

2.5 Vehicles

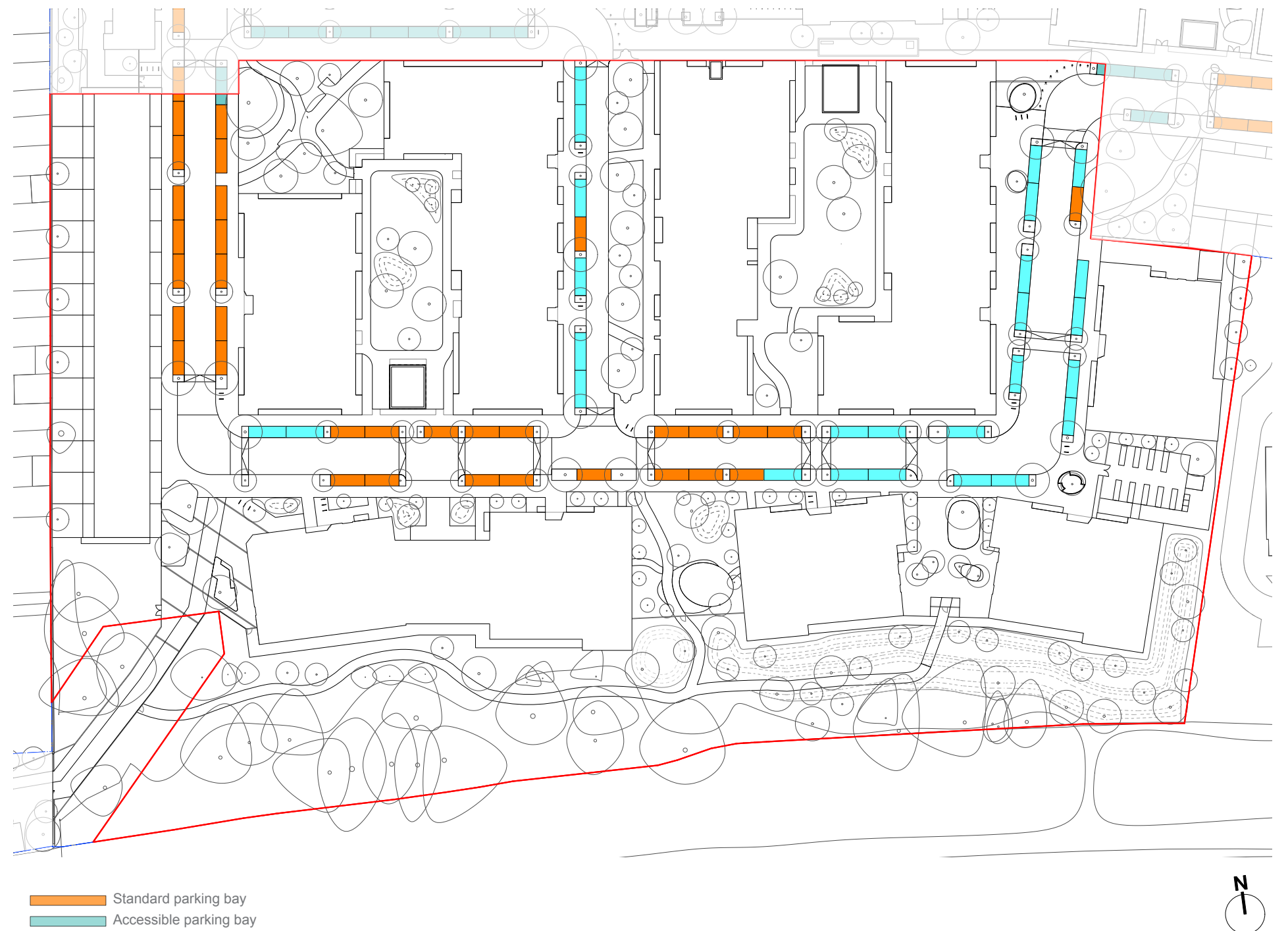
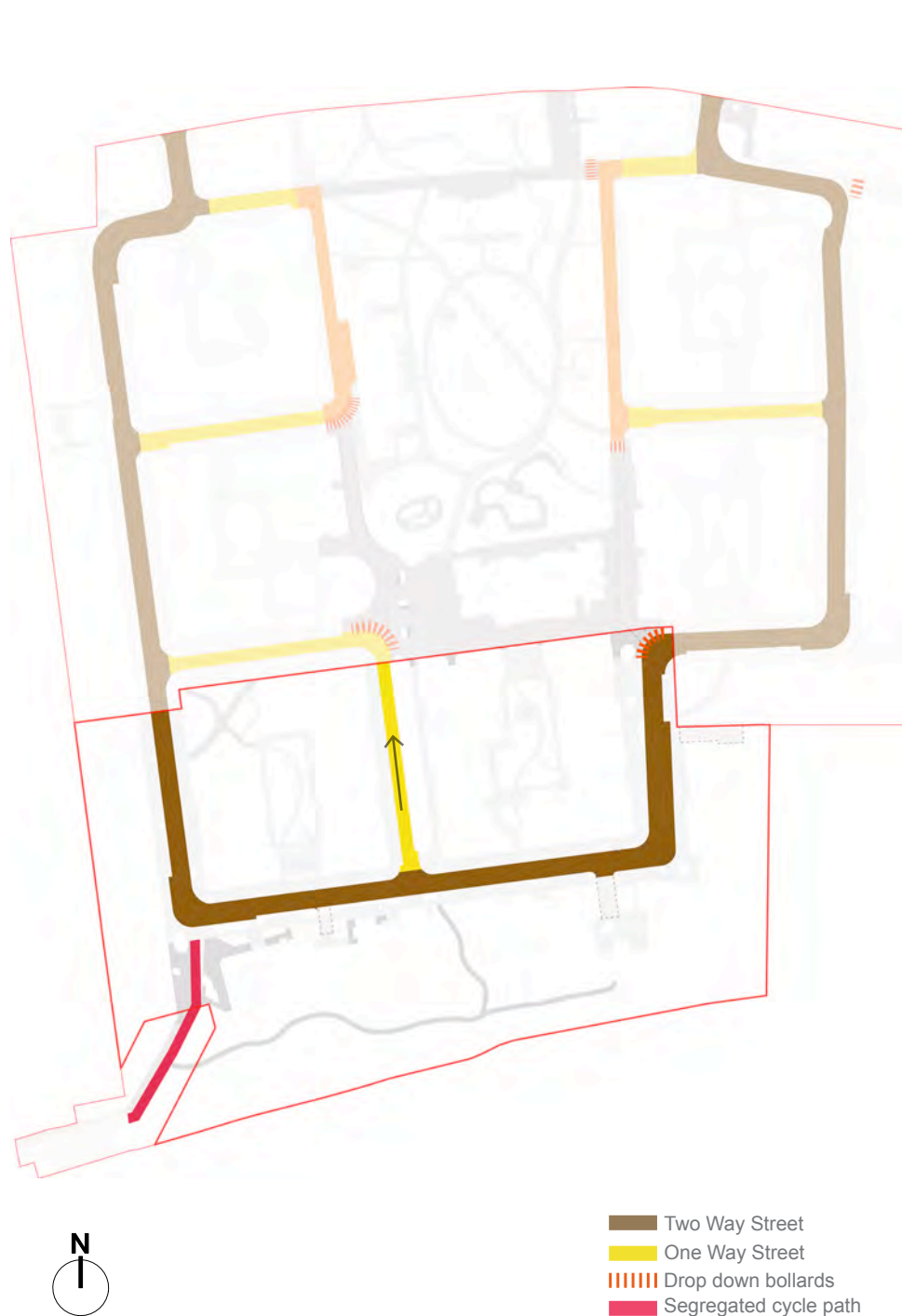
Road Hierarchy

The road hierarchy is intended to reduce the impact of vehicles on the site and to enhance connectivity and safe routes to the Peace Garden. A two-way primary road forms an outer route around the site with one-way secondary streets providing further access. RMA1 delivers the lower third of the outer route.

Parking

The parking and loading strategies are informed by the site-wide principles of prioritising pedestrian and cycle movement while reinforcing the established ecological character of the site. Car parking is provided within on-street bays which are interspersed with road-side planters in the form of bioretention tree pits, contributing to a sustainable drainage strategy within the site.

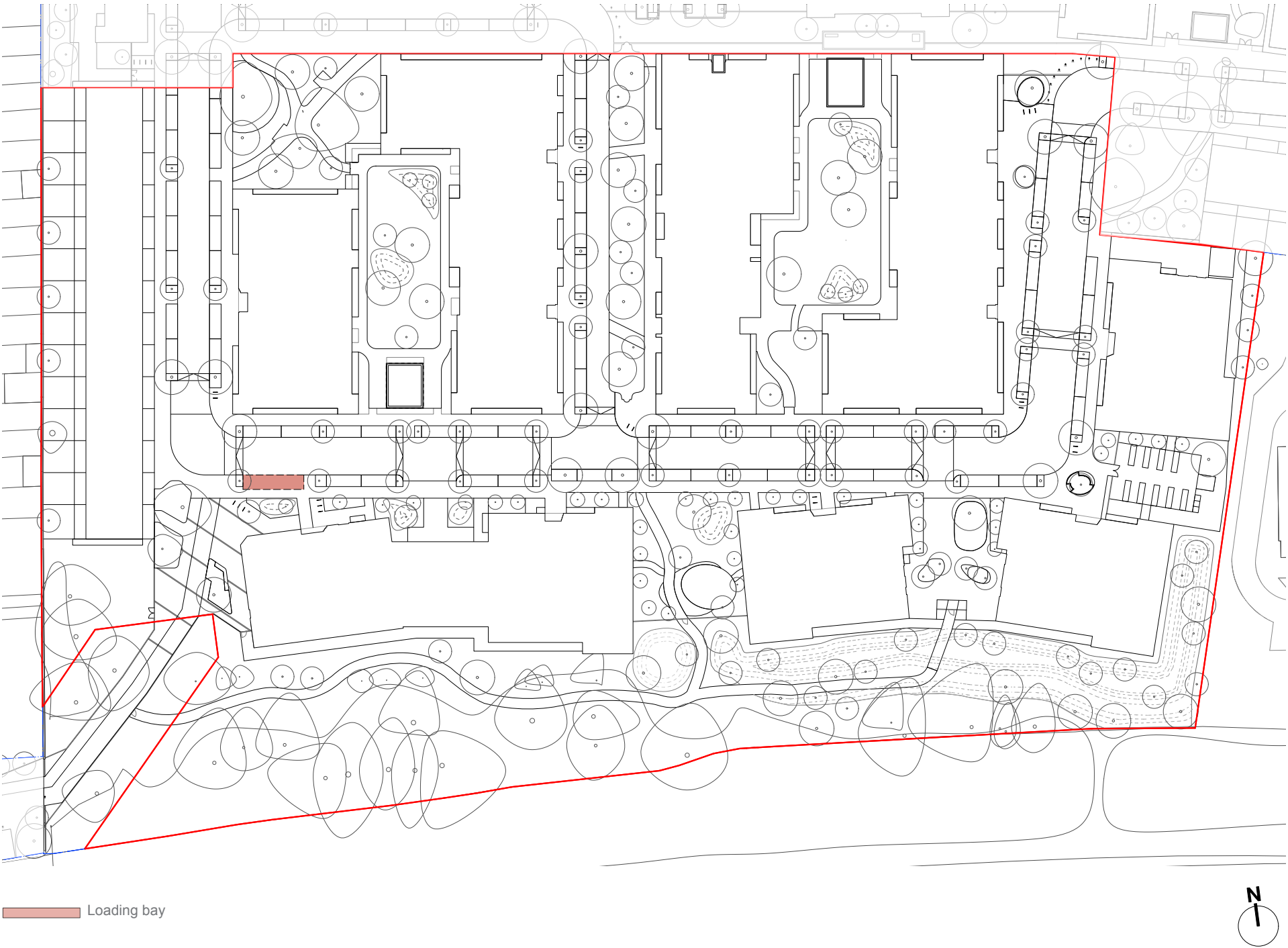
The setting out of parking bays allows comfortable opportunities for crossings and pick up/drop off locations, with key junctions being elevated to form raised tables to calm the flow of traffic while providing a clear, delineated route for pedestrians cross the carriageway.



Delivery & Servicing

Dedicated loading bays are provided across the site to enable both residential and commercial deliveries. IN RMA 1: Phase 1B&2 a delivery bay is located off the street outside the commercial unit which fronts the South West Square.

For further detail please refer to the Transport Assessment and Car Parking Management Plan produced by Markides..



2.6 Tree Strategy

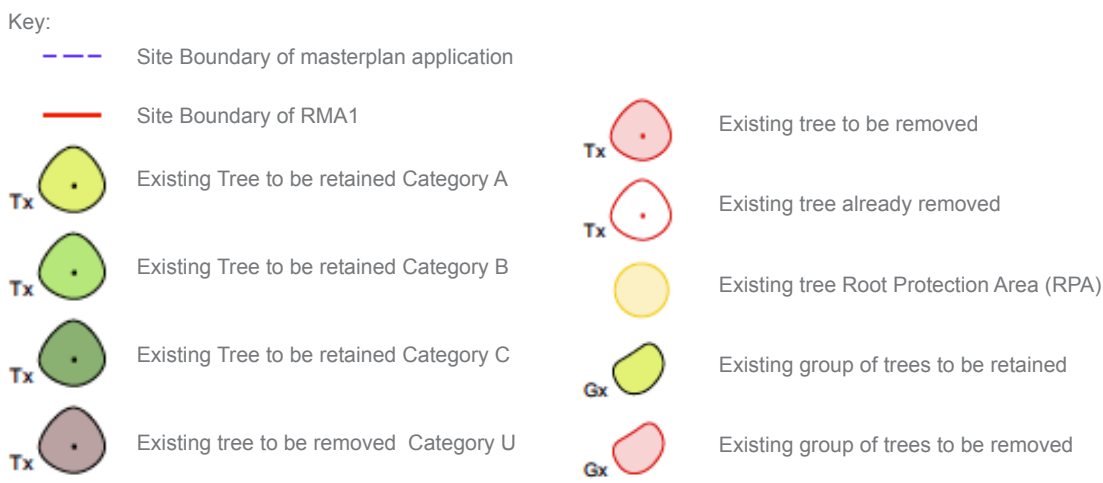
Existing trees

A detailed audit of the trees directly impacted by the Scheme was undertaken, followed by a site visit with the borough tree officer, to review the potential to retain all of the existing Category A and TPO trees across the whole site. Detailed construction and spatial issues were considered.

The outcome was a significant series of adjustments to the emerging masterplan and the creation of a series of smaller landscape spaces focused on retained trees. A large number of valuable existing trees will be retained and form a key part of landscape proposals. Of the 29 Category A trees all but 3 are retained. Of the TPO trees 7 are retained and one is proposed to be translocated, and one to be removed. The TPO tree to be removed is T53, a Category B tree of *Sorbus domestica* species that is currently in 'fair' condition. A large number of better quality mature specimens of the same species will be retained within the development boundary.

Tree removals will be restricted to locations where this is unavoidable, for example in order to accommodate the built development or where the necessary site level work cannot adequately accommodate the root protection areas of the existing trees. Any tree species lost due to necessary removals will be replanted as part of the proposals so that the arboreal diversity that currently exists on site is retained long term. This tree strategy was consented as part of the hybrid application.

Within RMA1 the focus for existing trees is on the retained and extended SINC woodland and two new landscape spaces - the Birch Grove and the South West Square - both created in response to existing trees.



Retention

The retention of as many existing trees as possible is a priority for the Scheme and has informed the design and form of the proposed landscape. The aim is to ensure that the retained trees are successfully incorporated as a vital part of the new landscape. To protect the existing trees, specialist protection fencing will be used as required during the construction and work within root protection areas will be avoided where possible.

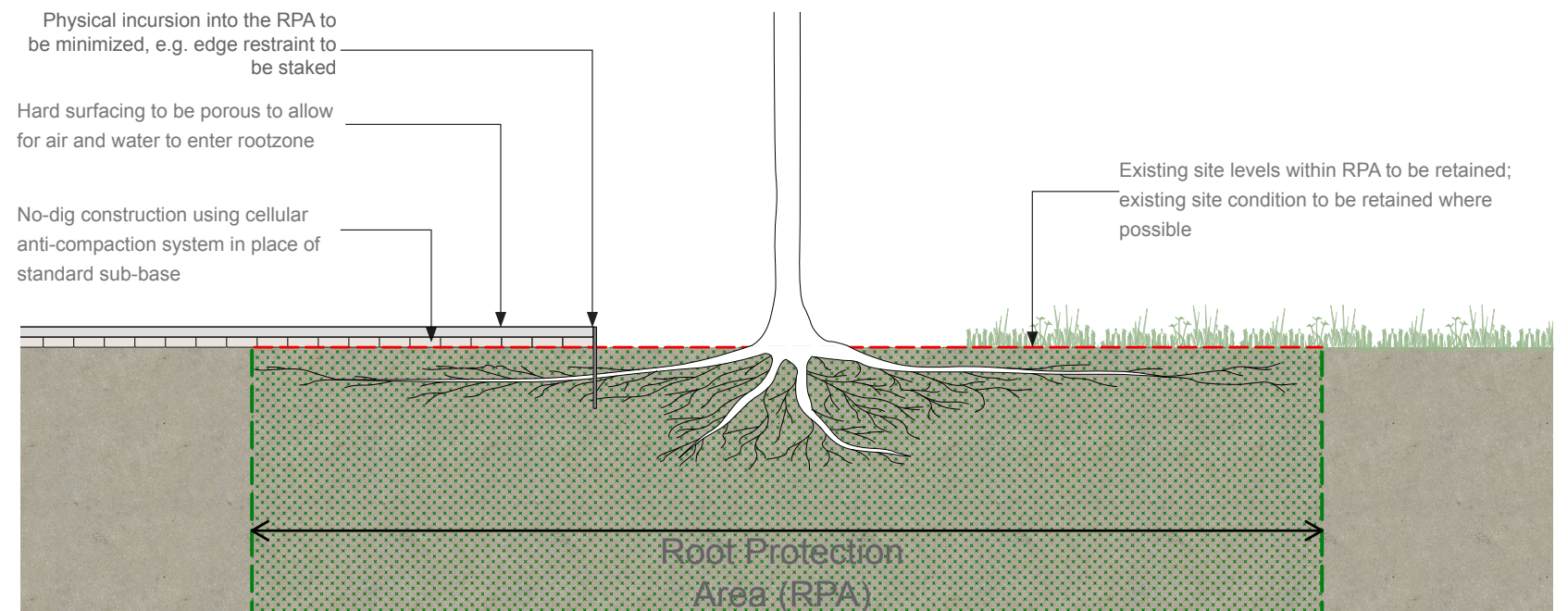
The design has been developed with the existing trees in mind and where possible adapted to avoid conflict with tree canopies and RPAs. Where changes are proposed within RPAs the incursion will be minimised, existing site levels retained and no-dig construction methods used, e.g. laying of loadbearing and permeable tree root protection systems used in place of standard sub-base.

Tree canopy pruning is proposed where required to allow for construction of new buildings. All tree work will be carried out by suitably qualified persons, in the appropriate season, in accordance with 7.3.2 of BS 3998 2010 and following Arboricultural Method Statements prepared by an Arboriculturist at detail design stage.

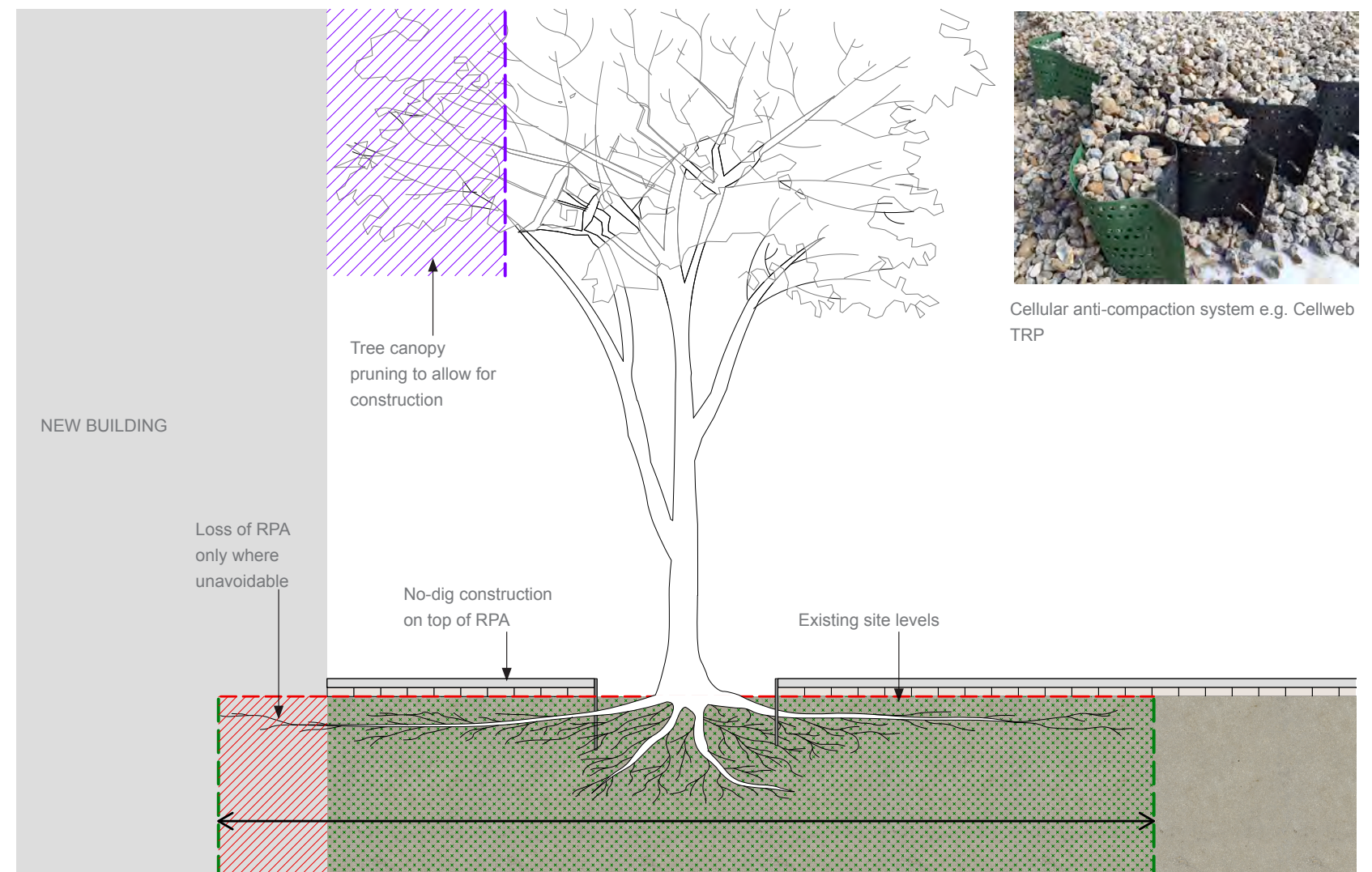
Reuse of Felled Trees

Felled trees will be reused on site where possible for ecological and other enhancements. Suitable uses include:

- Logs as wildlife habitats either at ground level or on green roofs
- Play elements within amenity spaces or courtyard gardens
- Informal seats or perches in public open spaces.



Typical no-dig methodology section



Existing trees adjacent to building construction