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ARBORICULTURAL IMPACT ASSESSMENT – FURTHER INFORMATION

OAKLEY FARM,
CHELTENHAM

OUTLINE PLANNING
APPLICATION FOR
RESIDENTIAL
DEVELOPMENT AND
ASSOCIATED
INFRASTRUCTURE

Report Record

Project number:	18017
Project name:	Arboricultural Impact Assessment – further information Oakley Farm, Cheltenham
Client:	Robert Hitchins and successors in title.

Report status

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1	INTRODUCTION	1
2	RESPONSE TO TREE OFFICER'S COMMENTS.....	2
3	RESPONSE TO COMMENTS BY THE WOODLAND TRUST	6
	APPENDIX 1 – TREE OFFICER CONSULTATION RESPONSE.....	7
	APPENDIX 2 – WOODLAND TRUST CONSULTATION RESPONSE.....	8
	APPENDIX 3 – ARBORICULTURAL IMPACT ASSESSMENT PLAN.....	9

1 INTRODUCTION

1.1 Background

1.1.1 An application for outline planning permission has been submitted to Cheltenham Borough Council (CBC) in relation to land at Oakley Farm, Cheltenham; hereafter referred to as 'the site'.

1.1.2 The CBC planning reference number is: 20/01069/OUT.

1.2 Consultation responses relating to trees

1.2.1 A consultation response has been received from the CBC Tree Officer. This is attached at **Appendix 1**.

1.2.2 A further consultation response has been received from the Woodland Trust. This is attached at **Appendix 2**.

1.3 Instruction and scope

1.3.1 I am instructed by Robert Hitchins Limited to address the specific concerns raised by the consultees.

2 RESPONSE TO TREE OFFICER'S COMMENTS

2.1 General

- 2.1.1 I am encouraged that the Tree officer prefaces his detailed consultation response by recognising that the design process has given due consideration to tree constraints.
- 2.1.2 I can confirm that the development of the illustrative layout has been a collaborative process between myself and the urban designer. Trees have been highlighted as key constraints of the site from the outset and pragmatic arboricultural feedback has been provided in relation to several design iterations.

2.2 Arboricultural Impact Assessment Plan

- 2.2.1 As requested by the Tree Officer, using the illustrative layout for the outline proposals I have prepared an Arboricultural Impact Assessment (AIA) Plan. This is attached at **Appendix 3**.
- 2.2.2 The AIA plan shows the tree survey and constraints information in relation to the illustrative layout. Trees to be retained and trees to be removed are represented on the plan and are correspondingly highlighted on the tree survey summary schedule.
- 2.2.3 I have summarised the anticipated tree removals in *Table 1*.

Table 1 - Summary of tree removals by quality grading

Summary of removals by quality grading				
<i>Complete removals</i>				
	High	Moderate	Low	Unsuitable for retention
Trees	0	4	6	3
Groups	0	0	4	0
Hedgerows	0	1	2	0
Total	0	5	12	3
<i>Partial removals</i>				
Trees	0	0	0	0
Groups	0	1	0	0
Hedgerows	0	2	2	0
Total	0	3	2	0

- 2.2.4 The summary of tree removals shows that most tree removals relate to low quality survey

items and trees that are unsuitable for retention. Only four moderate quality trees and one moderate quality hedge must be removed. Further, only one moderate quality tree group and two moderate quality hedges must be partly removed.

2.2.5 In my opinion, given the scale of the outline proposals, the overall extent of tree removals is not substantial enough to result in significant harm.

2.2.6 Significantly, no Tree Preservation Order (TPO) trees or veteran trees must be removed.

2.2.7 The plan also contains an AIA set out in table format. Areas where impacts are anticipated are identified of the drawing using numbers. These numbers correspond to an assessment and evaluation within the table of each type of impact along with appropriate mitigation/compensation measures.

2.2.8 The AIA table shows that the impact on public visual amenity associated with the removal of the trees will only have a moderately negative impact initially because some moderate quality trees must be removed. However, this initial effect is expected to develop exponentially over time into a highly positive outcome as new tree planting establishes and matures.

2.2.9 By using CAD measurement, I expect that approximately 4822m² of canopy cover must be removed but that this will be replaced (with reference to the landscape proposals) with 10133m² of new tree planting. This is a clear net gain.

2.3 Response to concerns raised

2.3.1 Concerns are expressed regarding the location of a play area within “more densely wooded areas” because many of the trees are “over mature” and in a “poor structural condition”. Also, that many of the trees in this area are affected by ash dieback disease and this will curtail future life expectancy. With reference to the AIA Plan, I respectfully partly challenge this viewpoint for the following reasons:

- Most of the trees near the proposed area for play are English oak. I have assessed these trees as being of either high or moderate quality. It follows that these trees are very well suited to being located next to a play area.
- G12, however, is composed of ash and elm. Although classified on the tree survey as being of moderate quality because of the collective value of the group, I do agree that ash dieback (and dutch elm disease) is likely to curtail the useful life

expectancies of these trees. Regardless of this fact, my view is that, in basic terms, an area of tree cover is shown as being incorporated into the inductive layout.

Canopy cover has therefore been maintained and, as detailed proposals come forward, it would be reasonable management consider replacement of the group with more sustainable species.

2.3.2 Concerns are also expressed that occupancy of the development will lead to increased play and leisure use of land that is located within the Root Protection Areas (RPAs) of retained trees. It is anticipated that future residents will perceive high levels of risk associated with the trees and exert cumulative pressure to inappropriately prune the protected trees. I respectfully challenge this viewpoint, because:

- Planning conditions can be reasonably applied to ensure that RPAs are not used in this way and that access beneath trees is discouraged by means of fencing and/or barrier shrub planting. In other words, it is possible to manage detailed design proposals to address this potential impact on retained trees.
- CBC have already identified the most important trees on the site and have served a TPO to protect them. Possible future concerns about tree safety can therefore be effectively managed by means of systematic tree risk assessment and the TPO application process. In other words, *if* concerns about tree safety are raised, CBC will have the power to refuse permission for inappropriate works and, if necessary, robustly defend its position if the matter is taken to appeal.

2.3.3 Concerns are raised regarding the potential for tree roots to cause subsidence to new dwellings. I respectfully disagree with this statement because:

- When detailed planning permission has been granted (subsequent to the present outline application), building control regulations will require that foundation depths of new buildings are suitably informed by detailed assessment of soil plasticity, tree proximity to structures and NHBC building standards. In my opinion, subsidence risk is therefore not a valid reason to object to the outline proposals.

2.3.4 The Tree Officer also requests that a detailed assessment of tree pruning requirements is submitted as part of my AIA. In my opinion is not yet appropriate to request this information at this stage of the planning process because:

- The proposed layout is only illustrative. It will therefore be subject to change as detailed proposals emerge. As such it is not possible to specify hypothetical tree works with any degree of accuracy. Such information would therefore not be material to the determination of the outline application.

2.3.5 The Tree Officer also requests more detailed information regarding new tree planting in terms of stock sizes and species selection. A short, medium and long-term management plan is requested. Again, I respectfully disagree with the reasoning for this request because:

- The proposals are outline in nature. These details are not required to determine the feasibility of the proposals. Details of tree planting and aftercare can be fully managed by CBC by as part of Reserved Matters.

2.3.6 Finally, the consultation response, highlights the issue of ownership of trees that are located next to the site boundary. The request is made that these trees are brought within the site. I am not qualified to comment on matters relating to ownership of the site and presume that Gloucestershire Highways (the possible) owners of these trees will be consulted as part of the determination of the outline proposals. In general, however, I am satisfied that my AIA plan shows that the retention of these trees is viable as part of the outline proposals.

2.4 Summary

2.4.1 I have carefully considered the consultation response and provided further detail as reasonably necessary. I hope that in view of this further information, the Tree Officer will now have no major concerns in relation to the outline application.

3 RESPONSE TO COMMENTS BY THE WOODLAND TRUST

3.1 General

- 3.1.1 I welcome the comments from the Woodland Trust highlighting the importance of veteran trees in the context of National Planning Policy.
- 3.1.2 As I have stated at 2.1, I have sought to ensure that trees (and particularly veteran trees) are incorporated into the outline proposals as key constraints.

3.2 Response to concerns raised

- 3.2.1 The highlighted concern of the Woodland Trust appears to be that the impact on veteran trees cannot be assessed due to the lack of a plan showing tree constraints in relation to the indicative layout.
- 3.2.2 As detailed at 2.2, an AIA Plan has now been prepared. This plan identifies veteran trees and their Veteran Tree Buffer zones (VTB). The plan also shows that all built form is located outside VTBs and that therefore the proposals are not at odds with NPPF Para175.

3.3 Summary

- 3.3.1 I have carefully considered the consultation response and provided further detail as reasonably necessary. I hope that in view of this further information, the Woodland Trust will consider withdrawing its present 'holding objection' to the outline application.

APPENDIX 1 – TREE OFFICER CONSULTATION RESPONSE

Tree Officer

Comment Date: Fri 14 Aug 2020

To clarify (and extend) my requested tree removal and retention plan, it would also be helpful if the Veteran Tree Buffer (VTB) for veteran trees identified within the MHP tree survey were marked on this drawing.

It would also be helpful if the trees position could be marked (with the VTB also shown) on the proposed illustrative master plan-ie so we can see the position of all trees within the context of their proposal-but also and especially with regard to the VTB of veteran trees.

Comment Date: Thu 06 Aug 2020

The CBC Tree Section acknowledges that this proposal does not involve the removal of TPO'd trees situated within the site and appears to have made trees a significant site constraint when initially designing the site.

However, whilst the green nature of much of the site is proposed for retention, the proposal as a whole, will involve substantial tree removals. The true extent of such removals is not easily apparent. Please could a tree and hedge retention and removal schedule and map be submitted as a part of this planning application. The true extent of the implications on trees of the application should then become more apparent and easier to assess. This retention and removal schedule should then be used as a part of an Arb Implications Assessment, which should then be able to demonstrate the 'overall net gain of trees and shrubs' referred to in the landscape strategy drawing. This net gain should be in terms of canopy cover, not tree/hedge numbers removed versus trees/shrubs planted.

Whilst the area proposed for open space and natural play provision is also welcome, it is noted that in many of the trees in the more densely wooded areas do not appear to be appropriate for such natural play. Many of the trees within this area are over-mature and are in a poor structural condition. Indeed many of the trees are ash and as such their long term future life expectancy is limited (due to Chalara). Several ash trees on site are already showing significant symptoms of Chalara die-back.

In several incidences, it is noted that TPO protected trees are to be retained and built around. Whilst such development maybe outside the Root Protection Area of these trees, the trees appear to be a 'visual focus' for adjacent dwellings. However, the trees concerned are delicate and fully/over-mature. The areas beneath the canopy and adjacent should not become play/leisure areas. Should this happen, it can lead to unwelcome requests to heavily prune in an attempt to make the area a 'more safe' place to play. Such pruning can be inappropriate from an arboricultural perspective. Indeed encouraging play so close to such mature and delicate trees can have a negative impact in terms of soil compaction, soil damage (fires/spillages/bark damage/vandalism etc). Deterrent planting under the canopy should be considered so as to strongly discourage such play (as well as to improve bio-diversity).

It is noted that the soil has a high proportion of clay. Oak roots are extremely adaptable (more than most tree species) at seeking out new sources of water a long way from the trunk. Unless building foundations are designed to take account of this soil, it is likely that there will be future claims for tree removal as a result of subsidence to such buildings.

Whilst the MHP tree survey appears detailed and comprehensive, no programme of works has been recommended should the application be granted. It would be helpful to

the Arb Implications Assessment if all such necessary and desirable pruning is to be detailed.

Given the apparent clay based nature of the soil, and the extensive proposed tree/hedge planting, if such a planting scheme is to succeed, carefully chosen palette of tree/shrub/hedge species must be considered. Many such species do not easily thrive on clay soil and such species should not be considered. Similarly, an indication of the size of proposed trees and hedges should be made. Small trees establish and grow much more quickly than large ones, but there is an obvious diminished visual landscape impact of such small tree planting.

All tree/hedge planting must have appropriate and rigorously maintained protection especially from deer which can instantly decimate a growing tree population.

Appropriate heads of terms to address a short, medium and long term management plan should be submitted and agreed as a part of this application.

The proposal for oak trees to predominate the planted open space areas is welcome.

Several trees are marked within the tree survey as being beyond the site boundary. Whilst they are beyond the fence-line, is it definite that such trees are outside of the site? If this is the case, the owner (Gloucestershire Highways?) must be identified and made aware of their current and future responsibilities re future management of such trees. It would be preferable if such tree ownership were brought within the site.

APPENDIX 2 – WOODLAND TRUST CONSULTATION RESPONSE

The Woodland Trust

Comment Date: Thu 13 Aug 2020

Objection - potential for damage or loss of veteran trees

The Woodland Trust is the UK's leading woodland conservation charity. The Trust aims to protect native woods, trees and their wildlife for the future. We own over 1,000 sites across the UK, covering around 24,000 hectares (59,000 acres) and we have 500,000 members and supporters.

We are contacting you in relation to this application on account of the potential for the application in question to result in adverse impacts on a number of veteran and notable trees. While we are encouraged by the Arboricultural Survey and Statement submitted as part of this application and the identification of veteran trees as part of this assessment, it is not clear whether the applicant will be following the advice and guidance of the consultant who wrote the assessment.

As part of the aforementioned survey, the applicant's consultant has rightly sought to identify whether any of the trees on site are registered to our Ancient Tree Inventory (ATI), and having found no records they have themselves identified the following eight trees as veteran specimens: T18, T28, T35, T37, T52, T63, T68, and T72. A further three trees, T14, T38 and T45, appear to be notable trees that are likely to become veterans in the future given space to grow and develop ancient characteristics. It should be noted that the ATI is not a comprehensive database and is reliant on the public adding records of trees, so it is not unusual for veteran trees to not be recorded on the ATI database.

While a survey and report has been produced, it appears that the applicant has not provided any clearly labelled plans or maps to mark out the location of the surveyed trees in respect to the proposed dwellings and other infrastructure proposed as part of this application. In other words there are no plans to indicate that the development will ensure the retention of these veteran trees or provide veteran tree buffers as required by Natural England's standing advice (<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>).

In the absence of such plans, we have to presume that the identified veteran trees could be under threat of loss from proposed development or damage from encroachment within their buffers. Until such plans have been produced to make it clear that the identified veteran trees will be retained and afforded appropriate veteran tree buffers, then the application in question should be rejected.

This is in line with National Planning Policy Framework (NPPF), paragraph 175, which states: "When determining planning applications, local planning authorities should apply the following principles: c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;"

The development in question does not fall within the definitions of being exceptional development (defined in Footnote 58 of the NPPF). As such, the potential for this development to impact on veteran trees means it should be refused on the grounds it does not comply with national planning policy.

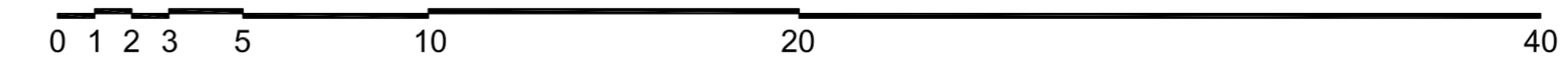
Ancient, veteran and notable trees are a vital and treasured part of the UK's natural and cultural landscape, representing a resource of great international significance. The number of veteran and notable trees on this relatively small site makes the site and the assemblage of trees particularly valuable for wildlife.

In summary, the Trust will maintain a holding objection to this application until it has been made clear that the development will not impact on these irreplaceable veteran trees.

We hope you find our comments to be of use to you. Please do not hesitate to get in contact with the Trust if you have any questions or concerns regarding the comments we have provided.

APPENDIX 3 – ARBORICULTURAL IMPACT ASSESSMENT PLAN

Scale



Key

- Tree / hedge to be removed
- Tree Protection Order (TPO)
- Indicative planting

Quality and Suitability For Retention

- Category A - High quality and value (Highly desirable for retention)
- Category B - Moderate quality and value (Desirable for retention)
- Category C - Low quality and value (Optional for retention)
- Category U - Poor quality and value (Unsuitable for retention)

Root Protection Areas (RPA)

Root Protection Areas (RPA) identified are in accordance with BS5837:2012. RPA's are shown as a pink dashed polyline.

Tree Key

- Existing shade segment (where applicable)
- Root Protection Area (RPA)
- Tree / Group canopy extent (calculated using N.E.S.W cardinal points - not shown)
- Tree / Group Number ID and Quality

Group / Area / Woodland / Hedgerow Key

- Root Protection Area (RPA)
- Woodland, group or hedge
- Tree / Group Number ID

Tree number on plan	Common name	Quality grading	RPA / VTB radius (m)	RPA / VTB area (m ²)	Special status	TPO
T1	Common ash	B1	9	282	None	None
T2	Common ash	B1	7	163	None	None
T3	English oak	B1	5	84	None	None
T4	Common ash	B1	5	80	None	None
T5	English oak	A2	13	508	None	TPO T37
T6	Common ash	C1	3	31	None	None
T7	English oak	C1	3	33	None	None
T8	Common ash	C1	3	33	None	None
T9	English oak	C1	10	304	None	None
T10	Weeping willow	B1	7	152	None	None
T11	Common ash	C1	4	55	None	None
T12	Common ash	C1	5	72	None	None
T13	Field maple	B1	3	31	None	None
T14	English oak	B3	14	588	None	TPO T11
T15	Common ash	B1	6	109	None	None
T16	Common ash	B1	6	122	None	None
T17	English oak	C1	9	268	None	None
T18	English oak	A3	16	804	Veteran	TPO T4
T19	English oak	A2	12	470	None	TPO T3
T20	English oak	A2	14	588	None	TPO T5
T21	English oak	B3	9	261	None	TPO T1 (TPO 765)
T22	English oak	B1	11	358	None	None
T23	English oak	A2	14	619	None	TPO T8
T24	English oak	B1	12	425	None	TPO T9
T25	English oak	A2	8	222	None	TPO T10
T26	English oak	A2	10	327	None	TPO T13
T27	English oak	A2	13	537	None	TPO T14
T28	English oak	A3	18	1017	Veteran	TPO T12
T29	Common ash	C1	7	163	None	None
T30	English oak	B1	9	275	None	TPO T16
T31	Common ash	C1	5	92	None	None
T32	Common ash	C1	3	36	None	None
T33	Hornbeam	C1	2	18	None	None
T34	Field maple	U	5	92	None	None
T35	English oak	A2	17	907	Veteran	TPO T17
T36	Common ash	C1	4	41	None	None
T37	English oak	A3	23	1661	Ancient	TPO T18
T38	English oak	A2	14	651	None	TPO T7
T39	English oak	B1	7	163	None	TPO T34
T40	Common ash	C1	10	297	None	TPO T33
T41	Sycamore	C1	6	96	None	None
T42	English oak	U	7	163	None	None
T43	English oak	U	8	191	None	None
T44	Common ash	C1	5	80	None	None
T45	English oak	A2	17	951	None	TPO T30
T46	English oak	A2	10	327	None	TPO T31
T47	English oak	A2	8	222	None	TPO T32
T48	English oak	B1	10	327	None	TPO T35
T49	English oak	B1	7	163	None	TPO T36
T50	English oak	B1	10	289	None	TPO T38
T51	English oak	A2	17	874	None	TPO T39
T52	Common ash	A3	9	254	Veteran	TPO T40
T53	Sycamore	B1	9	234	None	TPO T41
T54	Common ash	B1	4	46	None	None
T55	Common ash	B1	9	234	None	TPO T19
T56	Common ash	B1	4	59	None	None
T57	Common ash	B1	5	92	None	None
T58	English oak	A2	16	778	None	TPO T28 & T29
T59	Field maple	C1	3	35	None	None
T60	English oak	B1	5	92	None	TPO T36
T61	Common ash	B1	3	31	None	None
T62	Common ash	C1	4	41	None	None
T63	English oak	A3	23	1661	Veteran	TPO T25
T64	English oak	C1	8	191	None	None
T65	English oak	C1	7	163	None	None
T66	Field maple	B1	6	113	None	None
T67	Sycamore	B3	6	113	None	None
T68	English oak	A3	14	615	None	TPO T26
T69	Common ash	C1	5	72	None	None
T70	Common ash	C1	5	92	None	None
T71	Common lime	B1	6	104	None	None
T72	English oak	A3	17	907	Veteran	TPO T27
T73	Common ash	C1	4	55	None	None
T74	Field maple	C1	4	55	None	None
T75	Field maple	B1	4	41	None	None
T76	Field maple	C1	3	35	None	None
T77	Common ash	C1	4	55	None	None
T78	Common ash	C1	4	41	None	None
T79	Common ash	C1	4	55	None	None
T80	English oak	B1	5	92	None	None
T81	Common ash	C1	6	113	None	None

Arboricultural Impact Assessment									
Reference number on plan	Trees affected	Constraint description	Potential Impacts description and evaluation	Estimated potential impact (amenity)	Estimated potential impact (physiological)	Recommended mitigation/compensation and re-evaluation of likely impact	Estimated average overall impact (amenity)	Estimated average overall impact (physiological)	Significant harm caused?
1	T1, T2, T8, T11, T12, T13, T22, T29, T31, T34, T42, T43, T61, H1 (partial), H2, H3 (partial), H4 (partial), H6 (partial), H7, H8 (partial), G1, G2, G3, G4, G14 (partial)	Established trees, groups and hedges within the boundary of the site.	Tree/hedge removals to enable development located at the northern, lowest part of the site. As such they are less prominent when viewed from public space. Removals from southern, higher part of the site are limited to one moderate quality hedgerow (H7) and short sections of hedgerows (H6 & H8) on the site border with Harp Hill. T22 has a deteriorating upper crown. The removal of this tree is preferable in comparison to other nearby healthier trees. T34, T42 & T43 are categorised as Category U and are therefore unsuitable for retention in the context of the proposed land use. NO TPO TREES REMOVED NO VETERAN TREES REMOVED.	Negative - Moderate	NA	Detailed design to ensure retention of key trees Compensate by carrying out new tree planting throughout the infrastructure of the site. Large scale tree planting in the central and central southern parts of the site. See Reference 5 below	Positive - High	NA	No
2	All retained arboricultural features	Roots of retained trees	Root severance due to groundworks Symptoms likely to manifest as deterioration and dieback of branches in the upper crown. The visual impact of anticipated deterioration is likely to be relatively minor due to localised nature of damage.	Negative - Low	Negative - Moderate	No services information available due to outline nature of proposals. Locate all service runs within roads as part of detailed design. If excavations cannot be avoided within RPAs, root damage shall be minimised by using a compressed air-spade to ensure retention of significant roots wherever practicable. All such works to be detailed within an approved AMS to include use of tree protection barriers.	Neutral	Neutral	No
3	All retained arboricultural features	Above and below ground parts of all retained trees (branches, trunk, roots)	General below and above ground impacts Soil compaction leading to impaired root function/dieback. Crown dieback and associated loss of amenity. Contact-type damage with roots and branches. Associated with ground works or general construction activities.	Negative - Moderate	Negative - Moderate	Mitigate by use of tree protection barriers to be detailed on an approved tree protection plan. Protection installed and maintained in accordance with an approved AMS that also details working practices within RPAs if required.	Neutral	Neutral	No
4	All retained arboricultural features	Above ground parts of retained trees	Indirect impacts associated with obstruction of daylight and sunlight Obstruction of light to gardens and windows of principal rooms leading to pressure to fell/substantially prune trees.	Negative - Moderate	NA	Avoid potential impacts by incorporating arboricultural advice into the detailed design process to identify and manage potential problematic aspects of the design. Demonstrate daylight suitability with reference to BRE209.	Neutral	Neutral	No
5	Existing and potential tree canopy cover on the site	N/A	Loss of tree Green Infrastructure (GI) function/dieback. Decrease in net tree canopy cover in relation to the site as a whole.	Negative - Moderate	NA	Ensure high quality of new and compensatory tree planting and good standards of aftercare. Estimated tree removal as part of proposals (based on CAD measurement from AIA plan) = 4822m ² Estimated canopy cover on site in medium term (20+ years) based on CAD measurement of new planting shown on indicative layout and AIA Plan = 10133m ² The proposals will therefore result in a substantial net gain in tree canopy cover and associated highly positive GI function.	Positive - High	NA	No

Summary of removals by quality grading

	Complete removals			
	High	Moderate	Low	Unsuitable for retention
Trees	0	4	6	3
Groups	0	0	4	0
Hedgerows	0	1	2	0
Total	0	5	12	3

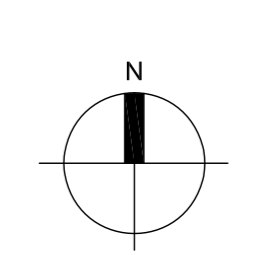
	Partial removals			
	High	Moderate	Low	Unsuitable for retention
Trees	0	0	0	0
Groups	0	1	0	0
Hedgerows	0	2	2	0
Total	0	3	2	0

NO TPO TREES REMOVED
NO VETERAN TREES REMOVED

Level of impact	Amenity/Green Infrastructure (GI) Impacts	Physiological impacts
Negative - High	High level of existing public visual amenity loss. Eg removal of prominent trees, Category A trees. Damage to trees likely to result in tree death over time.	Damage is likely to result in high level impacts on tree vitality and probable tree death over time.
Negative - Moderate	Medium level of existing public visual amenity loss. Eg removal of less prominent trees, Category B trees.	Damage is likely to result in moderate symptoms of reduced vitality that are likely to be tolerable by the tree.
Negative - Low	Low level of existing public visual amenity loss. Eg removal of less prominent trees/trees that cannot be seen from public space, Category C & U trees.	Damage is likely to result in minor symptoms of reduced vitality that are likely to be tolerable by the tree.
Neutral	No significant impact.	No significant impact.
Positive - Low	Mitigation tree planting to replace lost GI will only be effective in the long-term (40+ years).	Minor improvements to existing growing conditions. Leading to low levels of enhanced growth.
Positive - Moderate	Mitigation tree planting to replace lost GI can be effective in the medium-term (20+ years).	Moderate improvements to existing growing conditions. Leading to medium levels of enhanced growth.
Positive - High	Mitigation tree planting to replace lost GI can be effective in the short-term (10+ years).	High level improvements to existing growing conditions. Leading to high levels of enhanced growth.

Oakley Farm, Cheltenham

Arboricultural Impact Assessment Plan



- Notes**
- Survey Date 26th and 30th December 2018
 - This drawing has been produced to be printed in colour. If you have been given this drawing in monochrome please request a colour version.
 - Do not scale directly from this drawing.
 - This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.

Project: **Oakley Farm, Cheltenham**

Client: **Robert Hitchens Ltd.**

Title: **Arboricultural Impact Assessment Plan**

Drawing number: **18017.502** Rev: **A**

Status: **FOR INFORMATION**

Drawn By: **GW** Checked By: **MR** Date: **26-04-19** Scale @ A3: **1:1000**

