

**Proposed Tree Preservation Order 234
Boughton Green Road, Former Park Campus**

Response to Formal Notice Dated 24th January 2018

Prepared for The University of Northampton

LUC with SJ Stephens Associates
February 2018

Project Title: Proposed Tree Preservation Order 234 – Boughton Green Road, Former Park Campus.
Response to Formal Notice Dated 24th January 2018

Client: University of Northampton

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CONTENTS

1	Background	3
2	Making Tree Preservation Orders	3
3	TPO review	4
4	Review against purpose and criteria	4
5	Summary of detailed review by proposed group	6
6	Development proposals and trees	9
7	Conclusion	10
	Annex 1: SJ Stephens TPO Assessment	11
	Appendix A: Drawings 682- 04.1-04.5 Tree plans showing proposed TPO and location of assessment sub-areas	19
	Appendix B: site photographs	24
	Annex 2: 2013 tree survey plan	32

PROPOSED TREE PRESERVATION ORDER 234 – BOUGHTON GREEN ROAD, FORMER PARK CAMPUS: RESPONSE TO FORMAL NOTICE DATED 24TH JANUARY 2018

Background

- 1.1 The University of Northampton has reviewed the proposed Tree Preservation Order 234 and is as a result making an OBJECTION to the proposed TPO on a number of grounds. This document supports the OBJECTION on the basis of arboricultural and landscape grounds.
- 1.2 The site is already covered by an existing TPO made in 2013. This would be replaced by the proposed TPO 234.
- 1.3 The review has been undertaken by Simon Stephens of SJ Stephens Associates, an Arboricultural Association Registered Consultant and Richard Hannay, director at LUC environmental planners and designers. Site survey was undertaken in February 2018.

Making Tree Preservation Orders

- 2.1 The Department for Communities and Local Government document **Tree Preservation Orders: A guide to the law and good practice** sets out the criteria and procedures to be followed when making a TPO. Chapter 3 sets out the purpose of TPOs.
- 2.2 **Para 3.1** describes how a local planning authority can make a TPO if it is deemed 'expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area'.
- 2.3 **Paras 3.2 and 3.3** define 'amenity'. This definition is dependent on three criteria:
 - Visibility,
 - Individual impact, and
 - Wider impact
- 2.4 **Visibility:** visibility by the 'general public' is the initial overriding criteria. If trees 'cannot be seen or are just barely visible from a public place a TPO might only be justified in exceptional circumstances' **Para 3.3(1)**. We consider there are no exceptional circumstances hence visibility is crucial. Only if trees are considered to have sufficient visibility is their potential removal to be considered on the basis of the impact of their removal

2.5 **Individual impact:** 'The mere fact that a tree is publically visible will not itself be sufficient to warrant a TPO' (**Para 3.3(2)**). It is expected that the local planning authority will assess the tree's particular importance (size, form, future amenity, value as a screen or contribution to the character or appearance of a conservation area). Where groups of trees are concerned assessment should be made of its collective impact.

2.6 **Wider impact:** this should consider the significance of the trees in their local surroundings, their suitability to their particular setting and other trees in the vicinity.

2.7 Even if trees satisfy the above criteria a TPO will only be appropriate if it is shown that it is expedient. **Para 3.5** lists some of the risks that might make a TPO expedient. These include general risks from development pressures and changes in ownership.

Review of the proposed TPO

3.1 Our review comprises two parts. Part 1 comments in relation to the above purpose and criteria, and Part 2 is a detailed analysis of each of the proposed TPO groups.

Part 1: Review against purpose and criteria

Visibility

4.1 The extent of visual access by the general public has not changed since the original 2013 TPO. The site remains a university campus which although private land does include amenities that are accessible by the public (the shop, library, catering facilities and permissive access to adjacent recreational facilities). There is no public parking on site.

4.2 The amenity of the site is most accessible to the general public using Boughton Green Road and, to a lesser extent, users of the public footpath running along the southern site boundary of the campus. Views (and therefore the enjoyment of the amenity) of the majority of the site are screened significantly by tall and thick tree screens along Boughton Green Road and high boundary walls. Whilst these tree belts provide significant amenity for those on Boughton Green Road, views into the site are limited to the two road entrances and a limited number of other restricted views.

4.3 Similarly the PROW is bounded to the north by a substantial hedge for much of its boundary with the campus with hedge and trees screening views into the campus itself.

4.4 Within the site substantial woodland belts provide further subdivision of spaces to which is added in places numerous other trees. Taken together, the perimeter screening, internal subdivisions and foiling of views by individual trees, result in inward views that are invariably restricted in extent.

- 4.5 **Contribution to local environment:** Within the local context there is awareness of tree groups within the site but this is mainly limited to views of the tops of taller trees (in particular the tree belts) and trees closer to the edges of the campus. This is acknowledged as a benefit to the local environment.
- 4.6 **Proposed change of use and impact on visibility of site:** The proposed change of land use to housing will not substantially change the overall visibility of the site's trees. The site will retain its strong perimeter screening, its internal subdivisions and the great majority of its trees.
- 4.7 Visual access from the perimeter will remain broadly unchanged. The extent of access to the general public within the site will of course change. Some areas will have a greater degree of public access, many others will become private. On balance it is likely that visual access to the site's trees will not change substantially.
- 4.8 The contribution of the site's trees to the local environment will remain unchanged.
- 4.9 **Changes since 2013:** It follows that the visibility of the site's trees remains similar to that when the site was assessed for the 2013 TPO.
- 4.10 Given the short time since the making of the 2013 TPO it is unlikely that the importance of either the individual trees or tree groups will have changed in the interim.
- 4.11 It follows that the amenity of the site is similar to that in 2013 and that this amenity will not change significantly with the proposed change of use.

Expediency

- 4.12 The local authority includes in its reasons for the 2018 TPO the proposed change of use and the resultant change of management. The implication is that this will result in increased risk of damage or removal of the trees on site. Our comments are:
- Significant levels of protection are already provided through the 2013 TPO
 - Development of the site will be in accordance with the approved Outline planning permission and the approved Design Code. Both acknowledge the importance of trees within the site and have used the principal tree groups as a critical informant of the site plan and landscape strategy. The Design Code includes particular detailed undertakings in relation to tree retention.
 - Large and visually intrusive existing buildings will be replaced by smaller less intrusive dwellings
 - The ad hoc nature of the current campus including largescale and intrusive parking areas will be replaced by a layout based on best practice urban design principles with a fully integrated landscape masterplan.
 - Proposals will include appropriate protection of retained trees and substantial new tree planting.

- Areas outside private curtilages will be subject of professional landscape management carried out in accordance with an approved Landscape Management Plan
- All proposals will be subject of submissions to the local planning authority for approval prior to construction

4.13 It should be noted that in some instances such as the road network accessed via the northern site entrance from Boughton Green Road there are apparent requirements from other parts of the local planning authority and the highways authorities that conflict with the proposed TPO. This is covered by other Objections.

Summary of detailed review by proposed group

5.1 **Group 1, existing group TPO (Group G1b) and 3 proposed extensions (G1a, G1c and G1d) to perimeter tree belts in north-west corner of site:** All accepted except proposed extension Group G1d. Reasons for objection as follows:

- 5 of the trees are considered of inappropriate quality
- The trees do not make a cogent group
- Their amenity value and contribution to local landscape character is insufficient to warrant inclusion in a TPO
- Some of the trees are required to be removed to provide road widths in the proposed developments as required by the highway authority and to meet the approved Design Code.

The developer would endeavour to retain trees where reasonably possible and would consider translocation of trees to other locations within the development where trees cannot be retained in situ.

5.2 **Group 2, Tree belt parallel with Boughton Green Road boundary between North Entrance and Lodge:** All sections are proposed extensions to the 2013 TPO. All are accepted, except area G2d. Reasons for objection are:

- A group TPO is not justified owing to the low number and widespread nature of TPO qualifying trees

There are three trees appropriate for TPO (T3336/337/337a) and it is proposed these are protected by individual TPOs. Further investigation is required to understand whether there is a clash between approved development proposals and T337a, in which case this tree could either be removed from the TPO or translocation opportunities can be investigated.

- 5.3 **Group 3, area parallel to Boughton Green Road boundary between Lodge and South Entrance:** Divided into 3 sub areas in our review. One Group G3a consisting of six TPO grade trees immediately south of the Lodge is acceptable. The other two are not because:
- Group G3b, Norway Maples on mound behind Reception Building: these trees make little contribution to visual amenity or local character being heavily obscured by other trees within Group 3a, are in urgent need of thinning, and are likely to be damaged during demolition of the Reception Building. The proposed trees are neither appropriate for individual or group TPO
 - Group G3c, remainder of Group G3: not considered a group because the area is mainly mown grass with scattered trees and only a few trees in the currently proposed group are suitable for TPO. Two individual TPOs are proposed to cover trees 354 (cedar) and 355 (lime)
- 5.4 **Group 4, South-west corner of site:** An existing TPO with three areas of proposed extension. Two of these proposed extensions are not accepted and the third is suggested as individual TPOs for the following reasons:
- Group G4b: mostly mown grass with two unexceptional Sorbus (two others have been removed since the 2013 tree survey). The trees make no contribution to screening, visual amenity or local character
 - Group G4c: six trees and a Rhus (shrub) with issues of health, form and longevity. The trees provide little screening, or visual amenity or contribution to local character and are not considered suitable for TPO.
 - Group G4d: the trees form a line immediately inside the site boundary and do not occupy the area as shown on the proposed TPO (which is mown grass). It is suggested that either the area is appropriately reduced or the trees are subject to individual TPO.
- 5.5 **Group 5, close planted double line of 19 limes:** TPO quality agreed as a group feature but TPO proposal conflicts with approved Design Code which shows all trees retained except for four trees at the northern end which are removed to accommodate one of the principal access roads of the development. These removals would not significantly reduce the amenity provided by the group. We suggest the extent of the group TPO is adjusted to match the Design Code.
- 5.6 **Group 6, southern site boundary, mixed group of trees:** Existing TPO. Proposed Group TPO accepted.

5.7

Group 7, south-east corner of site: existing TPO with proposed extensions to east and south-west. We have divided the proposed extensions into 5 areas (see plan 682-G4.5). None of the proposed extensions are currently acceptable for the following reasons:

- Group G7b: this consists of only four trees, three of which have issues of potential stability. The visual amenity of these trees is limited as they are hidden by Group 6 to their immediate south. We consider this proposed extension should be removed.
- Group G7c: this consists of two small Prunus which do not warrant protection as they provide very little, if any, amenity
- Group G7d: this consists of four sycamore immediately adjacent to the existing group TPO. None have especial qualities per se or through their contribution to visual amenity or local character that warrant TPO protection.
- Group G7e: extensive mown grass with two trees – both sycamores of limited lifespan. Their amenity and contribution to local character is very limited.

Trees in the above groups are in an area proposed as a SUDS attenuation zone in the approved Design Code. This area will double as a local park. The area has been chosen as the lowest point on the site and this proposed function cannot therefore be relocated. There is consequent direct conflict between the proposed TPO extension and the approved Design Code which will provide essential public amenity and safeguarding. The Design Code shows retention of selected existing trees where possible in conjunction with this SUDS function.

If the proposed TPO extension is removed, the developer will maximise the retention of trees with the greatest amenity in this area where practically and reasonably possible.

Group G7f: the majority of this large area is mown grass. The relatively few trees do not constitute a group and individual TPOs would be more appropriate. As our survey details, many of these trees have structural issues (which will limit their lifespan) and are unsuitable for TPO. As a result only one tree (T41 oak) is considered suitable for individual TPO. The other possible tree – a birch (T107) is considered to have insufficient amenity per se, to offer little by way of screening and character and to have a limited life expectancy.

5.8 **Group 8, trees along south-east boundary:** Accept.

5.9 **Group 9, pine belt in centre of site:** Accept

5.10 **Woodland 1, extension to existing TPO along northern edge of trees due south of student residences:** our survey has split this proposed extension into six sub areas (see plan 682-04.2). None of the proposed extension is acceptable for the following reasons:

- Sub areas W1a/c/e consist almost entirely of close mown grass with few, invariably small, trees. These trees make no contribution to local character or amenity and should be excluded from the proposed TPO extension
- Sub-areas W1b/d/f consist mainly of low, mainly shrub, planting of species that will have limited height even when mature. There are a small number of trees scattered within these areas the majority of which have distorted crowns and lean heavily because of the shady environment.

We do not consider these areas to be extensions of the woodland as they are outwith the boundary to the wood, have very little overlap of species with those in wood, and provide no contribution to local character or visual amenity per se, or any meaningful addition to the amenity provided by the woodland itself. [W1f is inside the fenced area]

None of these areas are suitable extensions to the existing woodland TPO.

The development proposals and trees

- 6.1 The approved development proposals as set out in the Outline planning application and Design Code are based on a good understanding of the site's assets and context. Trees are considered one of the site's principal assets providing both distinctive character and good screening particularly on the perimeter. Maximising the retention of trees generally - and those of the highest quality in particular - has been a key objective throughout design development. Retained trees are recognised as providing an important immediacy and character in the next stage of the life of this site.
- 6.2 Considerable effort has gone into the integration of an appropriate and feasible site plan with existing trees. The result is a design that retains the great majority of trees on the site irrespective of whether they are covered by the 2013 Tree Preservation Order. There are, of course, trees that need to be removed because they simply prevent feasible development, but these removals are limited in number and impact, so that the local environmental character will not be significantly affected.
- 6.3 The proposals include substantial tree planting both to enhance and strengthen existing tree groups and to create new and sustainable plantings. Other proposals include provision of essential facilities such as play, open space and SuDS in each case working with and retaining existing trees.

Conclusion

7.1

We consider that the above analysis indicates there are inadequate grounds for the proposed TPO in its current form. We hope that the local planning authority will reconsider their position in the light of these comments and this overall OBJECTION. We consider it would be highly beneficial for a meeting between suitable representatives of the University and Council and note that this would be as recommended in Para 3.37 of the Tree Preservations Guide.

LUC

23rd February 2018

Annex 1: SJ Stephens TPO Assessment

New TPO Ref	Part of existing 2013 TPO?	Description	Suitable for TPO?	Response
G1a	N	Good quality group of semi-mature norway maple and cherry, approximately 8m in height.	Y	Accept
G1b	Y	<p>Double row of mature pine tree, up to 21m in height, growing along edge of sports pitch. Life expectancy approximately 10-25 years. Majority showing good vigour. T246 is leaning heavily to south east. High visual prominence, however apart from a few reasonable quality, semi-mature beech and birch at the western end, there are very few trees of future landscape value coming through underneath.</p> <p>Understorey mainly elder, occasional shrubby oak and blackthorn. Pine have high canopies and the understorey is intermittent, so only partial screening of buildings on adjacent site. There is an opportunity to infill with standard trees in gaps between pines, with some clearance of understorey, to make possible. Tree survey generally accurate, although occasional trees e.g. T273, wrongly down graded -should be B category.</p>	Y	Accept
G1c	N	A mature pear (T278), together with a group of early mature lime and norway maple. Reasonable quality and in a prominent landscape location alongside road, screening site from residential development on other side of road. T285 and T86, are lower quality, with stems that bifurcate, with future risk of breakout. Many of the other lime contain tight forks, which increase risk of future failure, but typical of species and trees likely to grow on for greater than 40 years.	Y	Accept

New TPO Ref	Part of existing 2013 TPO?	Description	Suitable for TPO?	Response
G1d	N	Partial lime avenue - trees 4-6m in height at approximately 9m spacing. Largest tree, T292, has a stem diameter of 260mm. T295 - structural weakness, T298 - leaning. T301a - missing from survey- 4m in height, 125mm diameter, 3m crown diameter, poor structure. T304- alder- should be removed. T305 acute lean. T301 all side branches to north removed for traffic. Incomplete arboriculture feature.	N	A group TPO is not considered justifiable because of the weakness of the feature, the fact that they do not act as a group and the number of trees in a condition not suitable for a TPO.
G2a	N	Six good quality early mature lime- approximately 11m in height and up to 300mm stem diameter (T307-T311 and T313).	Y	Accept
G2b	N	Four mature lime growing outside boundary wall, alongside road (T337b, T337c, T337d, and T337e). All showing deadwood, but still warrant protection.	Y	Accept, but better as Individual TPOs. Presumably outside university ownership.
G2c	N	Three lines of trees- lime, norway maple, birch and beech- mixed quality, but some good trees- in particular the beech, T324 and T333. Reasonable quality trees, with legitimate, but not overwhelming, claim to group protection.	?	Accept, if considered essential. There are grounds for individual TPOs for T323 and T324.

New TPO Ref	Part of existing 2013 TPO?	Description	Suitable for TPO?	Response
G2d	N	<p>Remainder of G2 contains some good quality individual trees, two "thicket" blocks (see photo p4), self sow saplings and declining thorn. Individual trees include:-</p> <ul style="list-style-type: none"> - T335 a mature apple- stem completely hollow. Attractive stand alone tree, but with a life expectancy of only approximately 10 years, does not warrant a TPO. - T337a, a good quality semi mature oak, which warrants individual protection. At 320mm diameter - it is too big to transplant with a tree spade, but transplanting could be possible but at significant cost. - T337 a mature lime, which warrants individual protection. -T336, a good quality individual beech which warrants individual protection 	N	<p>A group TPO is not justified, however individual TPOs are justified for T336, T337 and T337a - although could possibly suggest relocating T337a if there is an unavoidable clash with the developers proposals.</p>
G3a	N	<p>T339, T340, T342, T343, T343 and T357- good quality mature trees, in prominent location, which warrant protection.</p>	Y	<p>Better protection if shown as individual trees</p>
G3b	N	<p>11 Norway maple- approximately 12.5m, 120- 280mm diameter- growing at close spacing on mound, behind reception building. Forming a group, but low quality trees that do not provide particular visual amenity and will require heavy thinning. The mound is an anomaly.</p>	N	<p>The poor quality of the trees make neither a group, nor individual, TPOs justifiable.</p>
G3c	N	<p>Mown grass with individual trees. Trees that are of suitable quality to justify for protection within the proposed TPO are:-</p> <ul style="list-style-type: none"> -T355 - a semi mature lime 9m in height with a 260mm diameter. Reasonable tree, despite twin leaders. -T354 - an 8m cedar in a prominent position- warrants protection. T356 lime- twin leaders, included bark and basal decay - should not be protected. 	N	<p>A group TPO is not justified, however individual TPOs are possibly justified for T354 and T355.</p>

New TPO Ref	Part of existing 2013 TPO?	Description	Suitable for TPO?	Response
G2d	N	<p>Remainder of G2 contains some good quality individual trees, two "thicker" blocks (see photo p4), self sow saplings and declining thorn. Individual trees include:-</p> <ul style="list-style-type: none"> - T335 a mature apple- stem completely hollow. Attractive stand alone tree, but with a life expectancy of only approximately 10 years, does not warrant a TPO. - T337a, a good quality semi mature oak, which warrants individual protection. At 320mm diameter - it is too big to transplant with a tree spade, but transplanting could be possible but at significant cost. - T337 a mature lime, which warrants individual protection. -T336, a good quality individual beech which warrants individual protection 	N	<p>A group TPO is not justified, however individual TPOs are justified for T336, T337 and T337a - although could possibly suggest relocating T337a if there is an unavoidable clash with the developers proposals.</p>
G3a	N	<p>T339, T340, T342, T343, T343 and T357- good quality mature trees, in prominent location, which warrant protection.</p>	Y	<p>Better protection if shown as individual trees</p>
G3b	N	<p>11 Norway maple- approximately 12.5m, 120- 280mm diameter- growing at close spacing on mound, behind reception building. Forming a group, but low quality trees that do not provide particular visual amenity and will require heavy thinning. The mound is an anomaly.</p>	N	<p>The poor quality of the trees make neither a group, nor individual, TPOs justifiable.</p>
G3c	N	<p>Mown grass with individual trees. Trees that are of suitable quality to justify for protection within the proposed TPO are:-</p> <ul style="list-style-type: none"> -T355 - a semi mature lime 9m in height with a 260mm diameter. Reasonable tree, despite twin leaders. -T354 - an 8m cedar in a prominent position- warrants protection. T356 lime- twin leaders, included bark and basal decay - should not be protected. 	N	<p>A group TPO is not justified, however individual TPOs are possibly justified for T354 and T355.</p>

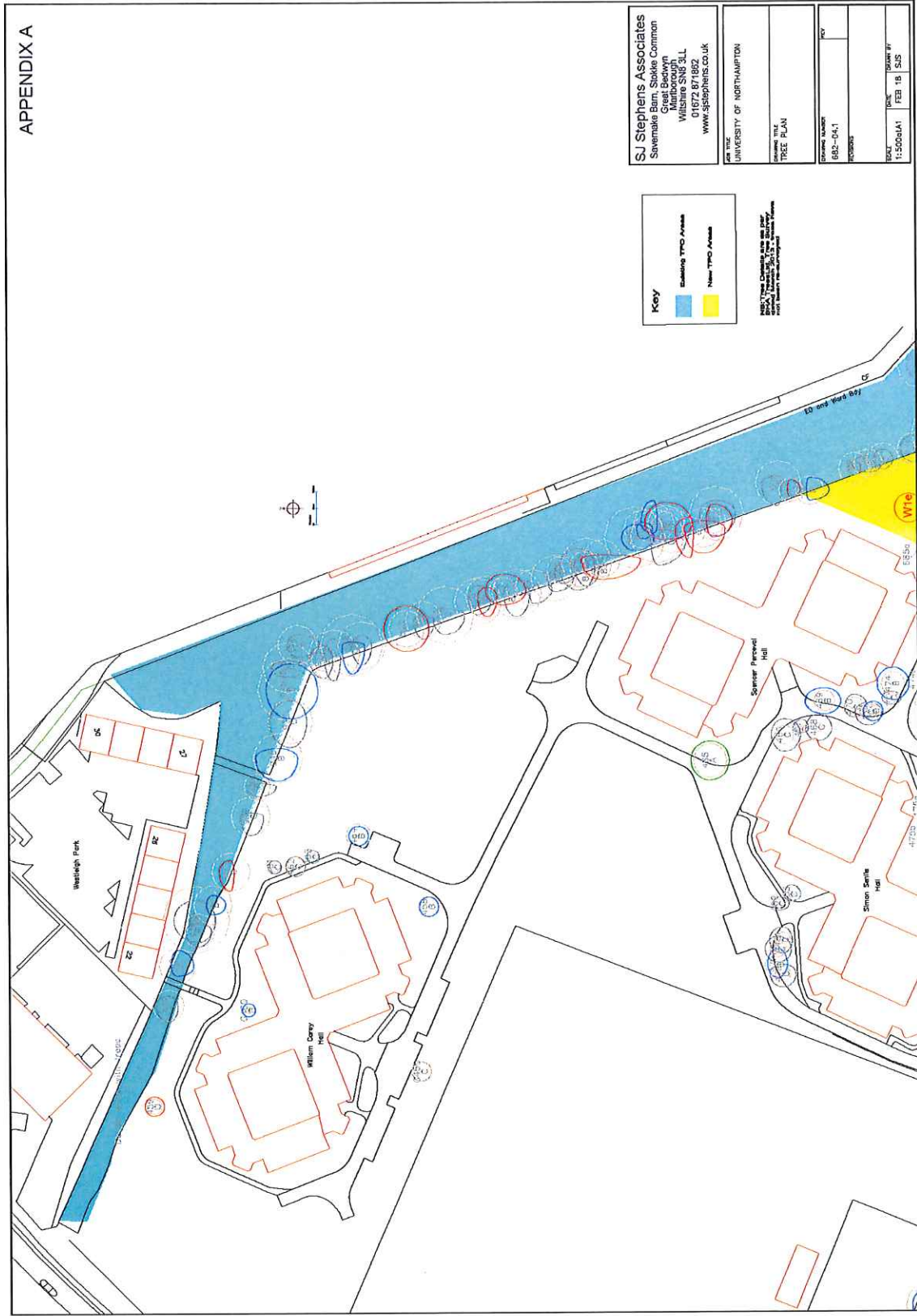
New TPO Ref	Part of existing 2013 TPO?	Description	Suitable for TPO?	Response
G4a	Y	Six mature pine- providing good visual amenity .South west corner- almost entirely drawn up birch growing through dense undergrowth, with a large clump of laurel, between T430 and T426. South west corner requires management- thinning out low quality trees and clearing undergrowth to allow infill planting with new standard trees. T430- showing good vigour.	Y	Accept. Management and infill planting to be included in development proposals.
G4b	N	Mown grass, laurel, with T442/T443 unexceptional Swedish Whitebeam - T442 with a heavy low lateral limb to south. T427 and T2429 have been removed.	N	Remove from TPO.
G4c	N	Four birch, a whitebeam, a rowan and a sumac - an unexceptional group, providing no low screening of car park. The whitebeam (T407) is a reasonable tree, but only 7m in height so low visual importance. T444 is a large goat willow, with basal decay and limited life expectancy. T447 has been removed, T446 has an asymmetric crown and T445 is growing up into the canopy of T444. Low visual amenity	N	Remove from TPO.
G4d	N	Beech, birch, Norway maple and lime- growing at close spacing within 3m of boundary fence. Remainder of area is mown grass.	Y	Change to individual TPOs, or reduce extent to accurately reflect extent of boundary trees.
G5	N	19 lime trees, forming an avenue, with lines 6m apart and trees within lines at approximately 5m spacing. Majority of trees have a number of tight forks- typical of species. Showing good vigour. Attractive arboriculture feature.	Y	Accept, but vary extent to match approved Design Code (4 trees at north end could be excluded from the TPO).

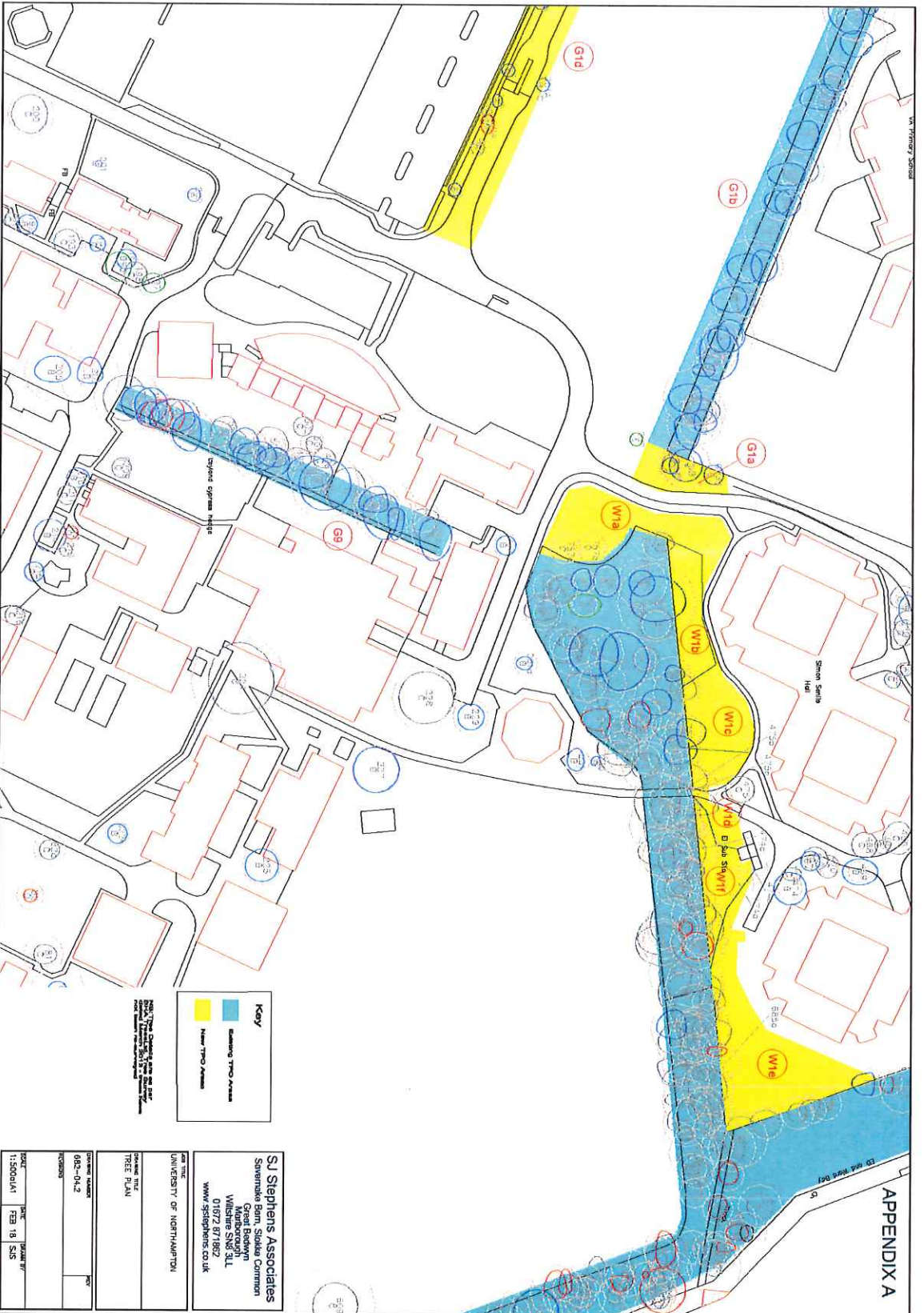
New TPO Ref	Part of existing 2013 TPO?	Description	Suitable for TPO?	Response
G6	Y	A variety of species, with a mixture of mature and early mature trees, many of good quality, including beech, ash, lime, yew. Open in parts and potential to plant approximately 15 new trees to improve sustainability of the group. Growing at edge of site at top of slope, so of high landscape importance.	Y	Accept
G7a	Y	Mixture of species and ages- high amenity value trees. T119- pink horse chestnut good visual amenity, but life expectancy of only 10-15 years.	Y	Accept.
G7b	N	Four number sycamore- approximately 15m in height. (see photo sheet 9) Three are multi stem, with tight forks, making increased risk of breakout. Wider landscape significance reduced by presence of G6. Wrongly classified in tree survey as U category- should be between B and C category. Legitimate group, but do not warrant protection.	N	Remove from TPO.
G7c	N	Two mature <i>Prunus cerasifera</i> -attractive small trees, but life expectancy of only 5-10 years so do not warrant protection. (see photo sheet 9)	N	Remove from TPO.
G7d	N	Four sycamore, growing out of top of 1m bank. Three multi-stem, fourth has an asymmetric crown. Legitimate group, but debatable whether warrant protection.	N	Remove from TPO.
G7e	N	Area of mown grass, with two sycamore: T125 is 14.5m, with twin leaders from 4m, an asymmetric canopy and a sway stem. T124 is 14.5m. Main stem bifurcates at 1m, with a tight fork showing included bark. Basal stem leans to north west. Life expectancy at 15-30 years. Neither justify a TPO.	N	Remove from TPO.

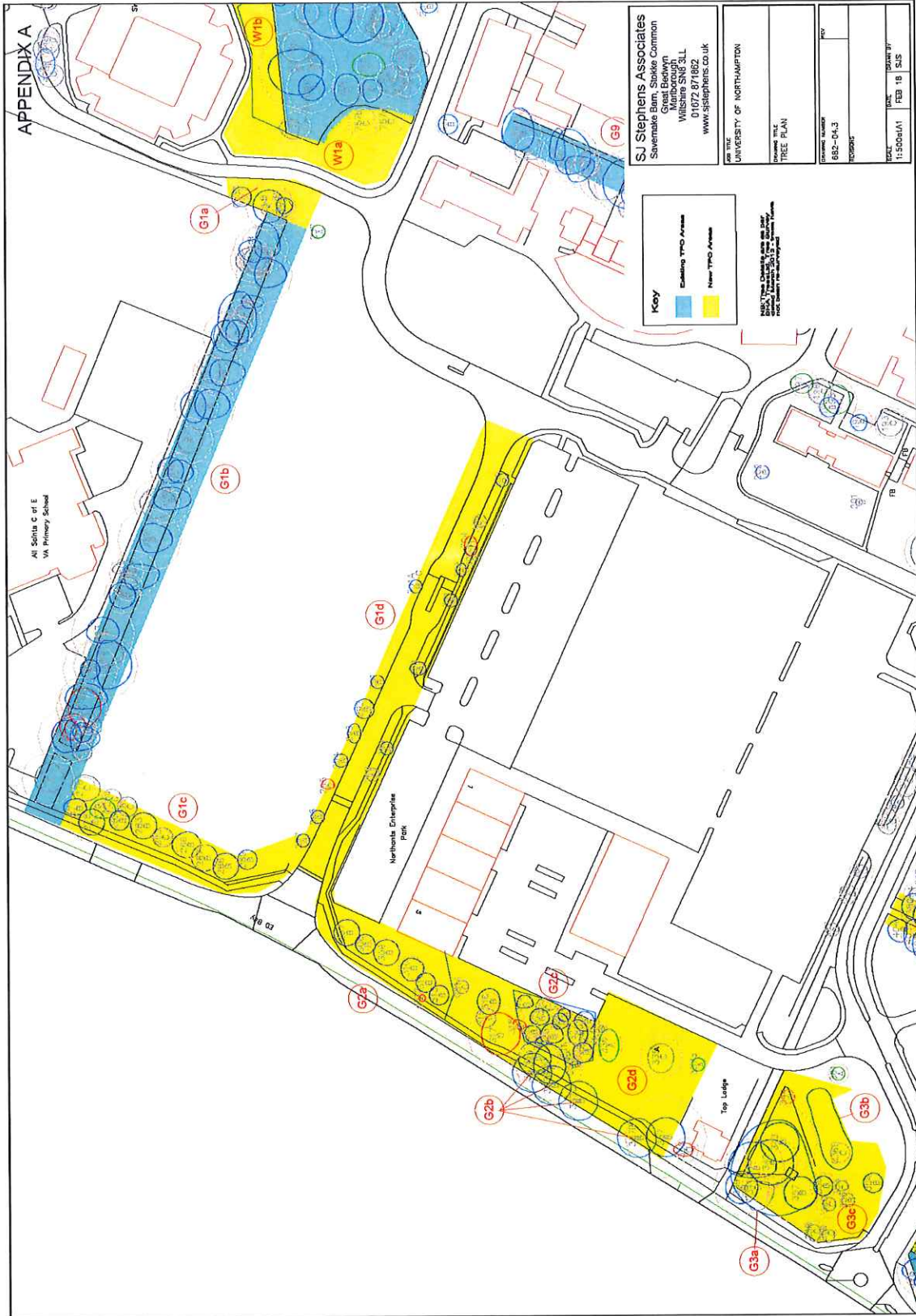
New TPO Ref	Part of existing 2013 TPO?	Description	Suitable for TPO?	Response
G7f	N	<p>Majority of area is mown grass.</p> <ul style="list-style-type: none"> -T106 twin stem sycamore, 15m, twin stem from base with a tight fork and included bark, which reduces life expectancy. -T106a (not included in tree survey): sycamore 6m, 180mm stem diameter. Main stem bifurcates at 1.9m - poor structure. -G108 five multi stem sycamore, growing as a group- stems from 90-250mm diameter. Poor structure- stems likely to breakout in the future. -T107 attractive 11.5m paperback birch, which could warrant an individual TPO. Tight fork at 2m. -T41 fine mature oak which warrants individual tree protection. -4 young small growing trees- stem diameter less than 75mm- not worthy of protection. 	N	A group TPO is not justified, however an individual TPO is justified for T41 and possibly for T107.
G8	Y	Majority mature sycamore, up to 22m in height, with occasional low quality larch and pine of mixed quality. Prominent landscape feature- under rated in tree survey. Decay points in some trees. Would benefit from some lower quality conifers being removed. More pine at southern end.	Y	Accept
G9	Y	Majority pine 17-21m in height, with variety of other species along western edge. 7.5m Leyland hedge along eastern side. Within site, so less significance for wider landscape, but still justify a TPO. T85 low quality- could be excluded, with an individual TPO for T84. There are 2 mature pines on south side of road to south, which could be included. (see photo p 12)	Y	Accept
W1a	N	Mown lawn, with sculpture and two young trees:- T757a - A horse chestnut, 2.6m, 40mm stem diameter. T757b - scots pine, 2.3m, 50mm stem diameter.	N	Remove from TPO.

New TPO Ref	Part of existing 2013 TPO?	Description	Suitable for TPO?	Response
W1b	N	Area of undergrowth, outside post and rail fence boarding woodland. Three ash 8-11m in height, all less than 150mm diameter, all leaning to north. One goat willow- twin stem- growing against adjacent building. Undergrowth consisting of laurel, symphoricarpus, hazel and field maple - all less than 120mm diameter.	N	Remove from TPO.
W1c	N	Tightly mown lawn.	N	Remove from TPO.
W1d	N	Patches of shrubs- hazel, field maple and laurel, all regularly topped at between 1.2-1.7m. Two trees at eastern end, immediately adjacent to path:-T475a- a field maple 6.5m, 140mm stem diameter- a reasonable tree and T475b an ash 14m, 450mm diameter- leaning to north, only moderate vigour.	N	Remove from TPO.
W1e	N	Tightly mown grass, with single tree- T685a- low quality 6m, twin stem sycamore- leaning with extensive squirrel damage	N	Remove from TPO.
W1f	N	<p>Area of dense undergrowth containing only 3 trees:-</p> <ul style="list-style-type: none"> -T474a - an 8m goat willow, approximately 400mm stem diameter and 11m crown diameter. Life expectancy 5-15 years, -T474b - a sycamore, 10.5m, 290mm, 8m crown spread. Five way fork at 2m- stems growing against bike shed. Poor structure. -T474c a sycamore 8m, 160mm stem diameter, crown spread- 6m- leaning to north. <p>None of the trees justify a TPO. Remainder of area is a thicket containing leaning, ivy engulfed thorn, hazel and laurel.</p>	N	Remove from TPO.

Annex 1: SJ Stephens TPO Assessment Appendix A: Plans showing proposed TPO and location of assessment sub-areas







APPENDIX A

SJ Stephens Associates
 Sovereign Park, Stoke Common
 Marlborough
 Wiltshire SN8 3LL
 01672 871862
 www.sjstephens.co.uk

Client:	UNIVERSITY OF NORTHAMPTON
Project Title:	TREE PLAN
Drawing Number:	882-DR-3
Revision:	REVISION
Scale:	1:500
Date:	FEB 16 2018
Drawn by:	GS

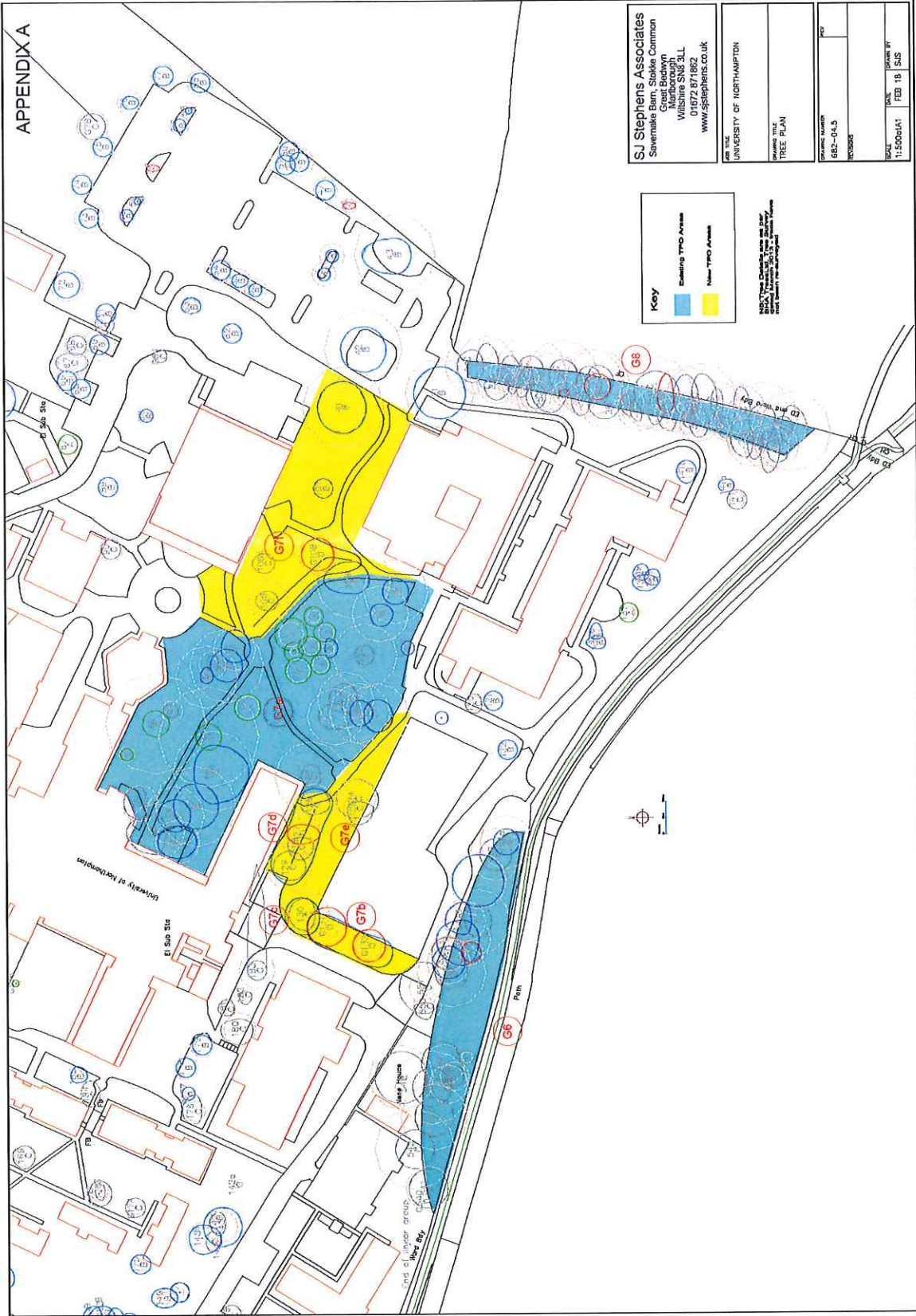
Key

- Existing TPO Areas
- New TPO Areas

NOT TO SCALE. THIS PLAN IS FOR INFORMATION ONLY. IT DOES NOT REPRESENT A CONTRACT. THE CONTRACT IS THE DRAWING AND THE SPECIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY CONSENTS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT BODIES.



APPENDIX A



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 Milton Keynes MK14 6LJ
 01672 871882
 www.sjstephens.co.uk

UNIVERSITY OF NORTHAMPTON
 PROJECT TITLE
 TREE PLAN

PROJ. NO. 662-04.5
 DRAWING NO. TPO001

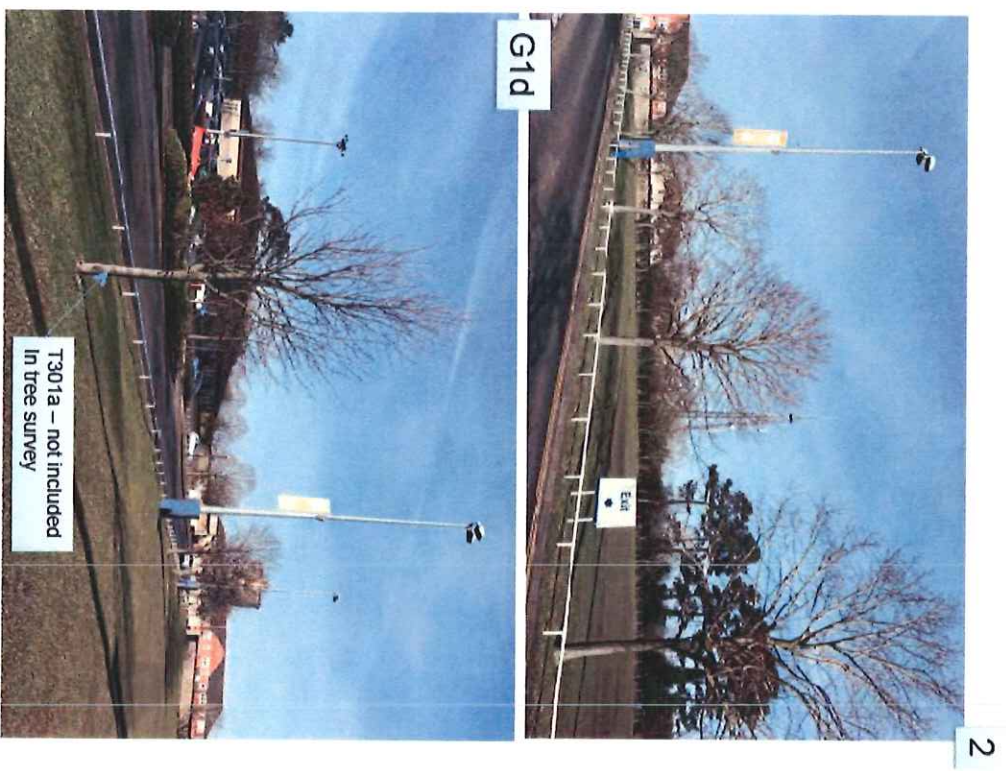
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 DATE FEB 19 2018

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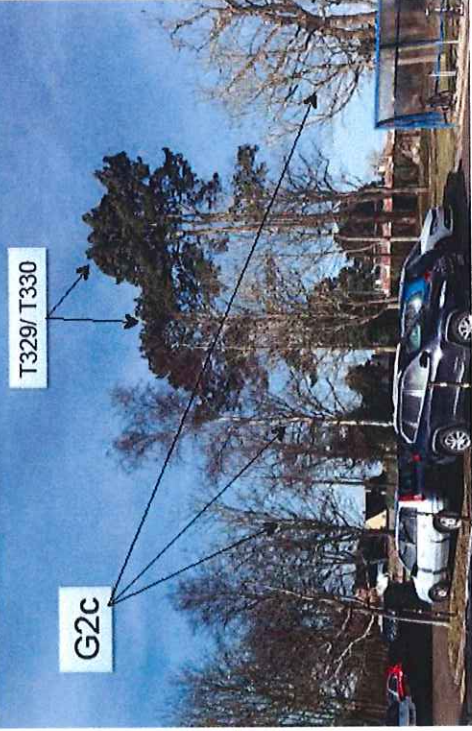
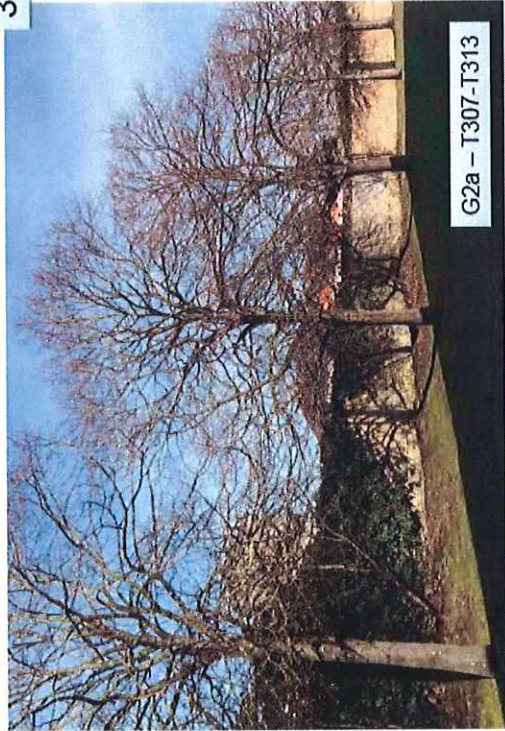
- Existing TPO Areas
- New TPO Areas

NOT TO SCALE
 THIS PLAN IS FOR INFORMATION ONLY
 AND DOES NOT REPRESENT A CONTRACT

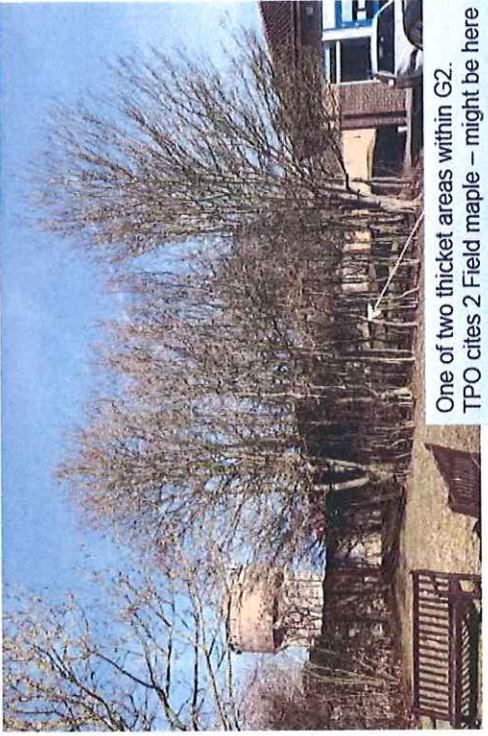
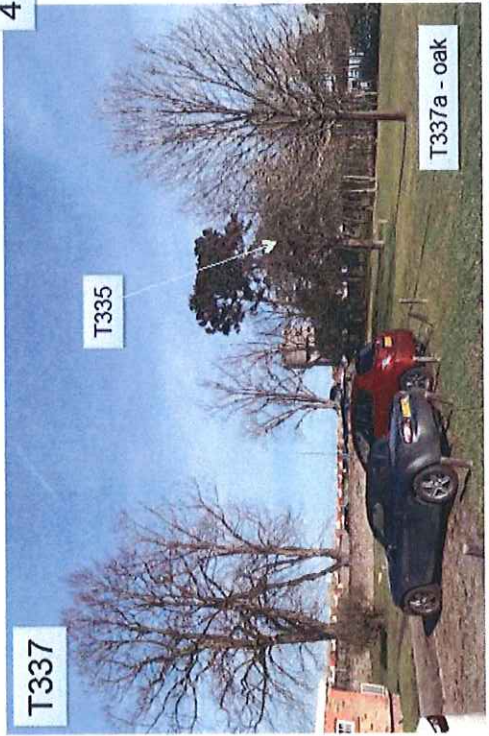
Annex 1: SJ Stephens TPO Assessment Appendix B: site photographs



3



4





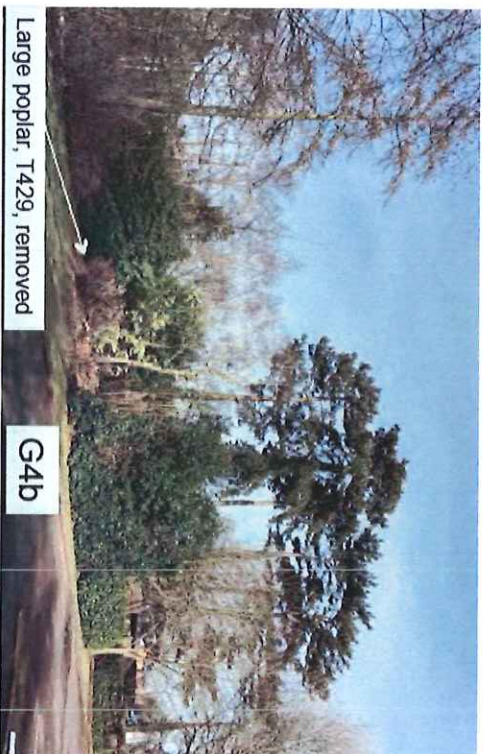
G3b

5



G4a

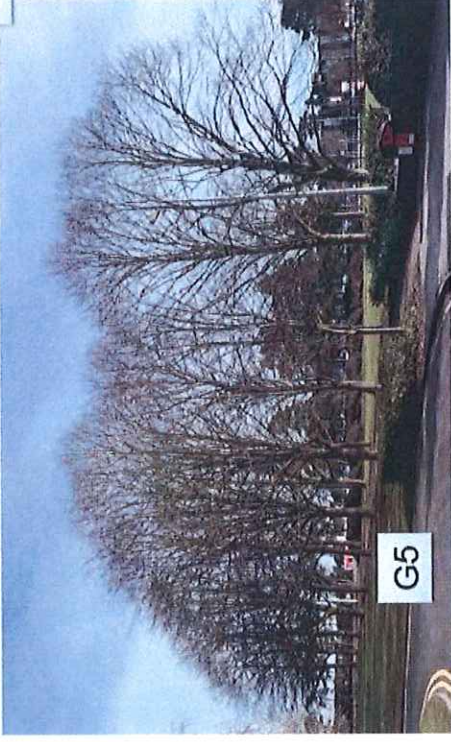
6



Large poplar, T429, removed

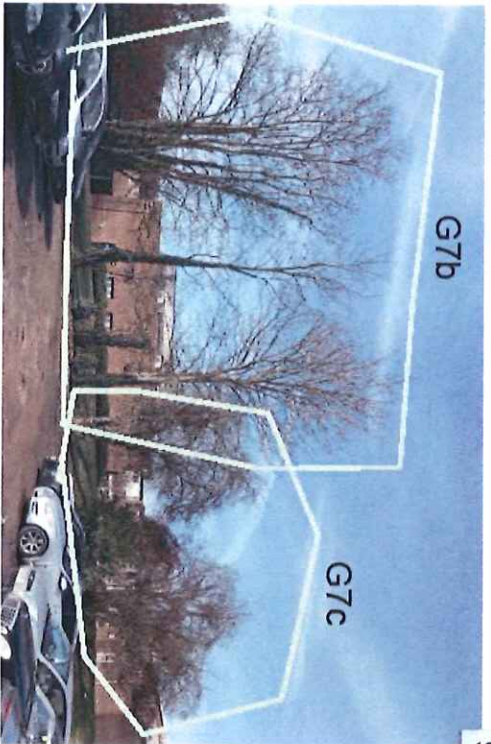
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8

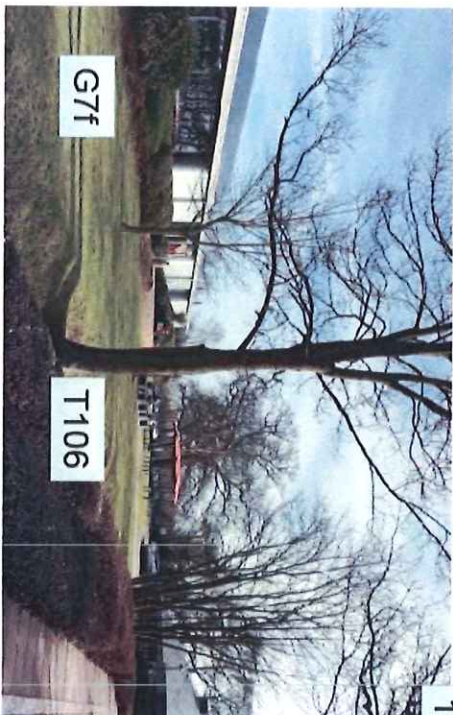
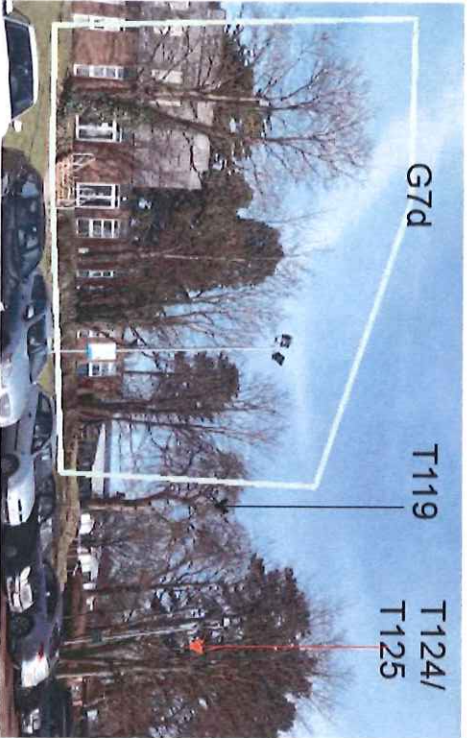


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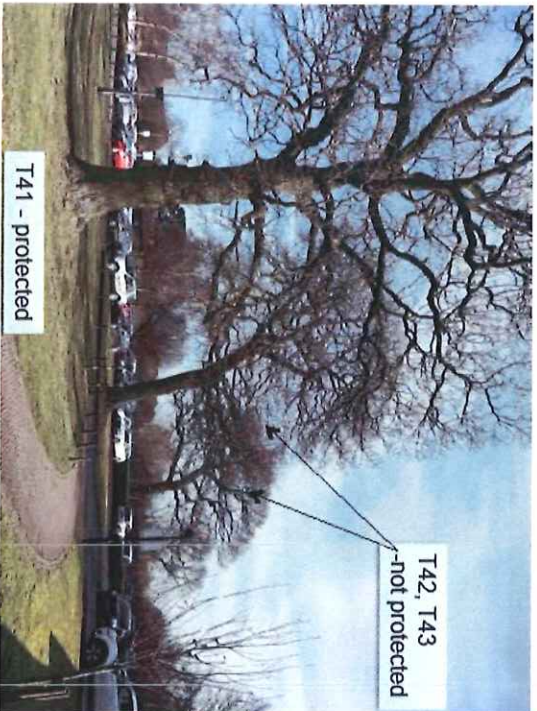


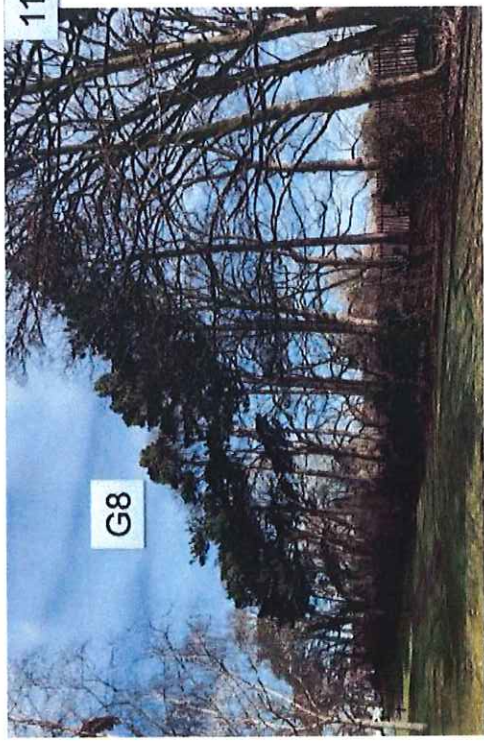


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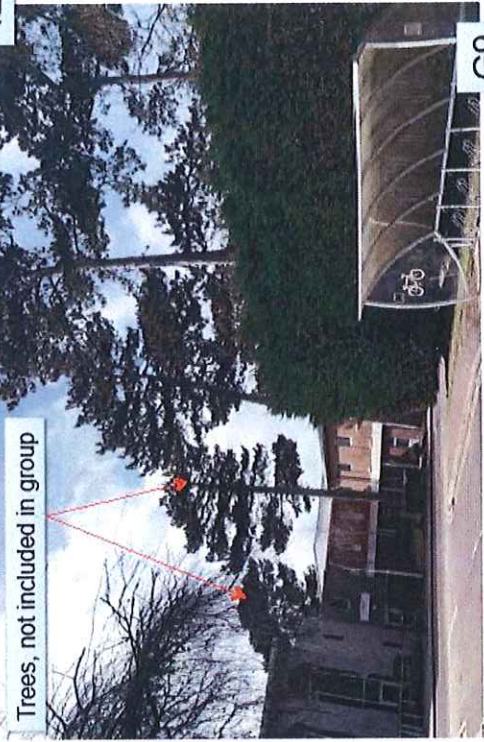


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11



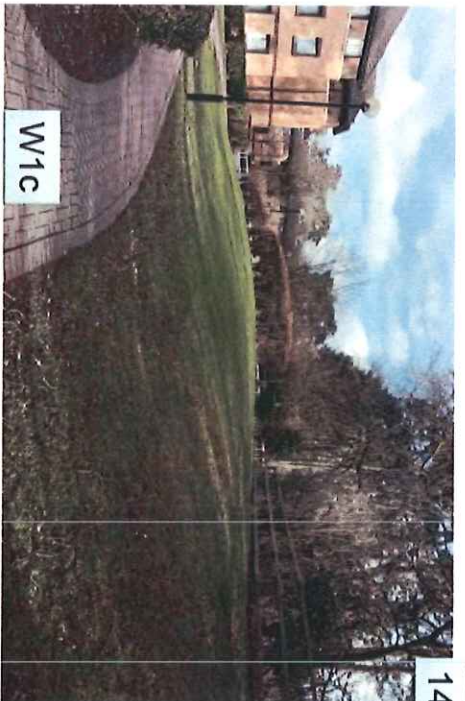
Trees, not included in group

12

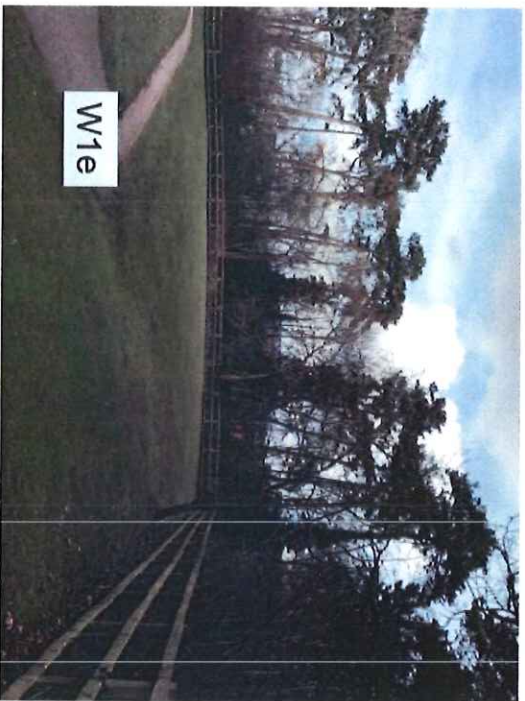




13



14



W1e

15



Annex 2: 2013 tree survey plan



BIA Trees Ltd		
BIA Trees, The Alpha, Boughton in Furness, Cambridgeshire, CB4 6B		
01223 216298 info@bia-trees.co.uk www.bia-trees.co.uk		
Hort, Southampton University, Boughton Green Road		
SCALE 1:1000	DATE 28/03/2013	4
M30 E0122M		
DG 5837 2013		
<small> Case: University of Southampton, Survey of the Campus Green Spaces Back Sheet on: Airphoto, Survey, Map/Master to 1:5000, M30, DG 5837 2013. The permission of the Controller of MAO is Crown Copyright. </small>		