



Landscape Planning

ARBORICULTURAL IMPACT ASSESSMENT

Site:

**The Icon,
Lytton Way,
Stevenage,
Hertfordshire,
SG1 1AG**

**Presented to:
Hill Residential**

**By:
Landscape Planning
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1.0 EXECUTIVE SUMMARY

- 1.1 The site is currently a large commercial property/office block, surrounded by paved areas and parking. The immediate and distant landscape character is mainly residential with commercial both to the north east and south east. The site is predominantly flat with embankments sloping gently down towards the road on the eastern side of the site and steeply up towards the rail line along the western side.
- 1.2 The trees on the site surround each boundary with early mature trees of modest amenity value with younger trees located within the site amongst the existing buildings, most of low quality and landscape value.
- 1.3 The development proposal is to construct a number of residential buildings with associated car parking.
- 1.4 While trees have been recommended to be removed to facilitate construction, these are all of low to moderate amenity value. The amenity value of these trees can easily be replaced through replanting following construction.
- 1.5 Particular attention should be paid towards replanting of trees on the bank along the eastern boundary to replace those lost facilitating the development.
- 1.6 Multiple retained trees will constrain the construction area along the eastern boundary, as the proposed foundations are directly adjacent to RPAs. An assessment over ease of construction will need to be made in relation to our Tree Protection Plan.
- 1.7 Multiple hard surfaces are likely to be required throughout the site, particularly around the car parking areas along the western edge, and these will require a no-dig surface and cellular confinement system, specifications of which can be provided within a detailed Site Specific Arboricultural Method Statement (SSAMS).

1.2 A summary of the affected trees is detailed in the table below:

Impact	Reason	A	B	C	U
Trees to be removed	To facilitate the development or due to their condition (U cat)	None	T12, T17, T18, T20, T22, T27, T28, T29, T30, T64, T65, T66, T69, T70,	T1, T2, T3, T4, T6, T7, T8, T9, T13, T15, T16, T19, T21, T23, T24, T43, T61, T62, T63, T73, T74, T78, T81,	T5, T11, T14, T58, T59, T60, T72, T94

			T89, T91, T92, T95, TG1, TG2, TG9, TG21, section of TG27, TG30	T82, T83, T85, T86, T87, T88, T93, TG3, TG4, H1, H2, TG5, TG6, H4, TG23, TG24, TG28	
Trees with RPA encroachment	To facilitate construction	None	T32, T33, T41, T50, T51, T52, T56, TG14, TG20	T40, T57, TG10, TG13	N/A
Retained trees to be pruned	To address identified defects / facilitate construction	None	T41, T84, TG16, TG18	TG10	N/A

Project Team Contacts List

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2.0 REPORT PROCEDURES

2.1 This Report has been prepared in accordance with Landscape Planning's quality system procedures as follows:

Methodology relating to Arboricultural Impact Assessments

2.2 File creation, field survey, data capture procedures and report production follow the specific methodologies, technical approach and quality systems of Landscape Planning. The aim is to provide "fit for purpose" deliverables based on the client brief. Our approach broadly follows the guidance contained in "Trees in relation to demolition, design and construction – Recommendations" (BS5837:2012); however, the use of any terms or concepts contained therein does not imply Landscape Planning's acceptance of their accuracy or scientific validity, and the use of any section or concept contained within the standard is on the principle of its advisory status as guidance.

Report and Findings

2.3 The Report and Findings have been proofed prior to issue to the client.

3.0 PREFACE

The Scope of Survey and Reporting

- 3.1 Landscape Planning has surveyed the key trees on and adjacent to the site and has provided guidance within this report on the measures necessary to ensure successful tree retention during any development, with recommendations for tree removal and / or tree works as necessary. The scope was as follows:
- 3.2 To visit the site and complete a survey of trees, shrubs, hedgerows and other vegetation that may materially be of interest relative to development proposals.
- 3.3 To assess the likely impacts of the development on the trees and make 'in principle' recommendations relating to tree removals, tree retention and tree protection during development.
- 3.4 To carry out an arboricultural impact assessment on the effect of the new development at the site, identifying the Construction Exclusion Zones (CEZ) that are shown on the Tree Protection Plan (TPP). This plan will also show the locations for tree protective fencing and any temporary ground protection required, as well as identifying 'No-Dig' zones for any RPAs shown to be outside of CEZs.
- 3.5 To produce a Tree Constraints Plan (TCP), showing the locations of surveyed trees, their BS5837:2012 categorisation, and the theoretical Root Protection Areas (RPAs).
- 3.6 To make any other observations or recommendations required based on the survey.


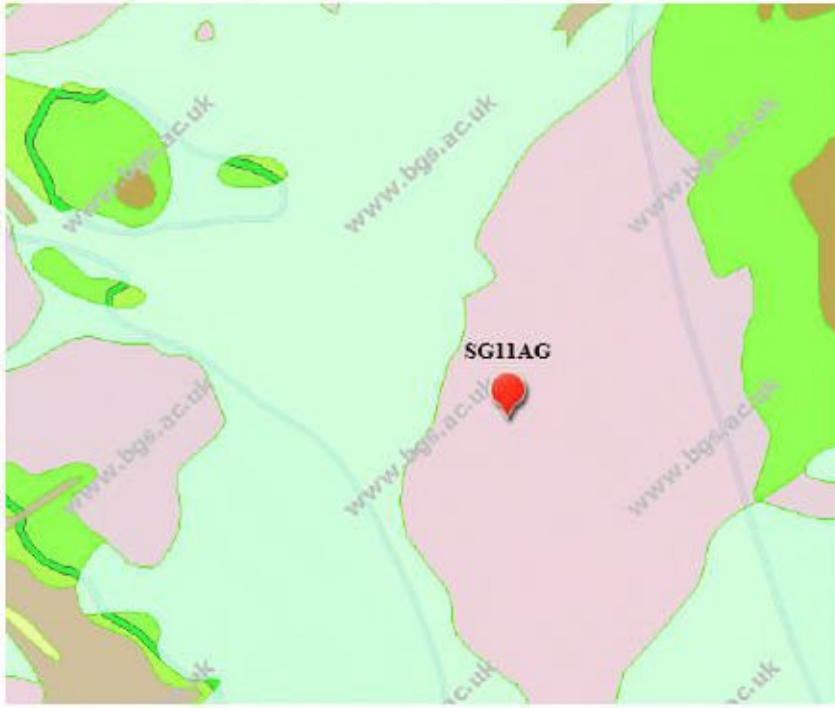
4.0 PLANS AND REFERENCE DOCUMENTS

- 4.1 BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'
- 4.2 BS3998:2010 'Tree work – recommendations'
- 4.3 NJUG 4 – National Joint Utilities Group "Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. Volume 4, issue 2. London: NJUG 2007"
- 4.4 Information from the Stevenage Council local plan and website
- 4.5 BGS Open Source Soil Data <http://www.bgs.ac.uk/nercsoilportal/maps.html>
- 4.6 We understand that the scheme is currently at the pre-application stage.

5.0 DESCRIPTION OF SITE GEOLOGY

- 5.1 The site consists of a large commercial property/office block, surrounded by paved areas and parking. Vegetation on site consists of semi to early mature trees and shrubs, both surrounding the site and within the interior in raised beds and brick planters.
- 5.2 The immediate and distant landscape character is mainly residential, with commercial areas both to the north east and the south east.

The topography is predominantly flat, with an embankment sloping gently down towards the road on the eastern side of the site and steeply up towards the rail line along the western edge.

10. Site Location (OS)	11. Site Location (BGS Soil)
	
<p>British Geology Survey (Online) – Soils Summary</p> <p>Holywell Nodular Chalk Formation And New Pit Chalk Formation (undifferentiated) – Chalk</p>	

- 5.3 The underlying site soil has been identified as chalk. This decreases the risk of damage to the trees by way of site compaction, as this soil type is less prone to compaction. Trees in this soil type generally explore a greater depth of soil horizons, etc.
- 5.4 All comments regarding soils should be verified with on-site geotechnical investigations and laboratory testing, with foundation depth and design determined by a structural engineer in accordance with the requirements of NHBC Chapter 4.2.

6.0 THE TREES