

**Woolton Road
Liverpool**

Redrow Homes (North West)

**ARBORICULTURAL IMPACT ASSESSMENT
(Revision H)**



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1.0 Introduction

- 1.1 This document has been prepared by Trevor Bridge Associates on the behalf of Redrow Homes North West. It provides an Arboricultural Impact Assessment (AIA) in regards to indicative outline planning proposals for a residential development of 160 dwellings. In addition this document considers the impact of proposed access routes into the site.
- 1.2 This document follows, and should be read in conjunction with a pre-development Tree Survey Report (revision B) dated September 2016 (ref.MG.4815.TSR.REV B). Both the tree survey, this document and drawings conform to guidelines contained within British Standard 5837:2012 *Trees in relation to design, demolition and construction– Recommendations*.
- 1.2.1 This document is revision H.
- 1.3 For the purposes of preparing this document the following material was referenced:
- Redrow Homes North West drawing: ***Masterplan Sketch Revision B.***
 - SCP Drawing: ***Proposed Site Access Arrangements – Woolton Road. Drawing No. SCP/15365/F02. Rev A. Date. 13.09.2016.***
 - SCP Drawing: ***Proposed Site Access Arrangements – Allerton Road. Drawing No. SCP/15365/F03. Date. 13.09.2016.***
- 1.4 A plan accompanies this report:
- TBA Drawing: ***Overlay of Tree Survey, Masterplan and Detailed Access Routes. Drawing No. 4815.03 Rev. H. Date: February 2016.***

2.0 Arboricultural Impact Assessment

2.1 This Impact assessment considers the consequences on existing trees situated within and adjacent the proposed development area, both in terms of quantifying tree loss and the potential impacts on trees being retained.

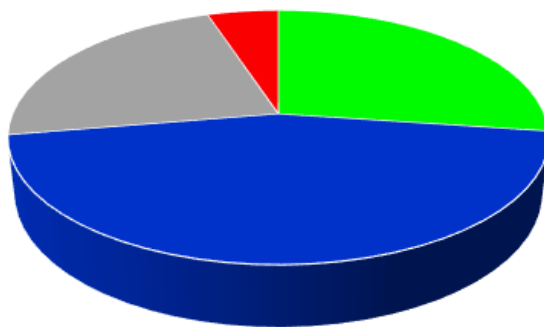
2.1.1 It must be noted that the proposed residential development is based on an **indicative layout**. Accordingly, only an indicative response can be provided in terms of impacts on trees. A detailed impact assessment and method statement can be produced once a detailed site layout is available.

2.1.2 The impact on trees due to the proposed access routes can however be accurately determined.

2.2 Loss of trees

2.2.1 A total of 170x individual trees, 45x tree/vegetation groups and 1 x woodland area were surveyed in the pre-development Tree Survey Report (see 1.2). The chart and table below shows the ratio of tree retention categories on the site and number of items (be it individual trees, groups etc).

Ratio of retention categories of trees/groups/woodlands surveyed



| Retention Category | Amount. |
|--------------------|---------|
| A (High) | 59 |
| B (Moderate) | 98 |
| C (Low) | 48 |
| U (Remove) | 11 |

2.2.2 The site is atypical in as much that it contains higher ratio of moderate value trees (retention category B) than low value trees (retention category C). The principal reason for this is the 'weighting up' of a number of trees that are present within groups and woodlands such they attract a higher *collective* rating than they might as individuals.

2.2.3 The site is characterised by an irregularly shaped open field area with mature tree cover around the site boundary, much of which has developed into woodland or wooded belts of trees. The main area of development is sited within the open field areas, and the indicative plan does not indicate any requirements to directly develop housing within treed areas.

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2.2.4 Tree loss will however occur due for proposals for new access routes into the site. Tree removals are required for two of the three proposed access routes. Trees requiring removal are as follows:

Trees requiring removal to facilitate the proposed access at Allerton Road:

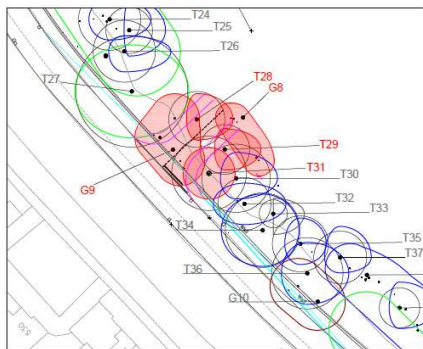
| Ref. No. | Species | Retention Category |
|----------|----------------------|--------------------|
| G8 | Group of Wild Cherry | C (Low) |
| G9 | Group of Sycamore | B (Moderate) |
| T28 | Sycamore | C (Low) |
| T29 | Wild Cherry | B (Moderate) |
| T31 | Lime Tree | A (High) |

Trees requiring removal to facilitate the proposed access at Woolton Road (within the site boundary):

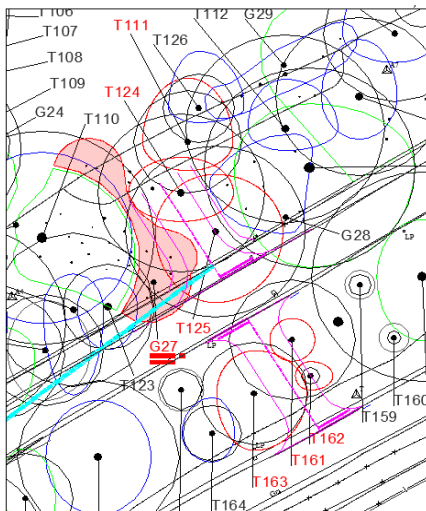
| Ref. No. | Species | Retention Category |
|----------|--|--------------------|
| G27 | Group of Sweet Chestnut, Holly, Sycamore (partial removal – refer to Fig 2). | A (High) |
| T111 | Beech | B (Moderate) |
| T124 | Sweet Chestnut | B (Moderate) |
| T125 | Beech | A (High) |

Trees requiring removal to facilitate the proposed access through the central reserve at Woolton Road (outside the site boundary):

| Ref. No. | Species | Retention Category |
|----------|--------------|--------------------|
| T161 | Wellingtonia | A (High) |
| T162 | English Yew | C (Low) |
| T163 | London Plane | A (High) |



Left: Fig. 1. Extract from **Overlay of Tree Survey, Masterplan and Detailed Access Routes (Rev H)** drawing showing the extent of tree removal required for the proposed access route at Allerton Road.



Left: Fig. 2. Extract from **Overlay of Tree Survey, Masterplan and Detailed Access Routes (Rev H)** drawing showing the extent of tree removal required for the proposed access route at Woolton Road including the access passing through the central reserve.

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- 2.2.5 Tree loss needed to facilitate the access routes is low relative to the number of trees within the site.
- 2.2.6 The extent of partial tree loss within the Group G27 (at Woolton Road) will be determined by removing trees that are directly impacted by the footprint of the proposed access routes and any trees closely adjacent to this proposed access. Trees within these groups whose roots are not significantly impacted will be retained.
- 2.2.7 The Tree Survey identifies a number of trees in an unsuitable condition; these are trees that require pruning or felling for reasons of sound arboricultural management, including health and safety, irrespective of planning proposals.
- 2.2.8 The site (and indicative proposals) provide excellent opportunities for mitigating planting. In particular the potential to plant avenue trees along principal access roads, and within the large area of open space as indicated within the Masterplan layout. This will include the potential to plant tree stock of a reasonable size (for example, extra heavy standards) of a species that can attain large sizes. The loss of high value trees as a consequence of the proposals may be mitigated with at least 2x semi-mature trees per high value tree removed, within locations that allow space for species that can mature to form significant landscape features within the long term. This could potentially include replacement planting within the central reserve.

2.3 Impacts to the root systems of trees being retained adjacent to the proposed access routes

- 2.3.1 There will be elements of ingress within the outer sections of some trees that are situated adjacent proposed access routes at Allerton Road and Woolton Road. This comprise the following:

| Ref. No. | Species & Location | Tree Retention Category | Comments/Impact |
|----------|--------------------------|-------------------------|---|
| T27 | Sycamore (Allerton Road) | A (High) | The proposed access will ingress a small amount into a section of the outer root protection area to the south of the tree. Low impact. |
| T30 | Sycamore (Allerton Road) | B (Moderate) | Minor ingress within the outer nominal root protection area as result of access route. Low impact. |
| T110 | Beech (Woolton Road) | B (Moderate) | Minor ingress within the outer nominal root protection area as result of access route. Low impact. |

2.4 Tree pruning required

- 2.4.1 A detailed schedule pruning will be required within a detailed method statement. Actual pruning requirements for facilitation of the development are likely to be limited, given the open aspect of the central section of the site. A number of pruning recommendations are included within the Tree Survey based on sound arboricultural management.
- 2.4.2 It should be noted that the site contains trees of an over-mature and veteran status in which management intervention will benefit the trees, as well as provide wildlife habitat. Positive intervention within the site to manage such trees can be seen as a potential gain.

2.5 Future growth constraints of trees being retained

- 2.5.1 The site contains a significant number of mature trees within the site that have reached a climatic height. While younger trees are present they are generally within woodland/groups intermixed with mature trees. No sections of the site which will drastically alter due to future tree growth.

2.6 Shade and seasonal nuisances

- 2.6.1 Despite the open field aspect within the site, development of residential dwellings close to trees can result in various conflicts, such as leaf drop, shade issues, fears of falling branches/trees etc. This in turn can result in ongoing pressure from residents to prune or fell trees. The majority of plots will not incur such issues due, though plots which are situated north of trees should ideally be situated outside zones of direct shade. A well designed detailed layout has the potential to minimise, or avoid any such conflicts.
- 2.6.2 Additional constraints will occur with veteran status trees that should be retained for cultural and wildlife benefit. Such trees will require that buffer zones are included away from development (as opposed to having such trees abutting dwellings, footpaths or cycleways).

3.0 Outline Methodology

- 3.1 The following must be included in a detailed Arboricultural Impact Assessment once a detailed site layout is available:
- 1) All tree/vegetation works must be undertaken prior to placement of protective fencing. Tree works will include all trees requiring removal, as well any pruning works.
 - 2) Protective fencing is to be erected once tree works are complete, and prior to the commencement of any site works. All fencing must be erected in accordance with BS5837:2012. Positions of protective fencing are to be shown within a Tree Protection Drawing. Areas for potential replanting may also be protected to protect the existing soil structure.
 - 3) Site to be inspected. The protective fencing to be checked for compliance and suitability. Findings of the inspection to be passed to the local planning authority.
 - 4) Demolition may proceed as necessary (derelict building near south-western section of site).
 - 5) The prior to the construction of access routes into the site a meeting to be undertaken with project arboriculturalist, site manager and site contractors. The detailed access routes to be clearly pegged and contractors instructed on how to proceed. The initial excavations for access route from Allerton Road is to be supervised by the project arboriculturalist.
 - 6) Construction works may proceed.
 - 7) Specifications for landscaping; ensuring that trees are not subject to re-grading of soil, or other soil disturbance.

4.0 Summary and conclusions

- 4.1 Despite the large number of trees within the site, only a low number of trees require removal for the construction of access routes.
- 4.2 There will be a requirement for general pruning, while this is likely to be due to health and safety requirements to address increased target risks, it will also include pro-active intervention of over-mature and veteran trees for the purposes of managing the these trees for retention, wildlife habitat potential and longevity of the trees.
- 4.4 New dwellings must be given adequate space from trees to prevent/minimise conflicts with existing trees, not just in terms of avoiding root protection areas, but also shade, debris drop and dominance/anxiety issues. Veteran trees within the site will require buffer zones away from development.
- 4.5 A detailed method statement will be required with a tree protection plan providing specification and locations of tree protective fencing. A landscape plan shall also be provided showing the location, species and stock and planting specification of replacement trees, hedges and vegetation. Replanting will include semi-mature tree stock of a species that can attain a large size and structure.