

Ref: LAS_703
Date: 08.02.24.

Site: Land west of Northampton Road, Brixworth

Arboricultural Statement

1 INTRODUCTION

1.1 LandArb Solutions Ltd were instructed to carry out a tree survey at Land off west of Northampton Road, Brixworth; herein referred to as the site, to accompany an Outline planning application (all matters reserved except for access) for a mixed-use development.

2 TREE SURVEY

2.1 LandArb Solutions visited the site on 29.11.23 to carry out the tree survey.

2.2 A copy of the tree survey schedule and tree survey and constraints plan is shown in Appendix 1. A selection of site photographs is shown in Appendix 2.

2.3 The following provides a short description of tree cover at the site and should be read in conjunction with the tree survey schedule and tree constraints plan.

2.4 The site is accessed of Northampton Road by an existing private drive. The drive is lined either side by an avenue of Maple, laburnum and lime trees (G14) with accompanying beech and berberis hedges (H3, H8, H9 and H10).

2.5 On the eastern boundary are dense group of mixed trees/scrub (G4 and G6) with a small group of pine within (G5) and a second group of pine (G7) to the south east of the field near the access.

- 2.6 There are no individual trees or groups of trees within the interior of the northern field or southern land parcel.

3 STATUTORY PROTECTIONS

Conservation Area / Tree Preservation Orders

- 3.1 A review of West Northamptonshire Councils Online Interactive TPO Maps (accessed 29.11.23) shows that the site is not within a Conservation Area and none of the trees are subject to a Tree Preservation Area (TPO).

Statutory Wildlife Protection

- 3.2 Although preliminary visual checks from ground level of wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside the remit of the survey.
- 3.3 Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the project manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.
- 3.4 It is advised that tree works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. Ideally, operations should be avoided during this period. Any necessary work should only be carried out following a preliminary check of the vegetation. For information, the Wildlife

and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010, form the basis of the statutory legislation for flora and fauna in Britain.

4 DEVELOPMENT PROPOSALS

4.1 Development proposals are for a:

“Mixed use development (Local Services Centre) comprising commercial, business and service uses, and the provision of Spa and Wellbeing Centre within Class E; mixed use restaurant and takeaway use (sui generis); and the provision of up to 16 Affordable Houses (Class C3). All matters reserved except for Access”

5 ARBORICULTURAL IMPACT ASSESSMENT

5.1 This preliminary AIA provides an overview of the potential impacts of development and sets out possible mitigation measures as may be necessary.

5.2 The application is for outline permission with all matters reserved except for access. A proposed site plan has been prepared (see Appendix 3) which shows illustratively how the site could be developed. This has been used as a basis for this assessment.

5.3 The findings of the AIA are preliminary and reflect the outline nature of the application. It does not necessarily constitute certainty as to which surveyed items will be retained or lost nor certainty as to the impacts of development on retained trees/hedgerows.

Tree Retention/Loss

5.4 Proposals are for outline consent with all matters reserved except for access. As such, the exact nature of retention/loss and impacts of development will be determined/re-assessed at the detailed design stage of the ongoing application process. The

following sets out a preliminary assessment based on an indicative siter plan and proposed access.

Tree loss required for the site access

- 5.5 A copy of the proposed site access plan is shown in Appendix 5.
- 5.6 As shown, the existing site access is to be used into the site. As such no trees are shown as requiring removal.

Potential tree loss based on the illustrative site plan

- 5.7 The proposed illustrative site plan has been overlaid with the tree survey to prepare a draft Tree Retention/Loss Plan (Appendix 4).
- 5.8 It is likely that some tree loss within G14 (and loss of H3 and H8) would be required in order to create new access roads into the land parcel to the north. The site plan shows three accesses where trees in each location would need to be removed. Ultimately the level of tree loss would depend on where and how many access points are required. Reducing the number from three to one or two access points would reduce potential tree loss. It is clear the majority of G14 trees could be retained but some loss would need to occur to allow access into the northern parcel.
- 5.9 The site plan also shows some loss in G4 and G6 may be needed in order to create pedestrian and cycle links to Northampton Road. Again, the level of loss will depend on how many connections are provided. The site plan shows four connections but if this was reduced, such as avoiding a connection through G5, the level of tree loss would be lower.
- 5.10 The site plan shows an access road encroaching into G7 and G6. This would require vegetation and tree removal to allow construction. However, for a detailed design as

part of a RM application, it appears possible that development could be shifted westwards to avoid affecting G7. If designs re-positioned development it would be possible to retained G7 and G6.

- 5.11 On the south side of the existing access drive, the site plan shows the location of a Spa and Wellness centre. Its position would require the loss of G14 trees and H9 and H10. The close proximity to G14 would mean they could not realistically be retained (i.e., building edge within RPAs and half the canopies would need to be pruned back almost to the stems). The location of the Spa and Wellness centre would also limit potential replacement planting on the north side of G14 if it was removed, as little space would be available for future growth. However, to avoid the tree loss and retain G14, H9 and H10, any future detailed design should look to move the building further south. The site plan shows there is space to move the building further south. G14 comprises an avenue of trees lining the existing access road. They form an important contribution to the site and street scene, therefore should be retained if possible.
- 5.12 The site plan also shows a proposed car park to the south of the access drive. The location of the extent of the car park goes into the stems of several trees in G14 as well as H9 and H10. The position of the car park would require their removal. However, in reality, it should be possible to design around these trees and ensure the edges of the car park avoid contact with tree stems to ensure G14 trees and H9 and H10 can be retained.
- 5.13 The site plan shows potential residential dwellings to the south-west of the site. To allow access to them via private drives some trees in G14 would need to be removed as well as H3 and H8. It would be possible to retain the majority of G14 trees however to retain the tree lined avenue. For detailed designs it would be recommended that

any private drive access is located in positions that avoid better quality trees and focus on removal of lower quality trees in the group where removals would be required for access.

- 5.14 In relation to the residential element, the site plan shows residential gardens encroaching into G2. As the intention is to retain G2, these are not shown for removal for that reason. However, if garden space was required to the extents as shown on the site plan, this would require the loss of G2. However, to avoid this loss, if proposed dwellings were designed further east with gardens stopping at the edge of G2 then these trees could be retained.
- 5.15 Overall, given that existing trees are located to the boundaries of the fields and along the access drive only, it is clear there is space within the site that could be developed without requiring significant tree loss. The extent of tree loss will ultimately depend on the detailed designs that come forward within a Reserved Matters Application. At this stage, there is no clear reason as to why, if outline permission was granted with all matters reserved except for access, that development could not be accommodated and designed to avoid existing trees, and to reduce potential tree loss compared to what the illustrative site plan suggests.

Landscape Planting

- 5.16 The site plan shows indicative areas where new planting could be delivered.
- 5.17 Development at the site would present an opportunity to deliver new tree planting to lead to a significant increase in tree numbers and species diversity. This would be a clear betterment compared to the existing situation.

5.18 Development supported by clear landscaping proposals could deliver significant betterments from an amenity, ecological and arboricultural perspective.

5.19 Any future RM application should be accompanied by a detailed landscaping plan to show the level of new tree, shrub and hedge planting to clearly demonstrate a betterment compared to the existing site situation and to fully mitigate/compensate for any tree loss.

Potential Impacts to retained trees

Tree works

5.20 No major tree works are required at this stage.

5.21 If development came forward at the site, the requirement for tree works would depend on tree condition and defects in conjunction with the relationship between trees and proposed built form. As such, requirement for tree work needs to be re-assessed at the detailed design stage of a future RM application.

5.22 At this stage, although no major work is envisaged, it is likely that some minor pruning would be needed in relation to some trees in G14 to ensure height clearance over private drives to the residential dwellings and accesses into the car park and commercial areas, if designed in positions shown on the site plan.

5.23 Some pruning may also be needed to overhanging canopies of G2 and G7 if an access drive is designed adjacent to this tree group. Again, pruning would likely be minor involving lateral reductions or crown lifting (as appropriate) to ensure clearance.

Removal of existing structures/surfacing

5.24 There are no existing structures that would need to be removed to enable development at the site.

New structures/buildings

- 5.25 Strategically, given trees are located on the site perimeters and along the access road, there is space within the land parcels for development away from trees. Ultimately, new development coming forward as part of an RM application should be designed in a way as to avoid RPAs.
- 5.26 In relation to the illustrative site plan the following is noted.
- 5.27 The proposed site plan shows commercial units within the northern part of the site could be located outside of any retained tree RPAs. The office buildings, pharmacy and drive thru facility are all outside of retained tree RPAs.
- 5.28 To the south, the wellness spa would be outside the RPAs of retained trees. However, if G14 trees to the north of the Spa were to be retained, as previously discussed, the building would need to be positioned further south to avoid direct contact and avoid their RPAs. The site plan does show there would be space to re-position the Spa and Wellness centre further south to avoid G14 trees, and it is recommended that an RM application seeks to design around and keep G14 and avoid their RPAs.
- 5.29 The site plan shows new residential dwellings to the south western part of the site can be located to avoid the RPAs of retained trees.
- 5.30 Overall, it is clear there are large areas of space in which development could be accommodated away from retained trees and without requiring major encroachments into the RPAs of retained trees.
- 5.31 Further arboricultural assessment of relationship between new built form and trees will be required at the detailed design stage when full details of development is known so

that determination of any required engineering solutions are required if encroachments into RPAs is unavoidable.

New hard surfacing

- 5.32 Permanent hard surfacing will be required across the site in the form of the new access road, pavements and footpaths, and parking areas to accompany residential and commercial development.
- 5.33 Strategically, given trees are located on the site perimeters and along the access road, there is space within the land parcels for development away from trees. Ultimately, any new development coming forward should be designed in a way as to avoid RPAs but where this may not be possible, new hard surfacing if within an RPA would need to adopt a no dig/reduced dig methodology and use of a load bearing geocell, such as cellweb.
- 5.34 In relation to the illustrative site plan, as can be seen, much of the commercial area to the north includes parking and hard surfacing and this generally avoids RPA of tree shown to be retained. However, on the south side of the existing access road is a location for a proposed car park that would have new hard surfacing within the RPAs of several trees within G14. The level of encroachment is relatively minor therefore it would likely be possible that a future detailed design could avoid RPAs entirely. However, if not, then use of a load bearing geocell and no dig methodology may have to be employed.
- 5.35 To the south-west of the site. It is proposed to accommodate new residential dwellings. The site plan shows new private drives would need to be constructed between existing trees to allow access. Some of the drives shown would encroach RPAs. However,

there are gaps between some of the trees, therefore a future RM application would need to look at the optimal location of new access drives to position them between existing tree stems to limit RPA encroachments. Where there would be RPA encroachments, the use of a no dig method and load bearing geocellular confinement system would need to be employed. The exemption would be the point at which they tie in with the existing access road. Excavation to create level threshold would likely be required at the interface.

- 5.36 Further arboricultural assessment of the relationship between new hard surfacing and trees will be required at the detailed design stage when full details of development is known so that the determination of any required engineering solutions are required if encroachments into RPAs is unavoidable.

Drainage and services

- 5.37 No services or drainage details have been received.
- 5.38 However, given all existing trees are at the perimeter of the site or along the existing access, there is clearly enough space within the site to accommodate services and drainage runs without affecting trees.
- 5.39 It is noted that a potential attenuation basin could be located within the northern field away from existing trees.
- 5.40 Any proposed services and drainage would need to be designed with tree survey constraints in mind to ensure that retained trees and their RPAs are avoided. This could mean services and drainage runs routed along proposed access drives and roads to enter each land parcel.

5.41 The potential impact of drainage and services on retained trees would need to be assessed as part of any future RM application.

Overbearing effects/future pressures

5.42 At this stage no major overbearing or shading issues are envisaged that would be unresolvable. Firstly, existing trees are located to the site perimeter and along the access drive, leaving large areas of the existing field free from tree constraints. Secondly, as the illustrative site plan suggest, a large proportion of development would be for commercial uses and car parking, therefore in these areas no significant issues are foreseen.

5.43 The only area where concern regarding overbearing and future pressures is envisaged at this stage is in relation to the residential element as shown on the site plan. The site plan does show residential dwellings close to G2, which if retained and the houses built in the positions shown, would likely cause significant overbearing and future pressure issues due to the proximity to some of the house and constraints put on the garden areas. If development was proposed in this area for residential, the designs would need to pull the dwellings back away from G2 to ensure sufficient distance is provided between dwellings and trees and ensure there is useable garden space.

5.44 This issue of overbearing and shading will need to be re-assessed at the detailed design stage of a future RM application when full details of building design and proximity to retained trees is known.

'Buildability'

5.45 The land parcels within the site are relatively large with trees and hedges being located along the site boundaries and access road. It is therefore considered that there is

sufficient space within the site to accommodate the storage of materials, site huts and construction equipment/vehicles etc. away from retained features.

Tree Protection

- 5.46 Given the outline nature of the application details of potential tree protection have not been set out. It is anticipated that tree protection measures compliant with BS5837:2012 would be employed in the event of new development coming forward. As the majority of survey items are only adjacent to the site's perimeter and along the access road, it is anticipated that tree protection fencing to BS.5837:2012 standards would be the default protection measures employed on site.
- 5.47 However, the exact location and detail of protection measures to be employed will need to be further assessed at the detailed design stage of the development when full details and location of built form is known.

Summary










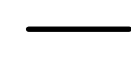
- 5.48 Overall, with regard outline proposals the following is noted:
- Existing trees are located. Around the perimeter of the site and along the existing access drive. As such, the land parcels to the north and south are free from tree constraints in their interior.
 - The land parcels appear large and would be able to accommodate new development without requiring significant tree loss.
 - Trees/vegetation potentially removed would need to be compensated with replacement planting. New planting as part of landscaping would have the opportunity to deliver a net increase in tree numbers and species diversity at the site.
- 5.49 Overall, it is reasonable to conclude that a mixed-use development could be accommodated at the site and there is sufficient space to design in a way that development would not requiring significant loss of trees or significant impacts to RPAs.

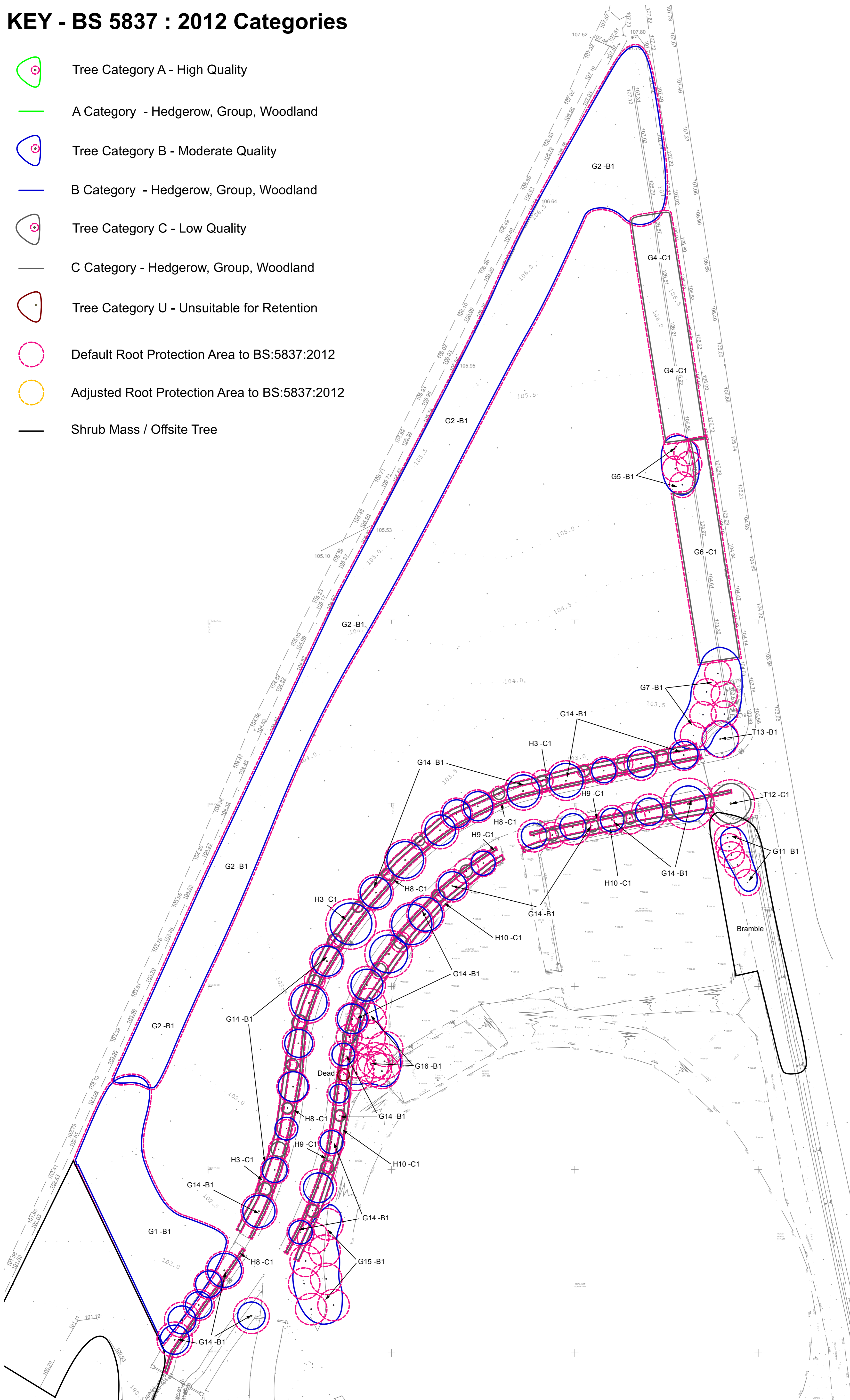
5.50 Moreover, it is reasonable to conclude that the development has the potential to support new tree and hedgerow planting that could significantly increase the number of trees and species diversity at the site compared to the existing situation. New development supported by detailed landscaping proposals could deliver a clear betterment in terms of tree numbers that will provide significant enhancement to the amenity and biodiversity of the site compared to the existing situation.



**Appendix 1:
Tree Survey and Constraints Plan and Schedule**

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree



Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
1	First Issue	4/12/23

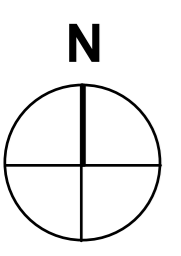
LANDARB SOLUTIONS

Project:
Brixworth Local Services

Description:
Tree Survey and Constraints Plan

Status:
For Planning

Scale: 1:500 @A1	Drawn I Checked DP MP	Date: 04/12/2023
Job Number: LAS 703	Drawing Number: 02	Revision: -



Ref no.	Species	Ht. (m)	Stem				Category Grading	Crown Spread (m)							Life stage	ULE	Physiological Condition	Structural Condition	General notes	Management Recommendations
			Stem Count	Stem dia. (mm)	RPA radius	RPA area		N	E	S	W	Ht. 1st Br. (m)	Est.	1st Br. Direction						
G1	Horse chestnut, cherry, oak, lime, dogwood, field maple, ash, alder	11.0	1	250	3.0	28	B1	As shown				N/A		0.0	EM	20+	Fair	Fair	Densely planted tree group, mostly smaller stems, mixed species.	None at time of survey.
G2	Oak, dogwood, pine, cherry, ash.	11.0	1	250	3.0	28	B1	As shown				N/A		0.0	EM	20+	Fair	Fair	Dense boundary of mixed trees, mostly smaller stems.	None at time of survey.
H3	Beech hedge	1.5	1	90	1.1	4	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Dense trimmed boundary hedge.	None at time of survey.
G4	Hawthorn, dogwood, bramble, buckthorn	3.0	1	90	1.1	4	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Area of dogwood, occasional small hawthorn bush and brambles.	None at time of survey.
G5	Pine	8.0	1	290	3.5	38	B1	As shown				N/A		1.0	M	20+	Fair	Fair	Small group of pine on boundary, typical of age and species, good shape.	None at time of survey.
G6	Dogwood, hawthorn, bramble, buckthorn	5.0	1	200	2.4	18	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Scrubby group with dogwood and bramble.	None at time of survey.
G7	Pine, dogwood	8.0	1	300	3.6	41	B1	As shown				N/A		1.0	M	20+	Fair	Fair	Group of small pine at corner of paddock. Typical of age and species. Dogwood at base.	None at time of survey.
H8	Berberis hedge	1.0	1	25	0.3	0	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Trimmed low hedge aligning road.	None at time of survey.
H9	Berberis hedge	1.0	1	25	0.3	0	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Trimmed low hedge aligning road.	None at time of survey.
H10	Beech hedge	1.5	1	90	1.1	4	C1	As shown				N/A		0.0	M	10+	Fair	Fair	Dense trimmed boundary hedge.	None at time of survey.
G11	Pine	12.0	1	300	3.6	41	B1	As shown				N/A		1.0	M	20+	Fair	Fair	Group of small pine, typical of age and species.	None at time of survey.
T12	Horse chestnut	11.0	1	540	6.5	132	C1	5.5	5.5	5.5	5.5	N/A		2.0	M	10+	Fair	Fair	Previous limb removal, exposed heartwood, deadwood, bark delaminating, extensive decay on stem	Monitor decline, look to fell and replace due to proximity to road.
T13	Horse chestnut	11.0	1	420	5.0	80	B1	5.0	5.0	5.0	5.0	N/A		2.5	M	20+	Fair	Fair	Minor deadwood, canopy pruned.	None at time of survey.
G14	Lime, laburnum, Norway maple	11.0	1	400	4.8	72	B1	As shown				N/A		2.0	M	20+	Fair	Fair	Double avenue either side of road, mixture of species, forms feature avenue planting. Some smaller trees individually poor. Lime and Norway maple larger and better trees.	None at time of survey.
G15	Ash, sycamore, lime, cherry	15.0	1	359	4.3	58	B1	As shown				N/A		2.5	M	20+	Fair	Fair	Mixed group of trees, minor deadwood.	None at time of survey.
G16	Sycamore, lime, plane, cherry, Norway maple, hawthorn	15.0	1	400	4.8	72	B1	As shown				N/A		1.5	M	20+	Fair	Fair	Mixed group, drawn up, minor deadwood.	None at time of survey.

Appendix 2: Site Photos



Photoview 1: View looking north across the field.



Photoview 2: View looking north across the field.



Photoview 3: View east at G4.



Photoview 4: View north along G6 towards G5.



Photoview 5: View south towards G14.



Photoview 6: View south west at G7.



Photoview 7: View north east along the existing access road.



Photoview 8: View looking east at the site entrance.



Photoview 9: View north east along the access drive.



Photoview 10: View looking west along the access drive.



Appendix 3: Indicative Site Plan

KEY

- A Existing Vineyard
- B Existing Farm Land
- C Approved Trekking Centre & Parking
Proposed Best of British Wine & Food Building &
Proposed Central Viticulture Academy
- D Proposed Existing Barn Conversion to 5 Dwellings
- E Approved 25 Extra Care Cottages
- F Existing & Built 14 Houses & Manor House
- G Approved 60 Bed Care Home (2023/6277/MAR)
with 78 parking spaces (13 EV spaces)
- H Existing Cricket & Tennis Club
- I Proposed Spa & Wellness Centre
74 parking spaces (29 EV spaces)
- J Proposed 16 Affordable Houses
- K Proposed Brixworth Local Services
100 parking spaces (30 EV spaces)
- L Proposed 2 Extracare Bungalows (WND/2023/0010)
- M Approved & Built 7 Care Cottages

This drawing is to be read in conjunction with all related drawings. Any discrepancies must be resolved and settled on the building. The signature should be a certified member of any profession. This project is approved and remains the property of Socrates Architects.



KEY

	7KW ELECTRIC EV CHARGING
	15KW SUPER EV CHARGING

STANDARD PARKING	104
DISABLED PARKING	10
EV PARKING	55
EV DISABLED PARKING	4

BRIXWORTH LOCAL SERVICES (K)
100 Parking Spaces (30 EV Spaces)

16 x SEMI DETACHED AFFORDABLE HOMES (J)

APPROVED 60 BED CARE HOME (G)
78 Parking Spaces (13 EV Spaces)

SPA & WELLNESS CENTRE (I)
Single storey building built on footprint of existing structure.
74 parking spaces (29 EV spaces)

EXISTING CRICKET & TENNIS CLUB (H)

EXISTING CRICKET & TENNIS CLUB (H)

Recreation Facility To Be Transferred As A Brixworth Community Asset



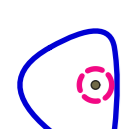

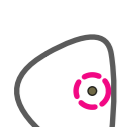




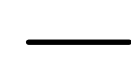
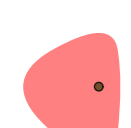
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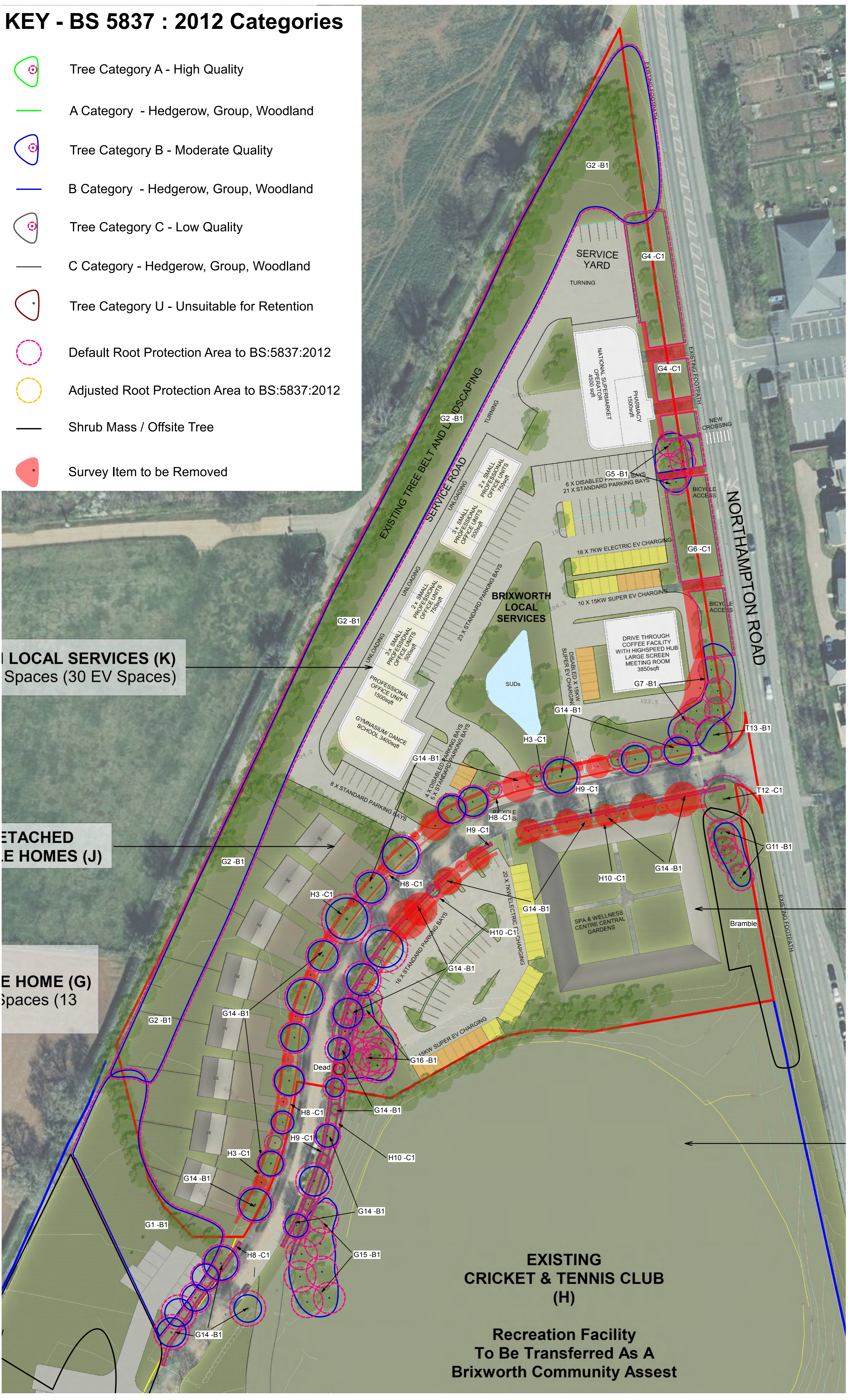
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DR. DALLAS BURSTON
BRIXWORTH
PROPOSED SITE PLAN - (1 of 2) - NORTH
As indicated @A1
2023028 A101
P1



Appendix 4: Draft Tree Retention and Loss Plan

KEY - BS 5837 : 2012 Categories

-  Tree Category A - High Quality
-  A Category - Hedgerow, Group, Woodland
-  Tree Category B - Moderate Quality
-  B Category - Hedgerow, Group, Woodland
-  Tree Category C - Low Quality
-  C Category - Hedgerow, Group, Woodland
-  Tree Category U - Unsuitable for Retention
-  Default Root Protection Area to BS:5837:2012
-  Adjusted Root Protection Area to BS:5837:2012
-  Shrub Mass / Offsite Tree
-  Survey Item to be Removed



LOCAL SERVICES (K)
Spaces (30 EV Spaces)

DETACHED HOME HOMES (J)

HOME (G)
Spaces (13)

EXISTING CRICKET & TENNIS CLUB (H)
Recreation Facility To Be Transferred As A Brixworth Community Asset

Note: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Revision	Description	Date
1	First Issue	11/1/24

LANDARB SOLUTIONS

Project:
Brixworth Local Services

Description:
Draft Tree Retention and Loss Plan

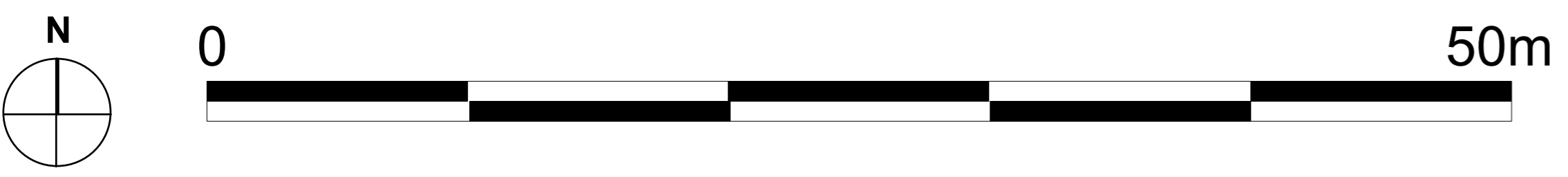
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For Planning

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Job Number: LAS 703

Drawn | Checked
DP | MP

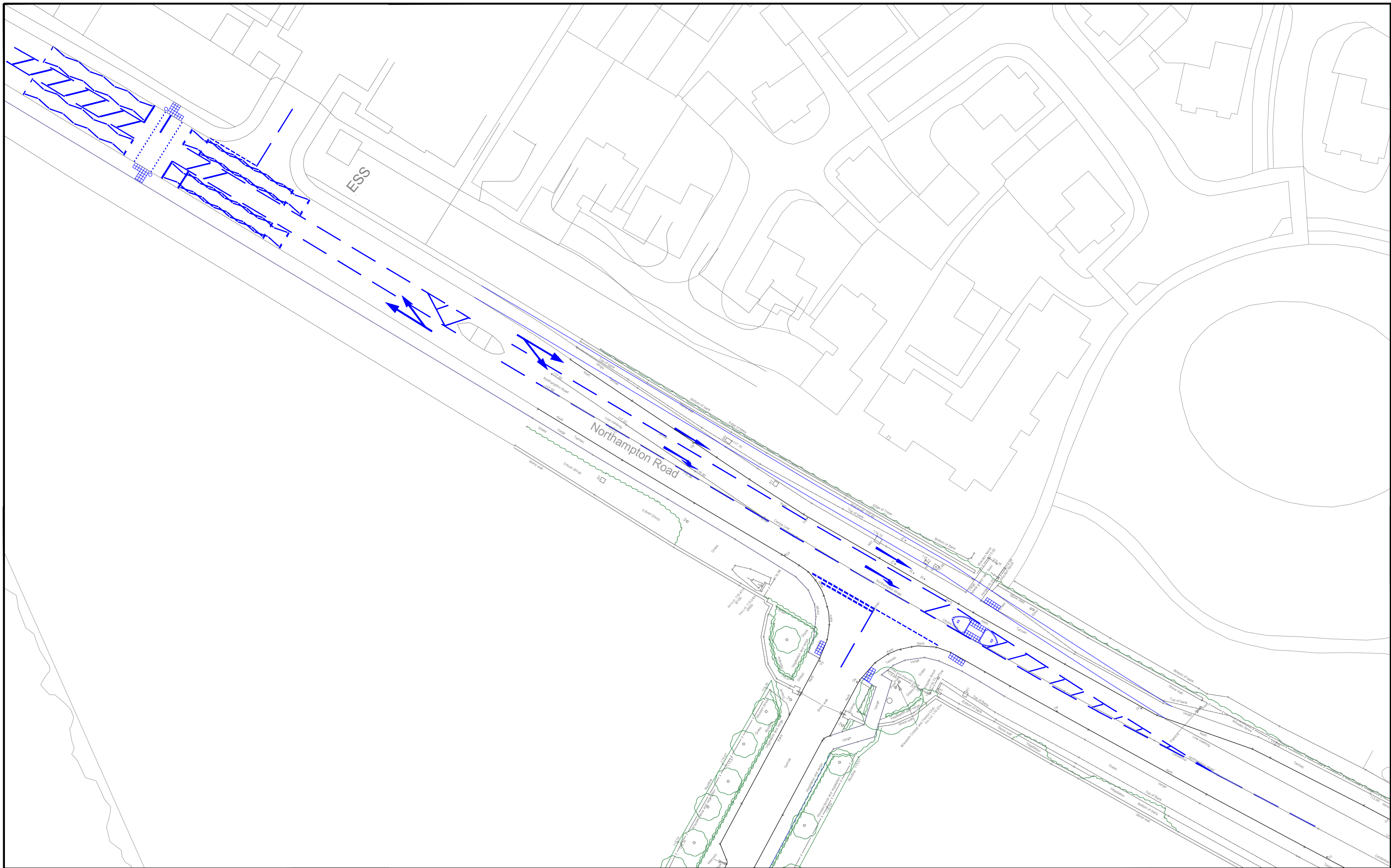
Date: 11/01/2024

Revision:
03





Appendix 5: Access PLan



Based upon the ORDNANCE SURVEY MAPS with the permission of THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE
 © Crown Copyright AL 100030412
 © David Tucker Associates

REV	DESCRIPTION	DRAWN	INITIALS	DATE



Forester House, Doctors Lane,
 Henley in Arden,
 Warwickshire B95 5AW
 Tel: +44(0)1564 793598
 Fax: +44(0)1564 793983
 www.dtatransportation.co.uk

JOB TITLE		CLIENT	
DRAWING TITLE			
SCALE	DRAWN BY	DATE	DRAWING No
			REVISION