.0 SURVEY DETAILS

2.1 The tree survey was undertaken by Martin Popplewell (Landscape Architect) on 02 May 2019 and observations are noted within the tree report prepared following this visit.

2.2 The drawings accompanying the tree report (3537/1 & 2) shows the position, canopy spread and root protection area (RPA) of the trees; drawings 3537/3A & 4 attached to this report shows these details in relation to the illustrative layout.

3.0 IMPACT ASSESSMENT

3.1 Context

3.1.1 Following the guidance of BS5837:2012 proposals for any site should ideally aim to incorporate those trees which are identified as 'A' and 'B' whereas 'C' category trees will not usually be retained where they may adversely affect the layout. The attached drawing shows one isolated 'B' category tree, 35 stems from 'B' category tree groups and three 'C' category tree groups removed with the remainder retained. Recommendations are made within this report to enable the screening value of the tree group along the western boundary to be preserved until new planting matures to replace it.

3.1.2 BS 5837:2012 states that when considering the layout of the site, and the retention of significant trees, proposals should generally be kept outside of both their Root Protection Area (RPA) and canopy spread. However, it allows for the possibility of encroaching into these areas with piled footings, access roads, footpaths and parking areas assuming existing ground levels can be maintained, and the appropriate construction methods can be employed. This is particularly relevant where existing buildings and/or surfacing extend within the RPAs of the trees. This recommendation has been considered in the design of protected areas for the roots for retained trees shown on the attached drawing.

3.2 Site Proposals (see drawings 3537/3A & 4)

- 3.2.1 With regard to built form, the planning layouts show the construction of 88 dwellings (northern site) and 122 dwellings (southern site).
- 3.2.2 With respect to the southern site layout, all trees on site are to be retained. Regarding the northern site, various items of vegetation will need to be removed for development to take place. The canopies of several trees located within rear gardens may also need to be thinned and/or lifted to avoid over-shadowing.

3.3 Services and Other Considerations

- 3.3.1 Details of services to dwellings are not available currently. However, it is assessed that all these could be laid within the access road or driveways to the new plots; if this were the case none would pass through the rooting zones of retained trees.

3.4 Potential Impact on Trees (all relate to northern site unless highlighted)

- 3.4.1 There are three potential impacts on trees. Firstly, the proximity of some trees to the proposals would be too close and could have an adverse psychological impact on the new residents of dwellings adjacent, particularly in high winds. Secondly the canopies of some trees that could otherwise be retained overhang the gardens of proposed dwellings to a significant extent thereby causing shading to these areas. Lastly, the root protection areas (RPA) of some retained trees would be encroached upon by the site proposals to some extent so construction works could have an adverse impact on these unless precautions are taken.
- 3.4.2 With regard to the first impact, Silver Birch T10 together with shrub areas G4, G6 and G7 would need to be removed to accommodate proposed development. It is already agreed to remove this Silver Birch and the shrub areas G4, G6 and G7 as part of the original reserved matters approval (permission number PA/2010/0195) granted to Barratt Homes, Stanford Homes and Persimmon Homes. Following discussions with officers from the local planning authority it has been agreed that all the Poplars within group G8 should also be removed since these are an inappropriate species in such close proximity to dwellings and replaced with further new planting of an appropriate species (e.g. Silver Birch and Alder).
- 3.4.3 Tree groups G4, G6 & G7 (all self-sown Poplar) would also need to be removed to accommodate the proposals though these groups are considered to be of low arboricultural value.
- 3.4.4 With regard to the second impact, the canopies of trees within group G1 would overhang the rear gardens of the following plots to a significant extent. Without any action, the resultant shading may be considered unacceptable by the new residents, so it is proposed to remove around two-thirds of the stems. The retained trees (which would now be at 7-10m spacing) would have a greatly reduced shading impact which is considered acceptable. These trees could therefore be retained in the short term without trimming back until the replacement planting has matured somewhat., These remaining trees would be removed at a later date and replaced with further new planting of an appropriate species (e.g. Silver Birch and Alder).

- 3.4.5 With regard to the third impact, the root protection areas (RPAs) of the following trees lie under either proposed access roads or adjacent dwellings and would therefore be potentially affected by construction works:

Northern Site

Tree No.	Species	Impact source	RPA affected
G1	Poplar	Parking bays	Around 20% for six retained trees towards northern end of group

Southern Site

Tree No.	Species	Impact source	% RPA affected
T2	Poplar	Access path	9

4.0 MITIGATION MEASURES

- 4.1 Fell and remove from site trees listed above (paras. 3.4.2 to 3.4.4).
- 4.2 As indicated above there are several trees whose rooting zones may be adversely affected by the construction of adjacent works in the northern site (i.e. parking bays in north west corner). The impact on trees affected is assessed to be around 20% of the RPA so it is recommended that all works beneath these trees be carried out with no-dig construction methods.
- 4.3 Prior to any building work on site undertake any essential work to retained trees on arboricultural grounds that would improve safety and benefit their future growth. This is an opportunity to undertake arboricultural work (e.g. removal of damaged limbs and dead wood, pruning as appropriate and cutting back unwanted understorey growth) that would benefit the trees on site.
- 4.4 Thin and lift the crowns of retained trees as appropriate in order to maintain an adequate level of light into the rear gardens of adjacent dwellings.
- 4.5 Erect Tree Protection Fencing where construction work takes place in proximity to retained trees; the alignment of such fencing should be undertaken in line with BS 5837:2012.
- 4.6 To offset the removal of trees it is recommended to plant replacement trees to offset their loss. These would be shown on the appropriate landscape drawing in due course.

5.0 GENERAL GUIDELINES, TERMS AND CONDITIONS

- 5.1 Any tree work should be carried out by qualified Arboricultural Contractors with at least £1 million Public Liability Insurance cover.
- 5.2 Tree work must be carried out to BS3998:2010 which specifies recommendations for tree work.
- 5.3 The acceptance of this report constitutes an agreement with the terms and guidelines listed within this report.

- 5.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations within this report are carried out under his supervision. Nor shall the consultant be responsible for events which happen after the time of the survey due to factors which were not evident at the time.
- 5.5 Relationships between trees and other objects such as buildings are rarely static and can at times change quite unpredictably. It should therefore be understood that the inspection and monitoring of the condition of trees is a continuing requirement which, in this instance, is recommended on an annual basis.

mp/ROSETTA LANDSCAPE DESIGN
09 September 2019

projects/docs/3537-aia-09sep19