ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

3rd October 2023

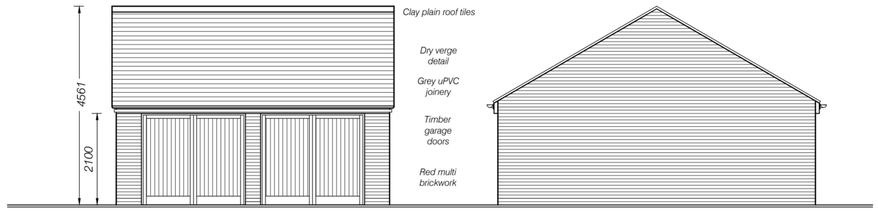
Item 6

23/00195/FUL - Garages Rear Of 27 Medway Close Chelmsford Essex

Proposed planning drawings and the Arboricultural Impact Assessment have been added to the green sheet for the benefit of the Committee. The Committee and interested parties should be aware that these are not new drawings/information but were simply not included in the original published agenda pack. Public consultation has been carried out on the drawings/information added to the green sheet.

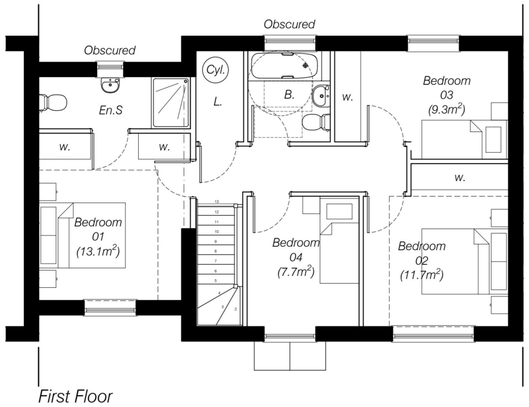
Front Elevation
Plots 01-05

Rear Elevation
Plots 01-05

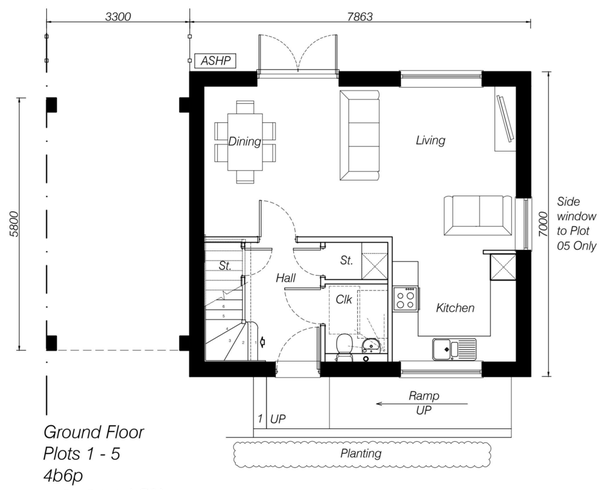


Garage front elevation

Side elevation

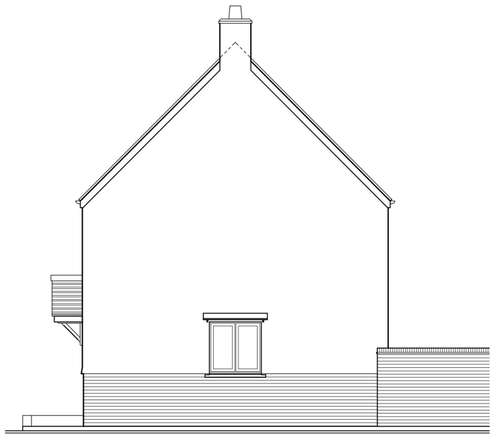


First Floor

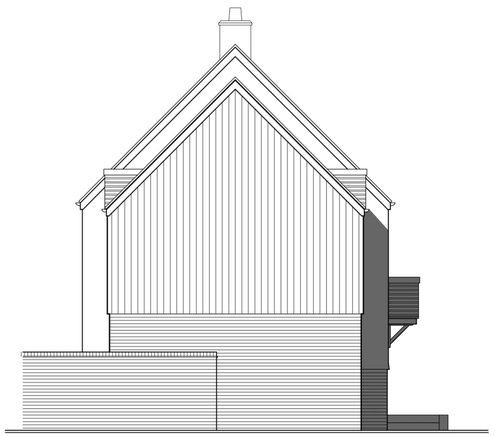


Ground Floor
Plots 1 - 5
4b6p
110m2 total GIA

M4(2) Accessible and
Adaptable dwelling



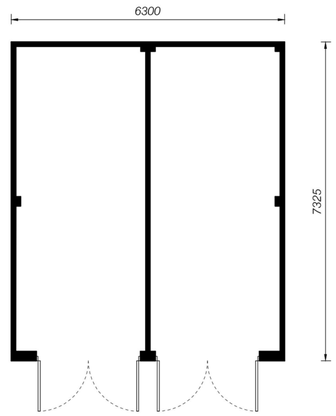
Side Elevation Plot 5



Side Elevation Plot 1

Rear elevation

Side elevation



G1/2 Garage Floor Plan

A2 SHEET @ 1:100

0m 2.5m 5m

revision
issue
PLANNING
client
Chelmsford City Council
project
Medway Close, Chelmsford
title
Plots 1–5 Proposed Plans, Elevations & Garage

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date	15.03.2023	scale	1:100 @ A2
drawn	jm/jh	checked	jm
dwg no	3556:03	revision	H

JAMES BLAKE ASSOCIATES

Arboricultural Impact Assessment

Medway Close,

Chelmsford

on behalf of

Chelmsford City Council

4 January 2023

JBA 22 119 AR01

Over 30 Years of Service, Value and Innovation

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Project	Medway Close, Chelmsford
Report	Arboricultural Impact Assessment
Date	4 January 2023
Author	Charles Hey *Dip Arb L4 (ABC) TechArborA*
Checked by	Peter Brais *BSc TechArborA*

JAMES BLAKE ASSOCIATES

CONTENTS PAGE

1 SUMMARY

1.1 This Arboricultural Impact Assessment has been commissioned by Chelmsford City Council to accompany their planning submission for the construction of five new dwellings with associated garages, car-parking and associated infrastructure.

1.2 This report has been prepared in accordance with British Standard 5837: Trees in relation to design, demolition and construction – Recommendations (2012). This document provides best practice advice, assessment and guidance with regards to the design, planning and implementation of new developments.

1.3 This report concludes that the proposal is acceptable subject to implementation of the specialised construction methodology, successful tree protection methodology and a scheme of new tree planting.

2 INSTRUCTIONS

2.1 James Blake Associates Ltd has been instructed to carry out a survey of trees and significant vegetation within and directly adjoining land Medway Close, Chelmsford in relation to the application for redevelopment of the site.

2.2 Our assessment was carried out in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction - Recommendations'.

2.3 All trees were visually inspected from ground level only. No diagnostic equipment was used, or detailed decay investigation carried out, during the survey.

2.4 This survey is intended for planning purposes only and does not include all shrubs, vegetation and small trees on site. The survey is not intended to inform the detailed design of foundations (further information on vegetation can be provided upon request).

2.5 Our report is prepared to provide supporting evidence and justification for redevelopment in relation to the existing trees and vegetation within and neighbouring the site.

2.6 The survey is not intended to be a detailed tree hazard assessment. Where significant faults that pose an immediate risk to persons or property are observed recommendations will be made; however the lack of any management recommendations within the survey schedule does not infer that a detailed health and safety assessment has been made and it is recommended that a formal management and inspection plan is considered.

2.7

Documents provided

2.8 This report has been prepared with reference to the following documentation:

- Topographical survey reference 41368BWLS-01 by Survey Solutions; and
- Proposed site layout reference 3556:02D Proposed Block Plan (3556 - Medway Close 22.11.14) by John Finch Partnership.

3 OBSERVATIONS

Site visit

3.1 The site was surveyed by Charles Hey, Consultant Arboriculturist, on 5 October 2022 to identify, measure and locate trees and significant vegetation within, and directly adjoining, the site.

Site and context

3.2 The site is an area of parking and garages, located off Medway Close, Chelmsford. It is located at the western edge of Chelmsford, Essex. Arable farmland occupies the surrounding land to the west, and south-west, and built-up areas of Chelmsford surround the rest of the site.

3.3 The A1060 main road runs east to west, approximately 50m to the south, with further residential development and sports fields beyond.

3.4 There are large trees in a wooded area to the west and south. There are smaller trees to the west and north, mostly small garden trees. There is one small, trimmed hedge in the west of the site.

Fig 1. Approximate site boundary in relation to its surroundings

4 VIEWS OF TREES

Photograph 1 (left). T1, rowan. A street tree outside the site. Viewed looking towards the north.

Photograph 2 (right). T3, cherry. A street tree outside the site. Viewed looking towards the south.

Photograph 3 (above). S4, Leyland cypress stump. Viewed looking towards the north-west.

Photograph 4. G6, willow, G7, English oak and H8, cherry laurel. Viewed looking towards the west.

Photograph 5 (left). G6, willow. Viewed looking towards the west.

Photograph 6 (right). G7, English oak. Viewed looking towards the south.

Photograph 7 (left). T9, eucalyptus. Viewed looking towards the south.

Photograph 8 (right). T10 and T11, apple. Viewed looking towards the south.

Photograph 9. G12, English oak, and G13, willow. Viewed looking towards the west.

5 TECHNICAL INFORMATION

Statutory protection

5.1 Chelmsford City Council website does not state whether or not trees, within or adjacent to the site, are within a Conservation Area or are the subject of a Tree Preservation Order.

Soils and Geology

5.2 This information is obtained from The British Geological Survey (online) 'BGS Geology Viewer' but is provided only as a guideline to assist with assessment of site conditions in relation to rooting habits of trees.

5.3 Soil conditions have the potential to affect tree growth, rooting depth and extent, species selection and foundation design and therefore a detailed soil assessment should be carried out by a competent person.

5.4 Bedrock geology is described as London Clay Formation – Clay, silt and sand. Superficial deposits are shown as being Alluvium – Clay, silt sand and gravel for part of the site, and Head – Clay, silt, sand and gravel for the majority of the site.

Planning policy

5.5 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these should be applied. First published in March 2012, the NPPF superseded all previous national planning policy statements and guidance and has since been updated in 2018, 2019, and most recently in July 2021.

5.6 The NPPF supports and puts a greater focus on sustainable development, which it defines as having three dimensions; social, economic and environmental. It goes on to state that these three dimensions are mutually dependent and, to achieve beautiful sustainable places, they must be sought simultaneously.

5.7 Paragraph 131 in the latest update, sets out the important contribution trees make to the character and quality of urban environments. It requires that planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments.

5.8 It also sets out a requirement that appropriate measures are in place to secure the long-term maintenance of newly planted trees and existing trees are retained wherever possible.

5.9 Specifically, NPPF paragraph 180 (c) states that “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”.

5.10 No ancient or veteran trees were identified, within or adjacent to the proposed development, during the survey.

6 ARBORICULTURAL APPRAISAL

6.1 Dimensions, comments and information gathered for each survey entry are provided in the tree schedule JBA 22 119 TS01 in **Appendix 1.** The location, root protection area, crown spread and BS5837 categorisation is shown on the tree survey drawing JBA 22 119 TCP01 in **Appendix 2.**

6.2 Of the 13 survey entries, one was assessed as being dead, five were semi-mature, six were early mature, and one was mature.

6.3 The survey assessed the tree population as varied, including low, moderate and high-quality trees. Of the 13 survey entries one was unsuitable for retention (Category U), six were of low quality and value (category C), four were assessed as being moderate quality and value (category B) and the remaining two were high quality (category A).

Identified Impacts

6.4 Drawing JBA 22 119 TRP/TPP 01 Rev A in **Appendix 2** shows the proposed layout and tree removals necessary to implement the proposed development.

6.5 The arboricultural impacts have been assessed and are deemed to be acceptable. In respect of the proposal the following have been identified as being of most significance:

- Tree removals / tree pruning;
- Demolition/removal of hard surfacing;
- No dig construction;
- Supervised excavation;
- Tree protection requirements; and
- Replacement planting

Tree Removals / Tree Work

6.6 To implement the proposed development, it will be necessary to undertake the tree work specified in the table below:

Tree Number	Species	Work Requirements	Reason(s) for works
T2	Judas tree	Fell to ground level and remove stump	To facilitate new access road
G7	English oak	Partial crown reduction and crown lift to 5.4m to the north west.	To provide a 2m clearance from building elevations and above the new hard surfacing.
T10	Apple	Fell to ground level and remove stump	To facilitate new hard surfacing and turning area.
H8	Cherry Laurel	Fell to ground level and remove stumps	To facilitate new hard surfaced area.

6.7 Tree work recommendations, irrespective of development, based on good arboricultural practice are listed in the Tree Management Recommendations column in the Tree Survey Schedule JBA 22 119 TS01 in **Appendix 1.**

6.8 The amount of vegetation to be removed is low and its loss to public amenity is considered to be negligible due to its overall low quality and value, lack of visual presence, as most trees are located within the site, and the ability to replace with high quality planting.

6.9 All vegetation of moderate quality and those growing around the boundaries of the site are to be retained and can be adequately protected throughout the development process.

Demolition / Removal of Hard Surfacing

6.10 Demolition of existing buildings is at a sufficient distance from retained trees and is not expected to have any impact.

6.11 Demolition must take place from within the building footprint, pulling the roofs and wall inwards, then removing all material away from surfacing outside any RPA.

6.12 The removal of existing hard surfacing located within root protection areas (RPA) should be undertaken with extra care. using hand tools only, to avoid damage to tree roots that are likely to be encountered in these locations. Removal of hard standing should commence closest to the trees' stems working backwards away from the tree to avoid entering the exposed RPA.

6.13 Any sub foundation within the RPA should be retained and utilised for construction of new hard surfacing for car park spaces and other uses.

6.14 Where new unsurfaced ground is being created next to G7 all sub-base material should be carefully removed and replaced with soil to similar level.

No Dig Construction

6.15 The access road and new hard surfacing encroach into the precautionary root protection areas of G5, G6, G7, a pair of early-mature high-quality English oaks, T9 and T10.

6.16 Due to the presence of root systems a cellular confinement system will be used to form a permeable rigid substrate which will then be finished with permeable block pavers or other porous hard surfacing.

6.17 Edges will consist of staked railway sleepers to avoid any excavation for kerbs.

6.18 There areas of new permeable surfacing to the north-east of G7 cover approximately 30% of the total RPA of this group, which is above the 20% guidelines within BS5837:2012.

6.19 However, this will replace existing non-permeable tarmac and a new area of unsurfaced ground will be created around the tree stems creating a far more suitable rooting environment for these trees, improving their long-term retention prospects.

6.20 The aforementioned existing hardstanding is to be removed within the RPAs of these trees. This will be undertaken using hand tools, including pneumatic drills, removed in sections down to the sub-base and working backwards away from the trees. This will ensure the risk of root damage is minimised.

Path & Road Construction under Supervised Excavation

6.21 Garage G2 to the west of the northern boundary site encroaches into the outer third of the precautionary root protection areas of the G5,

6.22 The trees' location and the presence of existing hard surfacing may well have influenced root growth, restricting root extension in this area.

6.23 However, excavations within the RPA of G5 will be carried out under the direct supervision of the appointed arboricultural consultant, and the following measures will be undertaken to minimise the risk of root damage:

6.24 Excavations will be carried out manually using appropriate hand tools OR using vacuum or compressed air techniques to expose tree roots to minimise the potential for root damage.

Excavation for Underground Services

6.25 At the time of writing this report we have no information on proposed routes for underground services. It is recommended that when service route locations are known these are submitted to the project arboriculturist for approval.

6.26 All service runs should be designed to avoid RPAs if possible. In the event that services must pass through any RPA, priority must be given to alternatives to trench excavation such as thrust boring.

6.27 Guidelines in NJUG Vol.4 (2007). Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees -The National Joint Utilities Group, must be adhered to wherever practicable.

6.28 If excavation is required, and no alternatives are feasible, service runs must pass through the outer third of the RPA radius, where root loss is less critical for tree stability and long-term retention.

6.29 If this is not feasible, passing directly below the stem parallel to the radial root spread rather than across it.

6.30 All excavation must be carried out using hand tools only, or alternatively air-spades or vacuum excavation systems, with all roots above 25mm diameter being retained unless approved for removal by project arboriculturist.

Tree Protection

6.31 Drawing JBA 22 119 TRP/TPP 01 Rev A in **Appendix 2** shows the position and extent of tree protection that will be required during construction / demolition.

6.32 With the exception of the areas of no-dig construction within the new access road and area of supervised excavation with the RPA of G5 no other specialised construction methods are required and all other works are outside the precautionary RPAs of retained trees.

6.33 Tree protection will therefore consist of robust fencing secured to a solid framework as recommended within BS5837:2012.

Replacement Planting

6.34 The development proposals include a comprehensive landscape strategy which includes significant tree, shrub and hedgerows.

6.35 These new trees offer the opportunity to replace the low quality, tree population that currently occupies the site and ensures the continuation of visual and green amenity for future generations.

6.36 Applying the principles of Continuous Cover Forestry (CCF) will increase the likelihood of creating a more naturalistic and varied aged tree stock around the site enhanced by planting more groups containing pioneer species and understory to improve establishment in more challenging climate environments.

6.37 Tree species should be selected that provide a diverse and resilient palette that can thrive in challenging urban environments currently being impacted by climate change, and should include a wide variety of species to increase the resilience of trees through population diversity.

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 The constraints that existing trees and vegetation pose to development have been assessed in accordance with BS5837: 2012 and through ongoing liaison between the design team and James Blake Associates.

7.2 This continuing involvement has culminated in a proposal that seeks to improve and enhance the tree scape of the site and the wider area whilst offering a sustainable approach to development.

7.3 All trees to be removed are of low quality and are predominantly located internally to the site thereby minimising the impact of development on the local landscape.

7.4 Minor encroachment into root protection zones has been designed to ensure the health and stability of affected trees is not compromised.

7.5 A pre-commencement meeting and arboricultural supervision for key stages in the development, that have a potentially detrimental impact on trees, is recommended to ensure that the tree protection, and other methodology, is clearly understood and correctly implemented.

7.6 It is recommended that the proposal is approved subject to the specialised construction methodology, a scheme of new tree planting and successful tree protection methodology.

8 REFERENCES AND BIBLIOGRAPHY

- British Standards Institute (2010). BS3998:2010 Recommendations for Tree Work. BSI, London

- British Standards Institute (2012). BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. BSI, London

- British Standards Institute (2014). BS8545:2014 Young trees: from nursery to independence in the landscape. BSI, London

- Lonsdale D (1999). Research for Amenity Trees No.7: Principles of Tree Hazard Assessment and Management. The Stationery Office, London

- Mattheck C and Breloer H (1994). Research for Amenity Trees No.4: The Body Language of Trees. The Stationery Office, London

- NHBC Standards (2007). Chapter 4.2 Building near trees. National House-Building Council

- NJUG Vol.4 (2007). Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees. The National Joint Utilities Group

APPENDIX 1: TREE SURVEY SCHEDULE

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Tree Survey Schedule - Key

Life Stage	Description	Key	Description	BS Category	Description
NP	Newly planted	**Stem Ø (mm) at 1.5m**	Diameter of stem(s) in millimetres measured at 1.5m above ground level in accordance with BS 5837:2012.	**A**	Tree(s) of high quality with an estimated remaining life expectancy of at least 40 years.
Y: Young	An establishing tree that could be easily transplanted.	**Stems**	Trees are single-stemmed unless noted otherwise in schedule.	**B**	Tree(s) of moderate quality with an estimated remaining life expectancy of at least 20 years.
SM: Semi Mature	An established tree still to reach its ultimate height and spread and with considerable growth potential. Up to 25% of attainable age.	**Height of (FSB)**	Height of first significant branch above ground level.	**C**	Tree(s) of low quality and value with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
EM: Early Mature	A tree reaching its ultimate height and whose growth is slowing however it will still increase in stem diameter and crown spread. Up to 50% of attainable age.	**Crown Spread**	Crown spread at the four cardinal points, North, South, East and West.	**U**	Unsuitable for retention. Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
M: Mature	A tree with limited potential for further significant increase in size although is likely to have a long safe useful life expectancy. Over 50% of attainable age.	**Condition**	Assessment of the physiological and structural condition of the tree observed at the time of surveying.	**RPA radius (m)**	Radius of Root Protection Area (RPA) in metres based on relevant calculation in BS5837:2012 section 4.6.
OM: Over Mature	A senescent or moribund tree with a limited useful life expectancy.	**ERC (Years)**	Estimated Remaining Contribution in Years (<10, 10+, 20+, 40+)	**RPA Area (m2)**	A layout design tool indicating the minimum area surrounding the tree that contains sufficient rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. Size and shape based on calculations and constraints noted in BS5837:2012 section 4.6.
V: Veteran	A tree older than typical for its species and of significant ecological, cultural or aesthetic value.				

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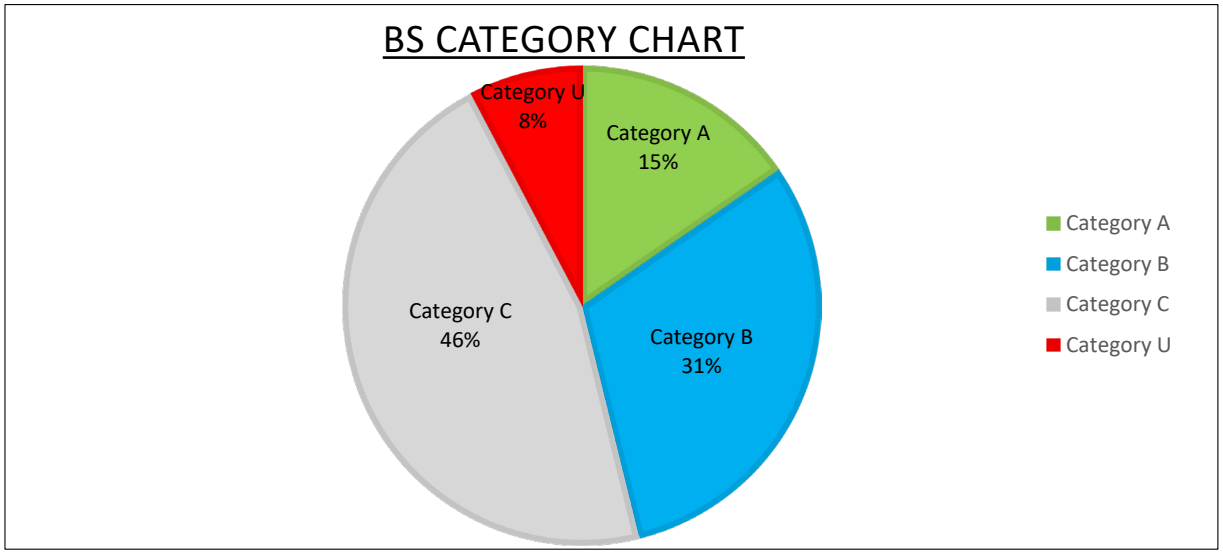
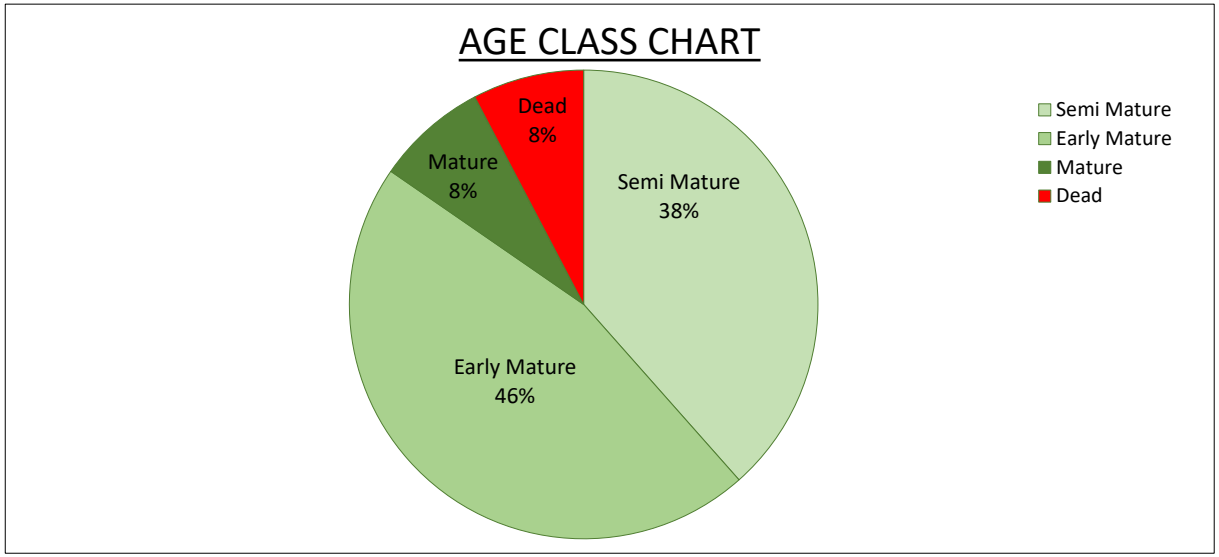
BS Category	Total
Category A	2
Category B	4
Category C	6
Category U	1
	13



Age Class	Total
Newly Planted	0
Young	0
Semi Mature	5
Early Mature	6
Mature	1
Over Mature	0
Veteran	0
Dead	1
	13



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LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

Tree Survey Schedule

Site name: Medway Close, Chelmsford
Client: Chelmsford City Council
Job Number: 22 119

Survey Date: 5 October 2022
Surveyor: Charles Hey

Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	ERC (Years)	BS Cat	RPA Radius (m)	RPA area (m2)
						N	E	S	W							
T1	Rowan (*Sorbus aucuparia*)	EM	230	6.0 (2.0)	-	3.0	3.0	3.0	3.0	Fair	Sparse crown (25%) possibly due to drought year. Minor splits in bark, possibly due to drought year. Deadwood hanger. Wound at base. Street tree.	Remove hanger.	10+	C1	2.8	24
T2	Judas tree (*Cercis siliquastrum*)	SM	75 100 150 150	2.5 (0)	-	3.5	3.5	3.5	3.5	Good	Unable to measure stem diameter, estimated. Street tree.	No work recommended.	10+	C1	3.0	27
T3	Cherry (*Prunus avium*)	EM	480	8.0 (1.0)	-	6.5	6.5	6.5	6.5	Good	Not shown on topo, location estimated. Minor deadwood. Minor mower damage to roots. 1 compression fork at a branch union. Street tree.	No work recommended.	20+	B1	5.8	104
S4	Leyland cypress (*X Cupressocyparis leylandii*)	D	500	3.0 (0)	-	0	0	0	0	Dead	Stump to approx 3m. Not on topo, location estimated. Unable to access, stem diameter estimated.	No work recommended.	<10	U	6.0	113
G5	Mixed small garden trees including Apple (*Malus spp.*) *Buddleia sp.* Lilac (*Syringa sp.*) Lawson cypress (*Chamaecyparis lawsoniana*)	SM	250	7.0 (0)	-	3.0	3.0	3.0	3.0	Good	Mixed garden trees. Unable to access, stem diameter estimated. Not on topo, location estimated.	No work recommended.	10+	C2	3.0	28
G6	Willow (*Salix sp.*)	M	900	25 (0)	-	10	10	10	10	Fair	Outside site boundary. Unable to access, stem diameter estimated. Ivy to some trees. Major deadwood in some trees. Trees not surveyed due to access. Some trees not on topo, location estimated.	Sever ivy and complete thorough safety inspection. Remove deadwood depending on 'targets'.	20+	B2	10.8	366
G7	English oak (*Quercus robur*)	EM	590	19 (1.0)	-	9.0	11	7.0	7.0	Good	Two oak trees with shared canopy. Tree furthest from car park has smaller stem approx 450mm. Major deadwood, and moderate deadwood over car park. Hanger. Hardstanding concrete under canopy/within RPA.	Remove deadwood and hanger over car park.	40+	A2	7.1	157

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Tree No.	Tree Species	Life Stage	Stem Ø (mm) at 1.5m	Height (crown height) (m)	Height of (FSB)	Crown Spread				Condition	Comments	Tree Management Recommendations	ERC (Years)	BS Cat	RPA Radius (m)	RPA area (m2)
						N	E	S	W							
H8	Cherry laurel (*Prunus laurocerasus*)	SM	75	2.0 (0)	-	1.0	1.0	1.0	1.0	Good	Unable to measure stem diameter, estimated. Trimmed hedge.	No work recommended.	20+	C2	0.9	3
T9	*Eucalyptus sp.*	SM	100 100 100 200	7.5 (2.0)	-	3.5	3.5	3.5	3.5	Good	Not on topo, location estimated. Unable to access, stem diameter estimated.	No work recommended.	20+	C1	3.2	32
T10	Apple (*Malus sp.*)	SM	180	5.0 (1.0)	-	2.0	2.0	2.0	2.0	Fair	Fungal fruiting bodies, possibly *Phellinus pomaceus* . Bark wounds. Limited leaf remaining. Moderate to major deadwood at top.	No work recommended.	10+	C1	2.2	15
T11	Apple (*Malus sp.*)	EM	200 300 100 100 100	6.5 (1.0)	-	5.0	5.0	5.0	5.0	Good	Unable to access, stem diameter estimated. Minor deadwood.	No work recommended.	20+	B1	4.6	68
G12	English oak	EM	750	18 (0)	-	10	10	10	10	Good	Unable to access, all measurements estimated.	No work recommended.	40+	A2	9.0	254
G13	Willow (*Salix sp.*)	EM	300	16 (0)	-	6.0	6.0	6.0	6.0	Good	Unable to access, all measurements estimated.	No work recommended.	20+	B2	3.6	41

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Company Secretary: Louise Blake BSc PGCE
Directors: Elzbieta Zebrowska MSc Eng LArch MScEnvSc CMLI : Kevin Slezacek DipArb MArborA
Associate Directors: Vivienne Jackson : Jenny Beck BA (Hons) : Marie Lowe
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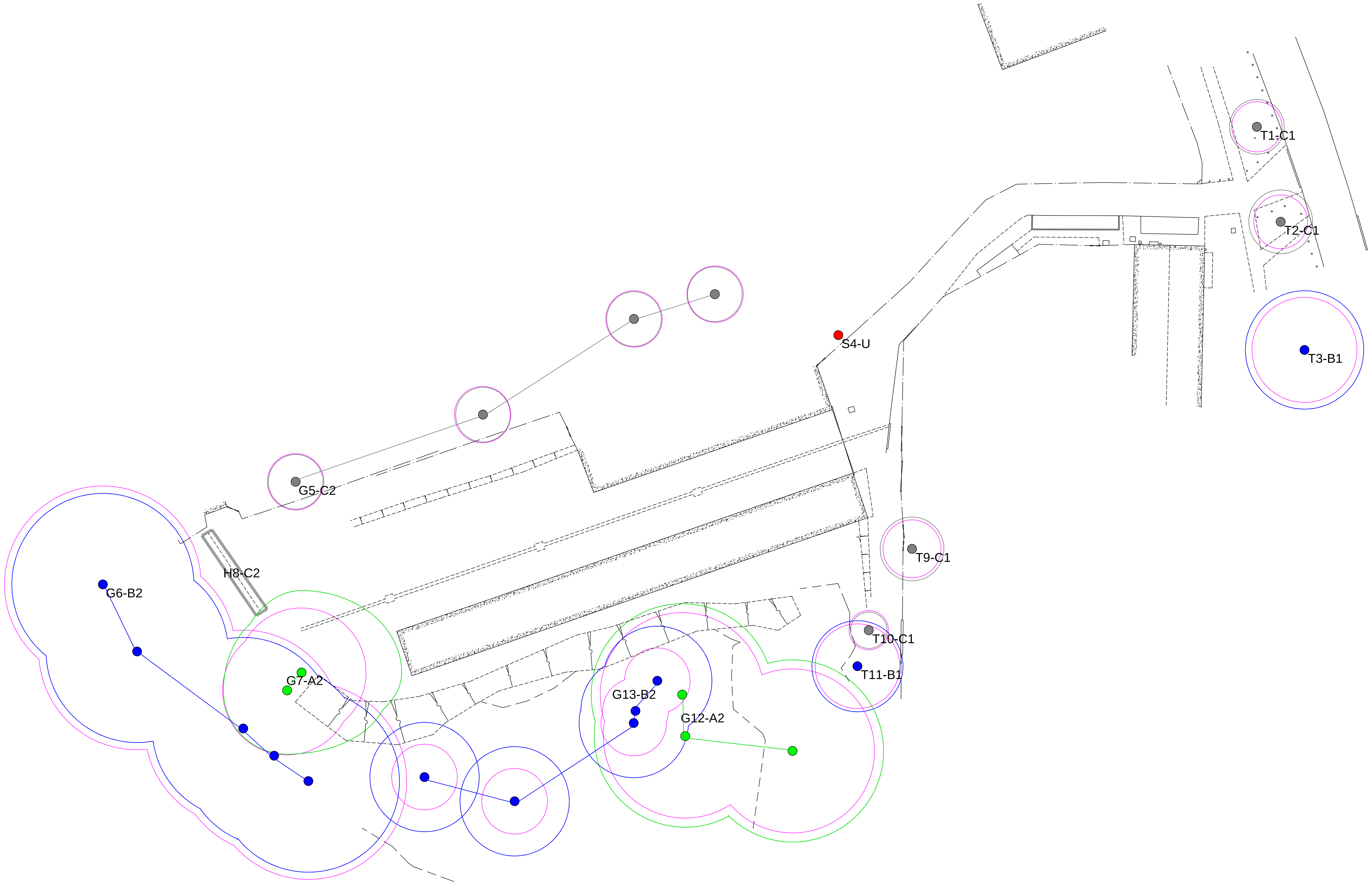
APPENDIX 2: JBA DRAWINGS



KEY

- T1 G1 — Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below
- H1 G1 — Existing hedge or group. colour coded as above in accordence with BS 5837.
- Green - Category A tree of high quality and value.
- Blue - Category B tree of moderate quality and value.
- Grey - Category C tree of low quality and value.
- Red - Category U tree in irreversible decline or dead.
- H1 G1 — Grey - Cat C Groups/hedges of low quality and value.
- Root Protection Area as calculated in accordance with BS 5837:2012

REV.	DATE	INITIALS	DETAILS
-	-	-	-

CLIENT	DWG. TITLE
Chelmsford City Council	Tree Constraints Plan

SITE
Medway Close, Chelmsford

PURPOSE OF ISSUE
-

DRG BY	CHECKED	AUTH'D	SCALE	DATE	DWG NO.	REV.
CH	JBA	JBA	1:200@A0	October 2022	JBA 22 119 TCP01	-

GENERAL NOTES

-ALL DIMENSIONS IN MILLIMETRES
-DO NOT SCALE OFF THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE

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LANDSCAPE ARCHITECTURE o ARBORICULTURE o ECOLOGY

KEY

T1 G1	Existing Tree or Group colour referenced in accordance with BS 5837:2012 as shown below
H1 G1	Existing hedge or group. colour coded as above in accordence with BS 5837.
	Green - Category A tree of high quality and value.
	Blue - Category B tree of moderate quality and value.
	Grey - Category C tree of low quality and value.
	Red - Category U tree in irreversible decline or dead.
H1 G1	Grey - Cat C Groups/hedges of low quality and value.
	Root Protection Area as calculated in accordance with BS 5837:2012
H1 G1	Groups/hedges to be removed..
	Supervised hand dig excavation to confirm extent of roots; in accordance with BS 5837:2012.
	Area of 'no dig' construction method; in accordance with BS 5837:2012.
TP_F	Tree protection fencing, for details see accompanying report; in accordance with BS 5837:2012.

N

REV.	DATE	INITIALS	DETAILS
A	03/01/23	JS	Revised layout

CLIENT	DWG. TITLE
Chelmsford City Council	Tree Removals / Protection Plan

SITE
Medway Close, Chelmsford

PURPOSE OF ISSUE
-

DRG BY	CHECKED	AUTH'D	SCALE	DATE	DWG NO.	REV.
CH	JBA	JBA	1:200@A0	October 2022	JBA 22 119 TCP01	A

GENERAL NOTES

-ALL DIMENSIONS IN MILLIMETRES
-DO NOT SCALE OFF THIS DRAWING
-ALL DIMENSIONS TO BE CHECKED ON SITE

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Jon S - 04/01/2023 - F:_Work\JamesBlake\22 119 Medway Close\JBA 22 119 TRP & TPP01A

A3 SHEET @ 1:500

0m 12.5m 25m

Site Area= 0.23ha

Accommodation Schedule

Plot No.	Accommodation	Area (m^2)	Amenity (m^2)
01	4 Bedroom 6 person house	110	108
02	4 Bedroom 6 person house	110	104
03	4 Bedroom 6 person house	110	104
04	4 Bedroom 6 person house	110	104
05	4 Bedroom 6 person house	110	110
06	1 Bedroom 2 person apartment	60	4
G1/2	Private Double Garage	42	

Key:
(See in conjunction with submitted landscaping proposal plan 2022.51.004)

- *Retained Tree*
- *Proposed Tree*
- *Permeable standing*
- *Permeable pavers*
- *Cycle Stores*
- *Bins*
- *1800mm h. close boarded timber fence*
- *1800mm h. 225mm thick external brick wall*

revision

issue

PLANNING

client

Chelmsford City Council

project

Medway Close, Chelmsford

title

Proposed Block Plan

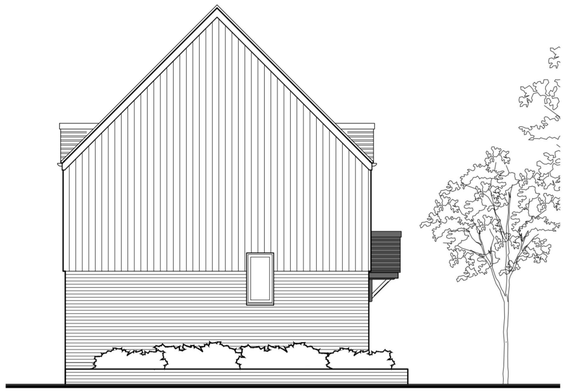
john finch partnership
chartered architects & town planning consultants

88 Broomfield Road
Chelmsford CM1 1SS
01245 354319/250780
admin@johnfinchpartnership.co.uk

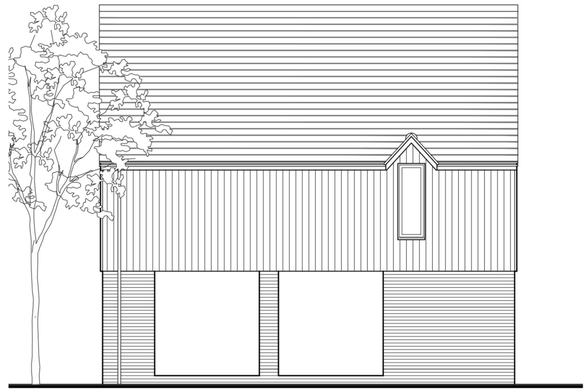
www.johnfinchpartnership.co.uk

date	17.03.2023	scale	1:500 @ A3
drawn	jm/jh	checked	jm
dwg no	3556:02	revision	G

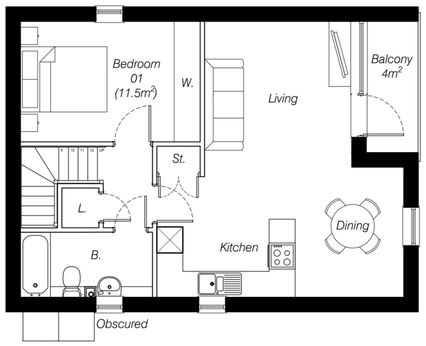
Front Elevation



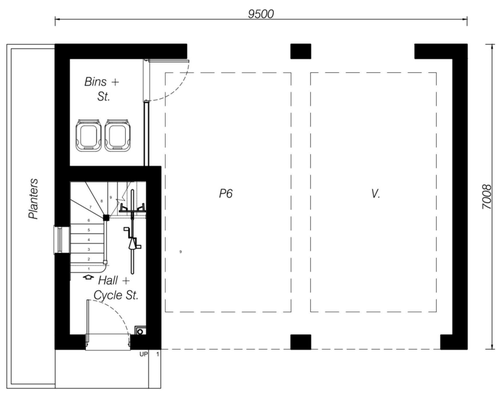
Side Elevation



Rear Elevation



First Floor



Ground Floor
Plot 6
1b2p
56m2 total GIA

M4(1) Visitable dwelling

Side Elevation

A2 SHEET @ 1:100

0m 2.5m 5m

revision
issue
PLANNING

client
Chelmsford City Council

project
Medway Close, Chelmsford

title
Plot 6 Proposed Plans & Elevations

john finch partnership
chartered architects & town planning consultants

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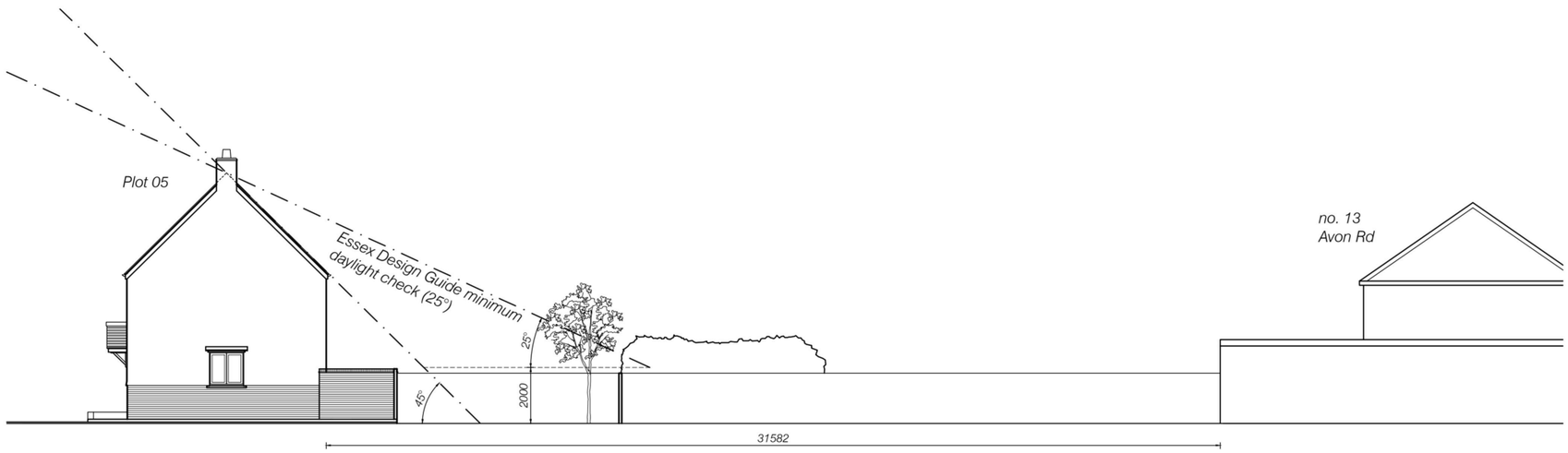
date	08.03.2023	scale	1:100 @ A2
drawn	jh	checked	jm
dwg no	3556:04	revision	G

A3 SHEET @ 1:200

0m 5m 10m

Street Scene



Section through site:
Plot 05 to no.13 Avon Rd

revision

issue

PLANNING

client

Chelmsford City Council

project

Medway Close, Chelmsford

title

Proposed Street Scene
and Site Section

john finch partnership
chartered architects & town planning consultants

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date	21.03.2023	scale	1:200 @ A3
drawn	jh	checked	jm
dwg no	3556:05	revision	F

LANDSCAPE SPECIFICATION:

All landscape works to be carried out broadly in accordance with the relevant current British Standards; National Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

TOPSOIL

Importation:
- Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work. Any imported soil should be to BS 3882.

Handling:
- Ensure that any aggressive weeds are removed from site – do not cut or distribute.
- Select and use plant to minimize disturbance, trafficking and compaction.
- Do not contaminate topsoil with subsoil, stone, hardcore, rubbish or material from building works.
- Alleviate any compaction of the soil prior to planting or turfing and do not handle topsoil in wet conditions or after heavy rainfall.

PLANTING

Seeding & Turfing:
- Ensure that there is a healthy, vigorous grass sward, free from the visible effects of pests, weeds and disease.
- The final sward should form a closely knit, continuous ground cover of even density, height and colour.

Watering:
- As and when required to ensure healthy establishment of plants.

Site Clearance:
- Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.

Soil Conditions:
- Soil for cultivating and planting must be moist, friable and not waterlogged.
- No planting to take place if soil is frozen or snow covered and any plants waiting to be planted should be given additional root protection.
- Prevent planting pit sides and bases and backfill materials from freezing.

Plants:
- Plant names, forms, dimensions and other criteria: To be labelled as per the applicable section of BS 3936.
- Frost: Protect plants from frost and handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front, well firmed in and evenly spaced.
- Ornamental trees within the to be staked with a single low stake at 45degrees to the stem and tied with an adjustable rubber tie.

Timing:
- The landscape scheme/planting programme is confirmed as being timetabled for implementation by or during the first planting season (mid-November to mid-March) following commencement of works.

Cultivation:
- Compacted topsoil to be broken up to full depth. Cultivate, aerate and break up soil a few days before planting when weather and ground conditions are suitably dry, leaving the surface regular and even.
- Any undesirable material brought to the surface including visible weeds, roots and large stones to be removed.

Weeding of planted areas:
- All areas to be checked regularly and kept free of invasive weeds. Either remove by hand (root included) or spot treated with a non-residual herbicide in accordance with the Manufacturer's instructions.

Mulching:
- Well- rotted bark mulch, free of pests, disease, fungus and weeds to be applied 100mm thick to be applied to all planting areas.

Spot treatment of weeds:
- Weeding of planted areas to be undertaken on a regular basis to ensure that the plants are given a fair chance to establish. Care to be taken to ensure that invasive and aggressive weeds do not become a problem and impact on the overall planting scheme. Where necessary, spot treatment of weeds in planted and grassed areas would be undertaken to ensure that they do not seed and establish elsewhere.
- Regular tidying of the planting beds – including:
  - removal of leaf litter and any other debris
  - shrubs and trees to be regularly pruned in order to maintain healthy growth and vigour.
  - Any dead, diseased or dying trees or shrubs to be taken away or affected limbs removed.

MANAGEMENT

Protection of existing vegetation:
- There are a number of hedges on the peripheries of the site and where possible, existing vegetation would be retained. Protection of trees and hedges would be in accordance with BS 5837: 2012 Trees in relation to design, demolition and construction.n should be taken when working adjacent to the existing trees and heges, particularly in relation to the washing out of machines, storage of materials and other activities which may be deemed hazerdous to the health and well being of the existing vegetation.

Inspection Timetable:
- The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification. Management of the overall scheme will incorporate regular reviews to check that the scheme is establishing well and any concerns highlighted and an appropriate professional consulted in order to address any issues.

PLANT SCHEDULE

SHRUBS

QTY	CODE	PLANT NAME	STOCK	SIZE	SPACING
15No.	Lon BG	Lonicera nitida 'Baggensens Gold'	C 3L	30-40cm	3/m2

TREES

QTY	CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
6No.	CRA MON hs	Crataegus monogyna	B	STD	12-14cm
5No.	MAL Eve f	Malus 'Evereste'	c	FTH	150-200cm
4No.	MAL SYL s	Malus sylvestris	B	STD	180-210cm
2No.	PRU PLE ss	Prunus avium 'Plena'	B	STD	10-12cm
1No.	SOR STR ss	Sorbus aucuparia 'Streetwise'	B	STD	10-12cm

PLANT MIXES

PERCENT	QTY	PLANT NAME	STOCK	SIZE
31m2 GROUNDCOVER MIX 4 planted @ 3/m2				
20%	19No.	Lonicera pileata	C 2L	20-30cm
20%	19No.	Rosa grouse	C 2L	20-30cm
15%	14No.	Euonymus fortunei 'Coloratus'	C 2L	20-30cm
15%	14No.	Cotoneaster horizantalis	C 2L	20-30cm
15%	14No.	Rosa 'Max Graff'	C 2L	20-30cm
15%	14No.	Ceanothus thysiflorus 'Repens'	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 20.				
16m2 SOUTH FACING SHRUB MIX planted @ 4/m2				
15%	10No.	Hebe 'Caledonia'	C 2L	10-20cm
25%	16No.	Lavendula angustifolia 'Hidcote'	C 2L	10-20cm
10%	6No.	Euonymus fortunei 'Emerald Gaiety'	C 2L	20-30cm
25%	16No.	Geranium sanguineum 'Album'	C 2L	10-20cm
25%	16No.	Ceanothus thrysiflorus var. repens	C 2L	20-30cm
Individual varieties to be planted in groups of approximately 3, 5 or 7.				

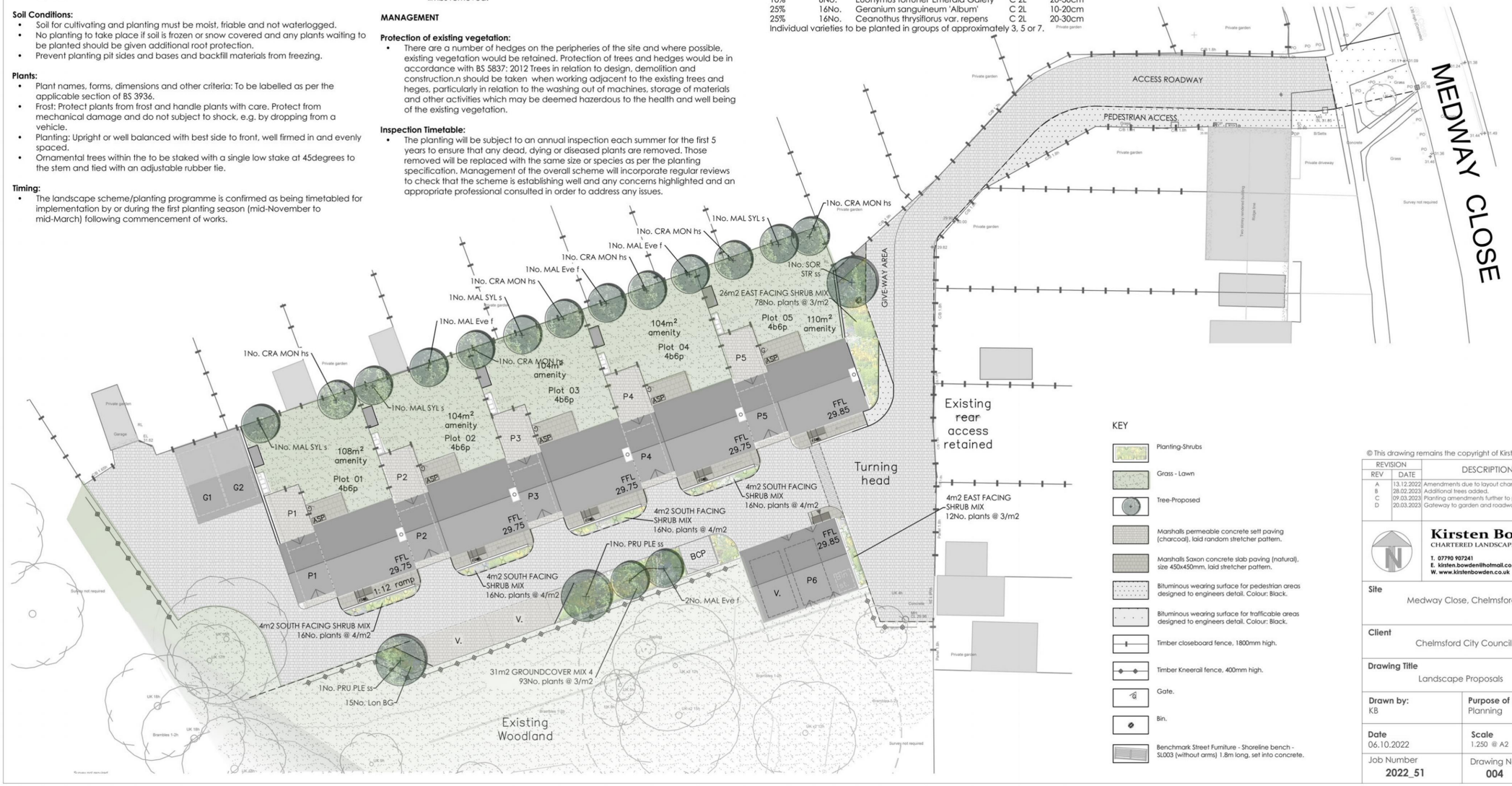
30m2 EAST FACING SHRUB MIX planted @ 3/m2

15%	14No.	Pachysandra terminalis	C 3L	40-60cm
25%	23No.	Spiraea japonica 'Goldflame'	C 3L	40-60cm
10%	9No.	Euonymus fortunei 'Emerald Gaiety'	C 3L	40-60cm
25%	23No.	Viburnum tinus 'Eve Price'	C 3L	40-60cm
25%	23No.	Pittosporum 'Toms Thumb'	C 3L	40-60cm

Individual varieties to be planted in groups of approximately 3, 5 or 7.

NOTES AND ABBREVIATIONS:

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
FTH = Feather.
QTY = Quantity
SIZE = Height or Spread of juvenile plant.
STD = (clear stem) Standard.
STOCK = Root condition/protection method eg Bare root.



KEY

- Planting-Shrubs
- Grass - Lawn
- Tree-Proposed
- Marshalls permeable concrete sett paving (charcoal), laid random stretcher pattern.
- Marshalls Saxon concrete slab paving (natural), size 450x450mm, laid stretcher pattern.
- Bituminous wearing surface for pedestrian areas designed to engineers detail. Colour: Black.
- Bituminous wearing surface for trafficable areas designed to engineers detail. Colour: Black.
- Timber closeboard fence, 1800mm high.
- Timber Kneerail fence, 400mm high.
- Gate.
- Bin.
- Benchmark Street Furniture - Shoreline bench - SL003 (without arms) 1.8m long, set into concrete.

REVISION		DESCRIPTION
REV	DATE	
A	13.12.2022	Amendments due to layout changes.
B	28.02.2023	Additional trees added.
C	09.03.2023	Planting amendments further to planning advice.
D	20.03.2023	Gateway to garden and roadway surface.

Kirsten Bowden
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Site
Medway Close, Chelmsford.

Client
Chelmsford City Council.

Drawing Title
Landscape Proposals

Drawn by: KB	**Purpose of issue:** Planning
Date 06.10.2022	**Scale** 1.250 @ A2
Job Number **2022_51**	Drawing No. **004** / Rev **D**