

Appendix 18

Note in response to ExAQ1.12.3

In Response to: ExQ1 Number 1.12.3

Four Ashes Limited

West Midlands Interchange

Note in response to ExAQ1.12.3

1.0 INTRODUCTION

- 1.1 This Note has been prepared in response to Examining Authority's First Written Questions (ExQ1); Question 1.12.3. This states;

“Landscape Effects

Table 4 of the Arboriculture Assessment sets out detailed data as to the numbers of individual trees, tree groups, lengths of hedgerows and areas of woodland to be retained within the Proposed Development and to be either fully removed or partially lost to facilitate the development. However, there appear to be a number of discrepancies (in all categories) between this data and that set out ES Appendix 12.9 [APP-107] which purports to set out the overall effect of the proposal including the proposed new planting.

(i) Please can the Applicant check these two sets of data and confirm which is correct?

(ii) Having done so, can the Applicant provide a short note confirming what the overall effect of the Proposed Development would be and identifying to what extent net gains would be achieved in each of these categories?

- 1.2 This Note addresses both parts (i) and (ii) of the question, concerning relevant data and the overall effects of the Proposed Development on existing woodland, trees and hedgerows.

2.0 DETAILS/ DATA

- 2.1 In response to Question 1.12.3; Table 4 of the Arboriculture Assessment (Doc 6.2; Technical Appendix 12.7 [APP-039]; page 27) has been reviewed alongside the Summary of Landscape Areas and Habitats detailed at Doc 6.2; Technical Appendix 12.9 [APP-107].
- 2.2 The details contained within these respective Tables includes reference to existing woodland, trees and hedgerows. Table 4 within the Arboriculture Assessment provides a summary of the impact of the proposed development on the existing tree stock. The Summary of Landscape Areas and Habitats at Technical Appendix 12.9 provides an approximate overall summary of the existing and new woodland, trees, hedgerows and other habitats across the Site. This latter Table includes other habitats and areas of Green Infrastructure.
- 2.3 There are discrepancies between some of the related quantities in these two documents. This principally arises as the baseline survey for the Arboricultural Assessment includes some existing woodland and trees that lie beyond the Site boundary. For example, Table 4 of the Arboriculture Assessment includes all of Calf Heath Wood, whereas a sizeable proportion of the existing woodland on its western side (circa 7.8 ha as included within Table 4) lies outside the Site. There are also a number of tree groups and individual trees generally located on and around the Site boundary that differ between the two respective Tables.

- 2.4 In relation to the discrepancies between the lengths of hedgerows and tree group numbers, this also arises in part due to differences in the categorisation of these planting types. The Summary of Landscape Areas and Habitats at ES Technical Appendix 12.9 adopts the existing hedgerows as identified in the Ecological Assessment (Doc 6.2; Chapter 10; Appendix 10.1) as the basis for the estimating the total lengths. This includes some differences from those identified in the Arboricultural Assessment, where some hedgerows are instead identified as tree groups. This generally occurs where hedgerows are outgrown and/or unmanaged and can thus also be fairly categorised as a tree group.
- 2.5 The area of woodland and numbers of tree groups and trees is thus based upon the Arboricultural Assessment (now amended to reflect the Site extents), and the lengths of hedgerow are based upon the Ecological Assessment.
- 2.6 To clarify the position and following a review of the data, the Summary of Landscape Areas and Habitats and the accompanying plan (Landscape Features Retained and Removed (Drawing No. 7121-L-11) (both included at Doc 6.2; Technical Appendix 12.9) have been updated. The Summary of Landscape Areas and Habitats is now dated 26 March 2019 and the updated Drawing is 7121-L-11 Rev F.
- 2.7 Both the updated plan and summary schedule are attached to this Note.

3.0 OVERALL EFFECT AND NET GAINS/ LOSSES

- 3.1 The overall effect of the Proposed Development upon the woodland, trees and hedgerows in landscape terms will remain as described in the ES (Doc 6.2) at Chapter 12; paragraphs 12.205-12.217; 12.354-12.361; and stated in Technical Appendix 12.5 (Doc 6.2).
- 3.2 These overall landscape effects upon the woodland, trees and hedgerows will be:
- **Overall Effect at Construction Stage: Moderate/ Major Adverse**
 - **Overall Effect upon Completion: Minor/ Moderate Adverse**
 - **Overall Effect at 15 years Post Completion: Negligible/ Minor Adverse**
- 3.3 This overall level of landscape effect will constitute a likely Significant effect during the Construction Phase, as confirmed at ES (Doc 6.2); Chapter 12; paragraph 12.487. This arises due to the loss of areas of woodland, tree groups, trees and hedgerows during the construction period.
- 3.4 The overall effect of the Proposed Development upon the woodland, trees and hedgerows in arboricultural and ecological terms also remains as described respectively in ES (Doc 6.2) Technical Appendix 12.7 and ES (Doc 6.2) Ecology Chapter 10.
- 3.5 Upon completion of the Proposed Development, the extent of net gains or losses for the different planting categories are confirmed in the updated and attached Summary of Landscape Areas and Habitats (dated 26 March 2019).

West Midlands Interchange

Green Infrastructure - Planting and Habitats

Based upon GI Parameter Plan/ Illustrative GI Plan (See Notes below)

Illustrative GI Plan: 7121 L 08 Rev M

OVERALL SUMMARY

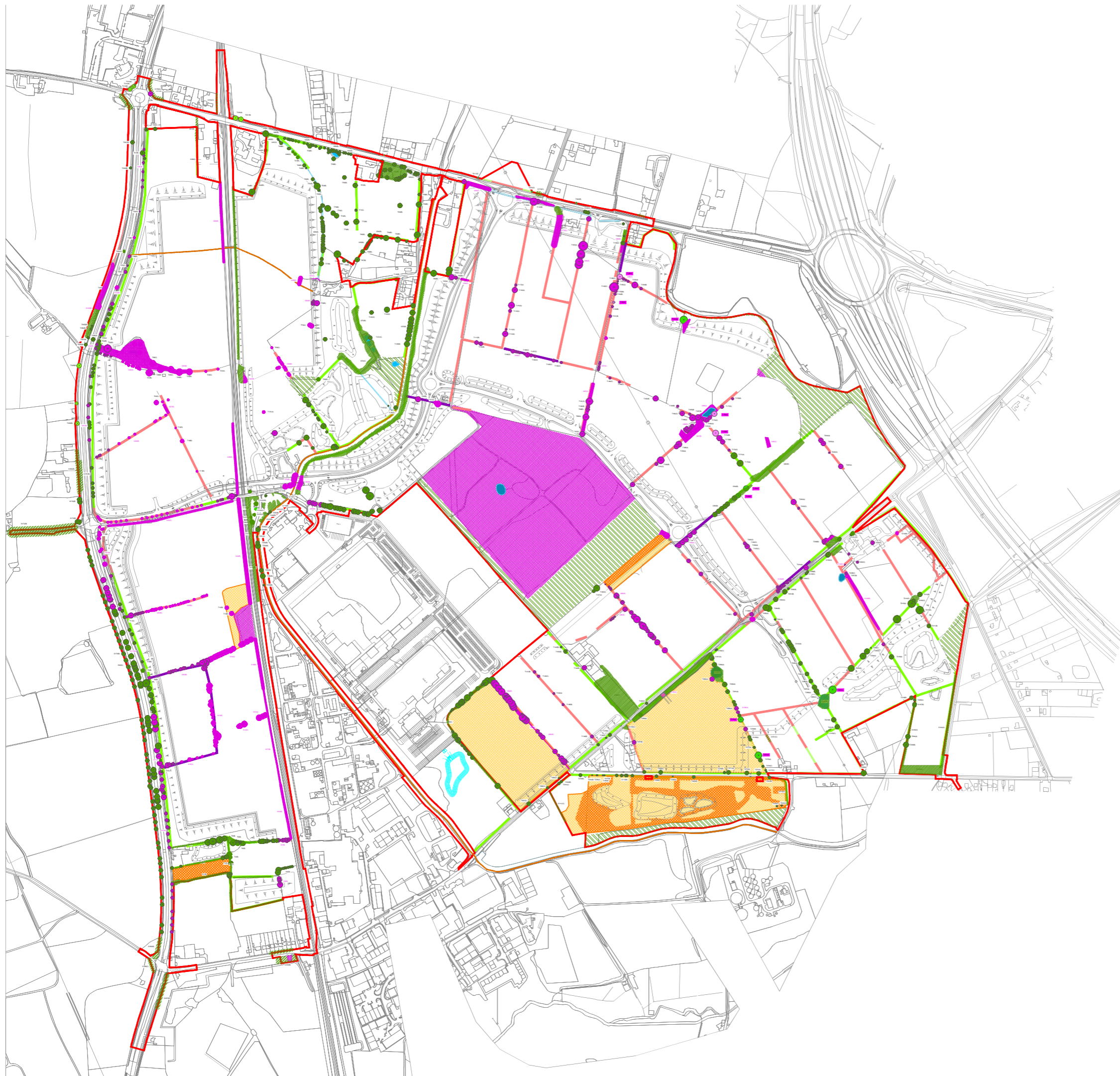
(UPDATED 26 MARCH 2019)

Landscape Area/ Habitat/ Feature

	<i>Unit</i>	<i>Existing</i>	<i>Removed (or part removed)</i>	<i>Conserved/ Retained</i>	<i>Proposed</i>	<i>Net Gain/ Loss</i>
Woodland	Ha	25.44	15.58	9.87	34.10	18.53
Tree Groups	No.	156	67	89	0	-67
Individual Trees	No.	320	138	182	912	774
Hedgerows	m	23,449	9,524	13,925	10,694	1,170
Water Features/ Wetlands/ Ponds (Max Capacity)	Ha	0.37	0.21	0.16	6.22	6.00
Water Features/ Wetlands/ Ponds (Permanent Water)	Ha	0.37	0.21	0.16	1.19	0.98
Semi improved grassland	Ha	20.43	16.15	4.28	17.42	1.27
Public Rights of Way (PROW)/ Footpaths (not roadside)	Lm	520	520	0	5,125	4,605

Notes:

- 1 All areas and quantities are approximate.
- 2 All areas and quantities are based upon the GI Parameter Plan, with the exception of Hedgerows and Individual Trees, which are based upon the Illustrative GI Plan (7121 L 08).
- 3 Proposed Tree Groups are included within the Proposed Woodland category.
- 4 The Existing PROW/ Footpaths total comprises approx 520m for the PROW in the north west part of the Site. The canal towpath is not included within this calculation
- 5 The canal is excluded from any water/ wetland calculations.
- 6 The Proposed Water Features/ Wetlands/ Ponds is based upon the Proposed Drainage Strategy and includes both permanently wet and other dry/ intermittently wet features as differentiated in the schedule.
- 7 Minor changes to the calculations may arise subjects to the detailed alignment and final positioning of the development roads and plot accesses.

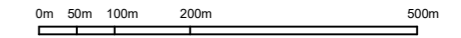


NOTES

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Ordnance Survey base mapping - supplied by client.

Minor changes to the habitats and features shown may arise subject to the detailed alignment and final positioning of the development roads and plot accesses



KEY:

- Existing Conserved Woodland / Trees / Groups
- Existing Conserved Hedgerows
- Existing Conserved Veteran Tree
- Existing Conserved Hedgerows to be Translocated
- Removed Woodland / Trees / Groups
- Removed Hedgerows
- Removed Veteran Tree
- Existing Pond Retained
- Existing Pond Removed
- Existing PRoW
- Existing Retained Semi-Improved Grassland
- Existing Removed Semi-Improved Grassland

F	26.03.2019	Numbers Checks	HT	TRJ
E	14.06.2018	Redline	HT	TRJ
D	29.05.2018	Notes	HT	TRJ
C	02.05.2018	Quod Comments	HT	TRJ
A	02.02.2018	Updated semi-improved grassland	HT	TRJ
-	06.11.2017	DRAFT	HT	TRJ

rev	date	description	dm	chkd
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- masterplanning ■
 - environmental assessment ■
 - landscape design ■
 - urban design ■
 - ecology ■
 - architecture ■
 - arboriculture ■
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client
West Midlands Interchange

project
**West Midlands Interchange
Staffordshire**

drawing title
Landscape Features Retained and Removed

scale
1:10000 @ A3

drawn / checked
HT / TRJ

revision date
26 March 2019

drawing number
7121-L-11

rev
F