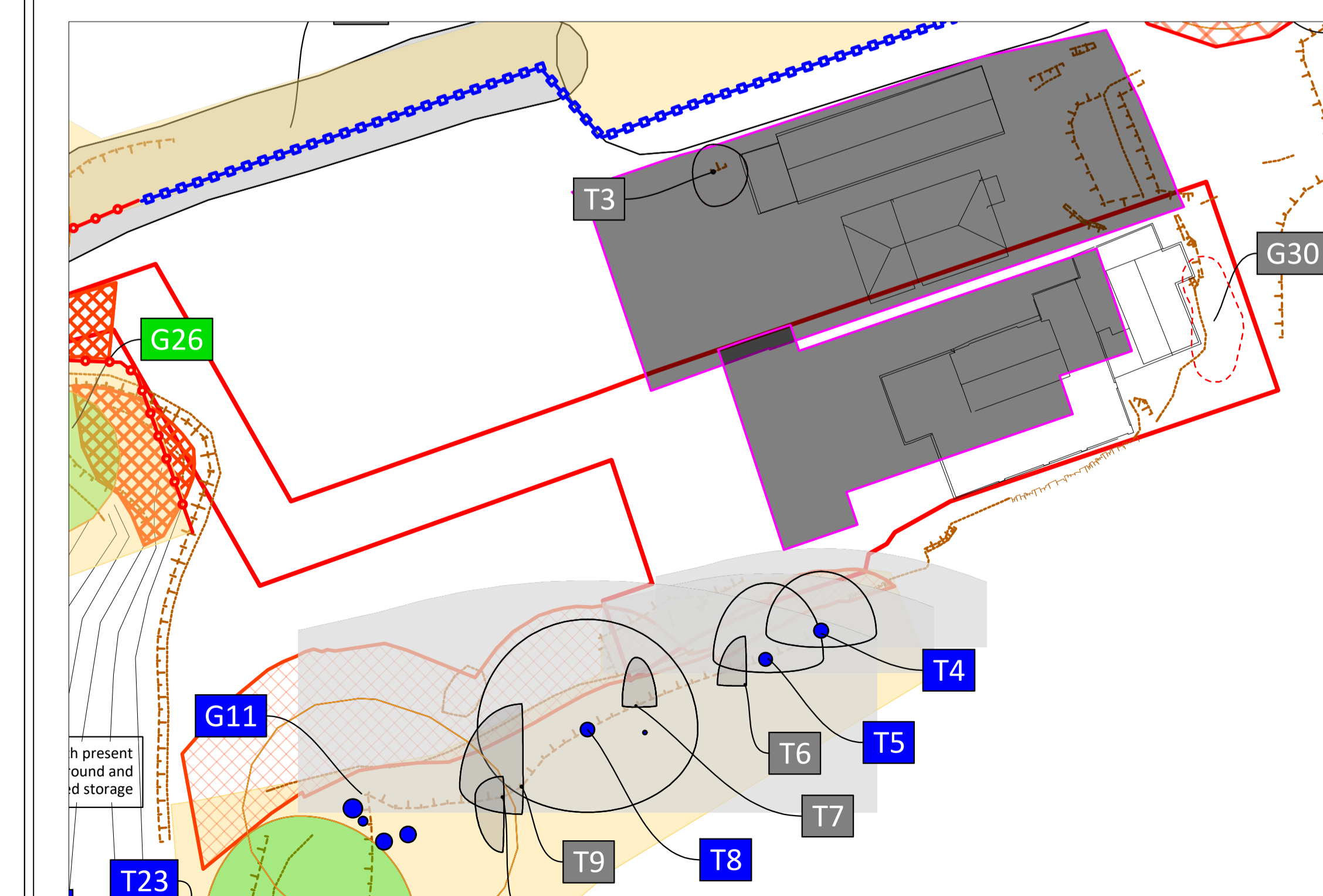


Arboricultural Impact 1 - ground level changes in relation to root protection areas (RPA)



Arboricultural Impact 1 - root protection areas

ARBORICULTURAL IMPACT ASSESSMENT 1

1a) Presence of roots unlikely due to ground conditions or existing site features, relating to construction access:

Tree T4 to T6: The presence of roots from the trees located at the higher ground level above the existing site, are highly unlikely due to established, long-term, use and highly compacted ground.

Therefore, the proposed alterations will have a very low impact, of low extent. The impact is **LOW to NEUTRAL**.

1b) Spatial relationship:

The southern of the proposed building is within 2m of the canopy spread of T28. The trees will only shade the very edges of the building. The site is not residential reducing any conflict.

The impact is **LOW**.

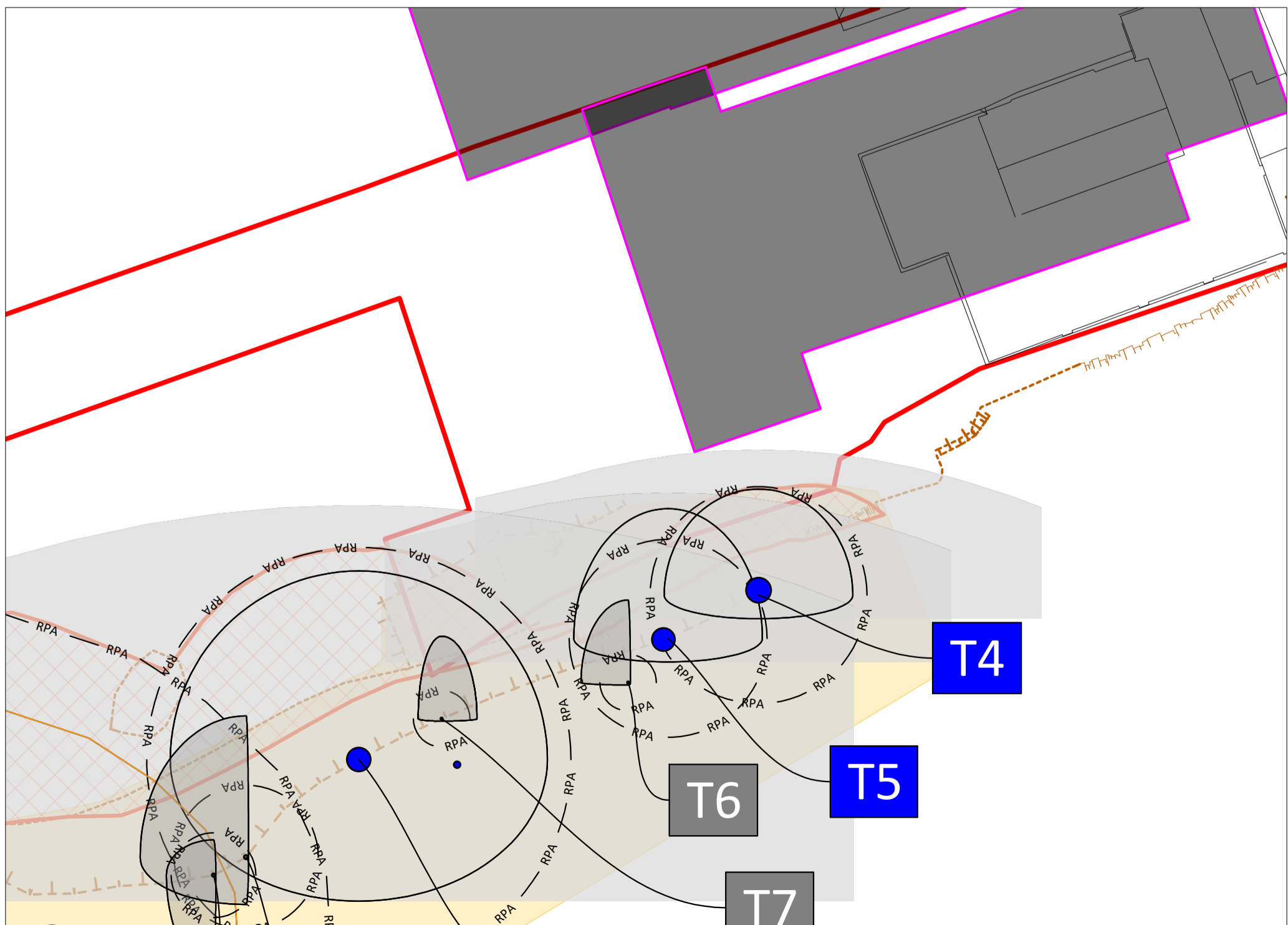
ARBORICULTURAL IMPACT ASSESSMENT 2

Shading:

The southern section of the building is located directly to the north of the southern wooded area (including trees T4 to T8). Whilst these are located at a higher ground level their direct impact on the building is low with only a small part of the building being directly affected.

The larger woodland does cast shade over the site, including the existing buildings, but this is the same as existing. Therefore, the impact is largely neutral. The building is not residential meaning that the influence of the trees is minimal and will not affect living spaces.

Therefore, the proposed alterations will have a very low impact, of low extent. The impact is **LOW to NEUTRAL**.



Arboricultural Impact 2 - shading

REF: 05409 P3c		REPORT: ARBORICULTURAL IMPACT ASSESSMENT (AIA)	SITE: AXE CLIFF GOLF COURSE PHASE 3
AUTHOR: Dominic Scanlon MCRor, F.Arbor.A., CEM		INSTRUCTION: To assess the existing trees and provide an appropriate arboricultural assessment of the impact of the planned development to upgrade the existing golf club car park with the addition of a new amenity building.	
IMPACT ASSESSMENT: <ul style="list-style-type: none"> Arboricultural impacts are a relationship between the magnitude of the potential change (positive or negative) and the sensitivity of the affected feature. I have assessed impacts with reference to the guidance in BS5837 'Trees in relation to design, demolition and construction - Recommendations.' In relation to a planning application, the most relevant impacts are those that affect public amenity as measured against planning policy. 			
NATIONAL POLICY (NPPF) 2021: National planning policy is described within the National Planning Policy Framework (NPPF). In considering how trees are planned for on development sites regard ought to be given to the following principles: <ul style="list-style-type: none"> Achieving sustainable development (Introduction) is described as having three roles of the economy, the social and the environmental. Achieving well-designed places (Section 12 - 131) recognises the important contribution trees make to the character and quality of urban environments and helping to mitigate and adapt to climate change. Habitats and biodiversity (Section 15 - 180(c)). The NPPF makes specific reference to need to safeguard irreplaceable habitats such as ancient woodland and aged or veteran trees. 			
LOCAL PLANNING POLICY: East Devon District Council - The New East Devon Local Plan 2013-31 - Policy D3 Trees and Development Sites.			
Special designations: <ul style="list-style-type: none"> There are no trees on or adjacent to the site that are aged or veteran. The woodland to the north and south of the existing car park is identified as ancient woodland. According to Natural England's online record (Magic Map), the classification of this is with a low confidence. The proposal does not increase the impact on the woodland as the same footprint is being utilised with no additional encroachment on the woodland. 			
PUBLIC AMENITY: <ul style="list-style-type: none"> The trees directly adjacent to the site are within a narrow valley, limiting the visual amenity to a small geographic area. The trees are prominent in the immediate vicinity of the site. The woodland areas help to screen the main golf club buildings. 			
REFERENCED PLANS/REPORTS: Proposed Site Plan, 11915_A3B_00_002 Golf Clubhouse			
ISSUE / IMPACT	EVALUATION		Significance High mod low
TREE LOSS	CAT A	NOT APPLICABLE	Low
	CAT B	NOT APPLICABLE	
	CAT C	G30	
EFFECT OF CONSTRUCTION ON AMENITY VALUE	The proposal will entail the removal of a small group (1x sycamore and 1x ash) of trees. These trees are small and of very low quality, with a very limited visual impact. Their influence within the site is highly localised. The magnitude of their loss is very low.		Low
SHADOW INFLUENCE ON BUILDINGS / OPEN SPACES	There are unlikely to be any direct adverse effects on public amenity. The proposed tree loss will have a very low impact on visual amenities as their influence is purely internal and even then, within a small part of the site. The key trees and woodland areas are being retained and will continue to screen the site.		Neutral
END USE OF SPACE NEAR RETAINED TREES	There are no significant impacts upon available sunlight and skylight - the development is not residential. The proposed building is further away than the existing buildings limiting / reducing any shading influence.		Low
TPO / CA	The land is suited to the new, small building and the upgraded car park layout. The new buildings replace existing ones on a very similar footprint to the current ones.		Low
POTENTIAL INCOMPATIBILITIES BETWEEN LAYOUT AND RETAINED TREES	The site is subject to a TPO LPA ref.no. 60/0054/TPO - the trees / site falls within area A1. The trees to be removed are highly unlikely to be old enough to be subject to the TPO.		Low
POTENTIAL FOR NEW PLANTING TO PROVIDE MITIGATION FOR ANY LOSSES	The relationship between trees and the existing and proposed use will be broadly the same with any differences of a very low magnitude.		Low
CANOPY PROTECTION DURING CONSTRUCTION (EXTENSION OF RPA)	There is space to plant additional trees, however, the existing woodlands provide substantial tree cover, and the extent of cover will not be altered by the proposal.		Low
PRUNING WORKS TO FACILITATE DEVELOPMENT	Not necessary - crown growth is well clear of the existing car park and structures.		Low
FUTURE PRESSURE FOR TREE REMOVAL	No pruning work is required.		Low
PROXIMITY OF TREES TO STRUCTURES	The pressure on trees will not alter because of the modified use as the relationship between the trees and use is very similar.		Low
EXCAVATIONS OR CHANGES IN GROUND LEVELS	The proximity between trees and structures is very similar as existing.		Low
INSTALLATION OF HARD SURFACING IN RPA	Any ground level changes will occur within the footprint of the existing car park. No additional impact will arise. Internal heaps of spoil will be removed but will only return ground levels to original levels.		Low
INFRASTRUCTURE REQUIREMENTS - SERVICES ETC	The new buildings are located in an area well clear of trees and root systems.		Low
REMOVAL OF EXISTING STRUCTURES AND HARD SURFACING	The existing services will be utilised. No additional impact will arise.		Neutral
ACCESS / WORKING SPACE / STORAGE OF MATERIALS & TOPSOIL	Alteration to hard surfacing will be outside of ground occupied by roots.		Low
AMENITY	Ample space is present within the car park for construction activities without any need to utilise ground close to the retained trees.		Low
SUMMARY OF ARBORICULTURAL IMPACT: <ul style="list-style-type: none"> The proposal is to demolish and replace the existing buildings. This will be on a very similar footprint. This limits any impacts resulting in a largely neutral impact. The proposal requires the removal of three trees within the site, but these are of very low quality and a minimal impact in the locality. The proposal accords with locally adopted policy. Any influence on the adjacent ancient woodland is the same as existing, resulting in a neutral impact. The implementation of standard tree protection measures will maintain impacts as LOW. The overall arboricultural impact of the proposed scheme is LOW. 			
RECOMMENDATIONS: <ul style="list-style-type: none"> Construction exclusion zones described in the Tree Protection Plan should be established with the prescribed tree protection fence prior to construction beginning. 			
ABBREVIATIONS/TERMS: CEZ - Construction Exclusion Zone AMS - Arboricultural Method Statement IMPACTS: HIGH: impacts that are irreversible and can only be addressed with compensation. NEUTRAL: No additional impact will occur from the proposed development. The baseline assessment considers impacts that will/would occur without development taking place. RPA - Root protection area. NPPF - National Planning Policy Framework MODERATE: impacts that are reversible over the long-term or with negative impacts that will be tolerated with mitigation and/or some compensation. POSITIVE: An impact, arising from the proposed development, that will improve the arboricultural resource or the influence on, or from, existing trees. TPP - Tree Protection Plan TPO - Tree Preservation Order LOW: impacts that are reversible with no long-term detriment to trees or people. Impacts that can be mitigated for with standard protection measures and no compensation is required.			

KEY

BS 5837:2012 Tree Category

A	B	C	U
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- TAG** Tree / Group Reference (by category)
- Individual tree (by category)
- Tree group/hedge (by category)
- Root protection area - RPA (BS5837)
- RPA Modified due to site conditions
- Area of RPA uncertain due to presence of established hard surfacing
- Shade arc - Axiscscape
- KEY Feature**

Arboricultural Method Statement/s

All AMS areas are to be worked in strict accordance to detailed arboricultural method statements.

Special protection area - AMS

AMS: a detailed Arboricultural Method Statement to be agreed with the LPA prior to commencement of development

Documents/plans supplied by client for use in this drawing:
Topo Survey
Fixed Layout: 11915_A3B_00_002 Golf Clubhouse

Accompanying documents which must be read in conjunction with this drawing:
05409 Tree Survey 18.12.20
05409 AIA.LIP P3c 12.4.22

- Notes**
- All dimensions are in metres, unless otherwise stated.
 - The original of this drawing was produced in colour, a monochrome version should therefore not be relied upon.

Client:	Axe Cliff Farms & Estates Limited Partnership		
Project:	Axe Cliff Golf Course Phase 3c		
Title:	Arboricultural Impact Plan - Golf Clubhouse		
Date:	12/4/2022	Sheet:	1 of 1
Scale:	1/250 @ A1	Drawn:	DS
Inset Scale:	1/200 @ A1	Checked:	DS
Dwg Ref:	05409.LIP P3a 12.12.21		

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