

Anglia Square, Norwich
Arboricultural Impact Assessment
Addendum

Dated July 2022

Weston
Homes



**ARBORICULTURAL
IMPACT
ASSESSMENT
(ADDENDUM)**

Anglia Square, Norwich

July 2022



Barton Hyett Associates
Arboricultural Consultants

Summary table		
Site Name:	Anglia Square	
Project Reference:	4469	
Site Address:	Anglia Square, Upper Green Lane, New Catton, Norwich	
Nearest Postcode:	NR3 1DZ	
Central Grid reference:	TG 2307 0937	
Local Planning Authority:	Norwich City Council	
Relevant Planning Policies:	Adopted Norwich Local Plan (November 2014): Policy DM7 Trees and development	
Statutory Controls: (Refer to Section 6)	Tree Preservation Order	Conservation Area
	None	Yes - the entire site is located within the 'Norwich City Conservation Area'
Soil Type: (Source: BGS online soils map © NERC 2022)	Superficial/Drift	Bedrock
	Alluvium - Clay, silt, sand and gravel.	Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations - Chalk.
Topographical Survey:	Yes - SJ Geomatics - SJG2136 - Rev A	
Proposed Site Layout:	Landscape Masterplan - ANG-PLA-XX-XX_DR-L-1001 - P02	
Notes:	N/a	
Report author:	Richard Hyett MSc, BSc (Hons), MICFor, MArborA	
Date of issue:	15th July 2022	

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1. PURPOSE OF THIS ARBORICULTURAL IMPACT ASSESSMENT ADDENDUM

- 1.1. A hybrid planning application (Ref. 22/00434/F) (the Application) was submitted by Weston Homes (the Applicant) to Norwich City Council (NCC) on 1st April 2022 for the comprehensive redevelopment of Anglia Square and various parcels of mostly open surrounding land, (the Site), as shown within a red line on drawing 'ZZ-00-DR-A-01-0200'. The Application, which is still to be determined, comprises a full set of technical documents to assess the potential impacts of the proposals, including an Environmental Statement which covers a number of topics. In respect of arboriculture, this is described and explained within the Arboricultural Impact Assessment (AIA) report, and other associated drawings. Please refer to the original documents for further details.
- 1.2. Following submission of the Application, and completion of the statutory consultation exercise, the Applicant has worked with NCC to review the consultation responses received from the local community, statutory consultees and other key stakeholders, so as to identify an appropriate response where considered relevant. As a result of consideration of these comments, as well as ongoing discussions with NCC, a number of changes to the Application as originally submitted are now proposed, including the reduction in height by 1 storey of Blocks A and D; realignment of basement and ground level car park accesses to Block A; repositioning of houses and apartments forming Block B; amendments to the housing mix; raising of Block C ground level to above 100year (+climate change) flood levels; distance between Block C and 4-10 Beckham place increased; elevational changes and repositioning of Block L (Stump Cross building); roof ridge and eaves on east side of Block M reduced in height; introduction of 2 storey podium between Blocks E and EF to provide larger car park; proposed crossings on Edward Street (opposite Beckham Place) and Pitt Street (by Tooley Lane removed); and landscape amendments. These changes comprise the Amended Application submitted in July 2022. Overall, the Amended Application continues to seek consent for up to 1,100 dwellings and up to 8,000 Sqm (NIA) non-residential floorspace and associated development. However, since the amendments result in minor changes to the full development description, an updated version of the full Amended Application description is provided in paragraph 2.1 below.
- 1.3. This AIA Addendum sets out where necessary a response to the comments related to arboriculture that were received on the Application as originally submitted, then describes how the design has been developed and adapted as a result of these and other comments, and finally considers the implications of the changes to the scheme now proposed. It should therefore be read in conjunction with the original AIA report.

2. UPDATED PROPOSED DEVELOPMENT

- 2.1. The updated description of development is as follows:

“Hybrid (part full/part outline) application on site of 4.65ha for demolition and clearance of all buildings and structures and the phased, comprehensive redevelopment of the site with 14 buildings ranging in height from 1 to 8 storeys, for a maximum of 1,100 residential dwellings, (houses, duplexes and flats) (Use Class C3); a maximum of 8,000 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and amended means of access on Edward Street and Pitt Street, closure of existing means of access on Edward Street, New Botolph Street, Pitt Street and St Crispins Road flyover, formation of cycle path between Edward Street and St Crispins Road, formation of wider footways, laybys and other associated highway works on all boundaries, formation of car club parking area off New Botolph Street, up to 450 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), hard and soft landscaping of public open spaces comprising streets and squares/ courtyards for pedestrians and cyclists, other landscape works within existing streets surrounding the site, service infrastructure and other associated work; (All floor areas given as maximum Net Internal Area);

Comprising;

Full planning permission on 2.25ha of the site for demolition and clearance of all buildings and structures, erection of 8 buildings ranging in height from 1 to 7 storeys for 353 residential dwellings (Use Class C3) (142 dwellings in Block A, 25 dwellings in Block B, 21 dwellings in Block C, 28 dwellings in Block D, 8 dwellings in Block J3, 81 dwellings in Block K/L, and 48 dwellings in Block M) with associated cycle and refuse stores), and, for 5,411sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, workshops, non-residential institutions, community hub, local community uses, and other floorspace (Use Classes E/F1/F2/Sui Generis (public conveniences, drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))), service yard, cycle and refuse stores, plant rooms, car parking and other ancillary space, with associated new and amended means of access on Edward Street, closure of existing means of access on Edward Street and New Botolph Street, formation of cycle path from Edward Street to St Crispins Road, formation of wider footways, laybys and other associated highway works on Edward Street, New Botolph Street, and Magdalen Street, formation of car club parking area off New Botolph Street, 137 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses) within Blocks A and B, hard and soft landscape works to public open spaces comprising streets and squares for pedestrians and cyclists, other landscape works, service infrastructure and other associated works; (All floor areas given as maximum Net Internal Areas);

and;

Outline planning permission on 2.4ha of the site, with landscaping and appearance as reserved matters, for demolition and clearance of all buildings and structures, erection of 6 buildings (Blocks E – H and J) ranging in height from 2 to 8 stories for up to 747 residential dwellings, (houses, duplexes, and flats) (Use Class C3), a maximum of 2,589 sqm flexible retail, commercial and other non-residential floorspace (retail, business, services, food and drink premises, offices, non-residential institutions, local community uses and other floorspace (Use Classes E/F1/F2/Sui Generis (drinking establishments with expanded food provision, bookmakers and/or nail bars (up to 550sqm), and dry cleaner (up to 150sqm))); cycle and refuse stores, plant rooms, car parking and other ancillary space; with associated new and altered means of access on Pitt Street and St Crispins Road, closure of means of access on Pitt Street and St Crispins Road flyover, formation of wider footways, laybys and other associated highway works on Pitt Street and St Crispins Road, a maximum of 313 car parking spaces (at least 95% spaces for class C3 use, and up to 5% for class E/F1/F2/Sui Generis uses), service infrastructure and other associated works (landscaping and appearance are reserved matters); (All floor areas given as maximum Net Internal Areas):.

3. COMMENTS RECEIVED AND RESPONSE

3.1. The changes in the Amended Application arising from the comments relating to arboriculture are summarised in the table below. However, it should be noted that the arboriculture consultee has confirmed within their consultation response of the 17th May 2022 that they have 'No objections, in principle' subject to the following points being addressed.

Comments Received	Project Team Response
<p>The tree group containing T14 and T15 (trees to be removed) is a significant landscape feature in the area, and, as a group, possesses high amenity value. Removal of T14 and T15 will diminish this value (but not to an unacceptable level).</p> <p>However, it is extremely important to secure the future of this group, and the continuing contribution it makes, therefore, I would like to see replacement planting at the eastern end of the group utilizing species that will attain the same stature as the retained trees (eg. planting 3-4 heavy standard planes or limes).</p>	<p>The assessment made on impact of proposed loss of T14 and T15 is agreed.</p> <p>The Landscape Masterplan proposes extensive new tree planting. In the area to the east of T16 new tree planting is proposed.</p> <p>Where a new tree within the wider group of trees can be successfully established (between T9 and T22) one is proposed. Further east (to the east of T10) 4No. new trees are proposed on the frontage with St Crispin's Road. This planting utilises all the available planting space in this area for new trees.</p>

Comments Received	Project Team Response
<p>Once T14 and T15 are removed, the new highway access/egress will be next to T16. How close will this be to the tree? Will it be within the root protection area? Details on distances/dimensions, and a tree protection plan with method statements would be useful in this regard.</p>	<p>The new access is proposed outside of the default RPA of T16. A small section of existing carriageway within RPA will be removed and replaced.</p> <p>As proposed within the submitted AIA report, and due to the proximity of the works to the edge the RPA, a full and detailed AMS for the new access will be prepared.</p> <p>In line with the approach set out in BS5837:2012 this detail can be secured by planning condition and once the final construction detail drawings have been prepared and received technical approval.</p>
<p>Due to the number of trees proposed as mitigation, removal of G1, T2, T3 and T6 is acceptable.</p>	<p>Noted. There will be no reduction in the number of news trees proposed to be planted.</p>
<p>In terms of replacement planting throughout the site, restrictions may occur due to the presence of underground services. Details around number of trees/planting pit design/exact locations would need to be confirmed.</p>	<p>The presence of services and how they interact with new tree pits is an important consideration.</p> <p>Tree pit locations have been designed to avoid below ground constraints but on a development of this scale the approach would be to realign and rationalise any services where they may conflict with tree pit locations. Where this is not possible it may be necessary to reposition the tree pit or construct the tree pit accordingly to accommodate the presence of below ground services.</p> <p>The final construction details for the tree its will need to be prepared and gain technical approval. These details can be secured by planning condition.</p>
<p>Responsibility for watering/aftercare of new trees would also need to be confirmed, as well as long term responsibilities in terms of costs/future maintenance.</p>	<p>All new tree planting will be watered and maintained by the relevant contractor throughout the maintenance/defects liability period and inline with the requirements of any associated planning condition as may be imposed. Ultimately, the maintenance of all new tree planting will be funded and carried out by a Management Company and again inline with the requirement of any planning condition and approved documents (e.g a detailed landscape management plan).</p>

4. CONCLUSION

- 4.1. The proposed tree loss and associated mitigation has been agreed.
- 4.2. The new highway access is located outside of the RPAs of retained trees and through utilising a detailed AMS, these trees can be adequately protected during construction activities to sustain their health and longevity.
- 4.3. An Arboricultural Method Statement and finalised Tree Protection Plan will need to be produced. Where the feasibility of a scheme has been agreed upon by the Local Planning Authority, this detail can be agreed and submitted later as part of a reserved matters application or pre-commencement planning condition (by agreement with the applicant).
- 4.4. The details relating to the establishment of new trees (their planting and maintenance) will be provide at the detailed design and technical approval stage. Again, this detail can be agreed and submitted as part of a reserved matters application or pre-commencement planning condition (by agreement with the applicant).
- 4.5. In summary, all the points raised by the consultee on arboricultural matters have been, or will be, (through the submission of further details at the appropriate time) addressed.

Richard Hyett

MSc, BSc (Hons), MICFor. MArborA.

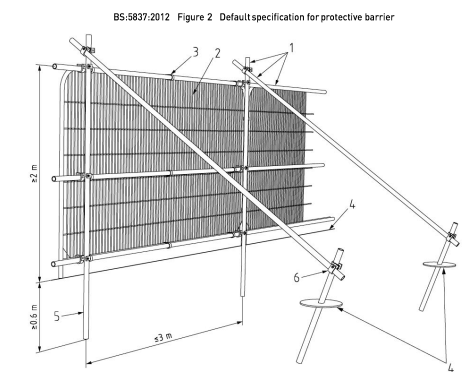
Chartered Arboriculturist

APPENDIX 1:

UPDATED TREE RETENTION/REMOVAL AND PROTECTION PLAN

e.v.v1	d.f.v.t.z.f	ca.R.t.r.u.z.f.t	ca.R.R.v.r.t.C	T.r.z.v.x..C.E
T1	Silver maple	0	0	U
T2	Common lime	5.4	92	B1
T3	Large leaved lime	4.2	55	B2
T4	Sycamore	5.3	88	C1
T5	Sycamore	4.2	55	B1
T6	Oak sp.	3.3	35	U
T7	Red oak	4.1	52	C1
T8	Large leaved lime	2.4	18	B1
T9	Common lime	7.7	185	B1
T10	Common lime	7.8	191	B1
T11	Silver birch	0	0	U
T12	Whitebeam	4.4	62	C2
T13	Whitebeam	3.7	43	C2
T14	London Plane	7.8	191	B2
T15	London Plane	7.8	191	B2
T16	London Plane	5.9	109	B2
T17	London Plane	4.8	72	B2
T18	London Plane	8.2	209	B2
T19	London Plane	7.3	168	B2
T20	London Plane	5	80	B2
T21	London Plane	5.4	92	B2
T22	London Plane	10.8	366	B2
T23	Rowan variety	2	12	C2
G1	Sycamore, laburnum, elder	3.6	41	C2

- Tree / Hedgerow / Group to be removed**
- Category A Tree - High quality (Retention highly desirable)
 - Category A - Hedgerow, Group, Woodland - High quality (Retention highly desirable)
 - Category B Tree - Moderate quality (Retention desirable)
 - Category B - Hedgerow, Group, Woodland - Moderate quality (Retention desirable)
 - Category C Tree - Low quality (May be retained but should not constrain development)
 - Category C - Hedgerow, Group, Woodland - Low quality (May be retained but should not constrain development)
 - Category U Tree - Very low quality (Mostly unsuitable for retention)
 - Category U - Hedgerow, Group, Woodland - Very low quality (Mostly unsuitable for retention)
 - Root Protection Area (RPA) - Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and soil volume to maintain the tree's viability
 - Shrub mass/offsite tree/out of scope (OOS)
- Tree Protection Barrier to standards set out in Figure 2 of BS5837:2012**
- Tree Protection Barrier to standards set out in Figure 2 of BS5837:2012
 - Secondary Tree Protection Barrier (or tree box) - location to allow works within CEZ (only in accordance with detailed AMS)

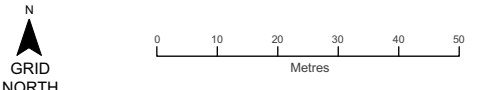


- Key**
- Standard scaffold poles
 - Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
 - Panels secured to uprights and cross-members with wire ties
 - Ground level
 - Uprights driven into the ground until secure (minimum depth 0.6 m)
 - Standard scaffold clamps

For more details refer to BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations' p.20



The original of this drawing was produced in colour - a monochrome copy should not be relied upon. This drawing should be interpreted with reference to the accompanying tree schedule and written advice



PROJECT TITLE
Rexford, North BEC

DRAWING TITLE
Tree Retention/Removal & Protection Plan

SCALE BECFA Q RD	DRAWING NUMBER SYRpAJqAC
DRAWN BY Z	APPROVED BY c Y
REVISION B	SHEET >
DATE DB@DACC	

LAYOUT USED WITHIN DRAWING **R_Xa]Ri i i]Uc j]BAABt AC**

CLIENT **h vt] EY, ~ vt**

COORDINATE SYSTEM / DATUM **S.z]y1.r z e]X.zr]v]s]OEUr f - ER U:1**

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Tel: 01386 576161 Website: www.barton-hyett.co.uk
Address: Barn 2, Oxpens Farm, Yanworth, Cheltenham, Gloucestershire, GL54 3QE