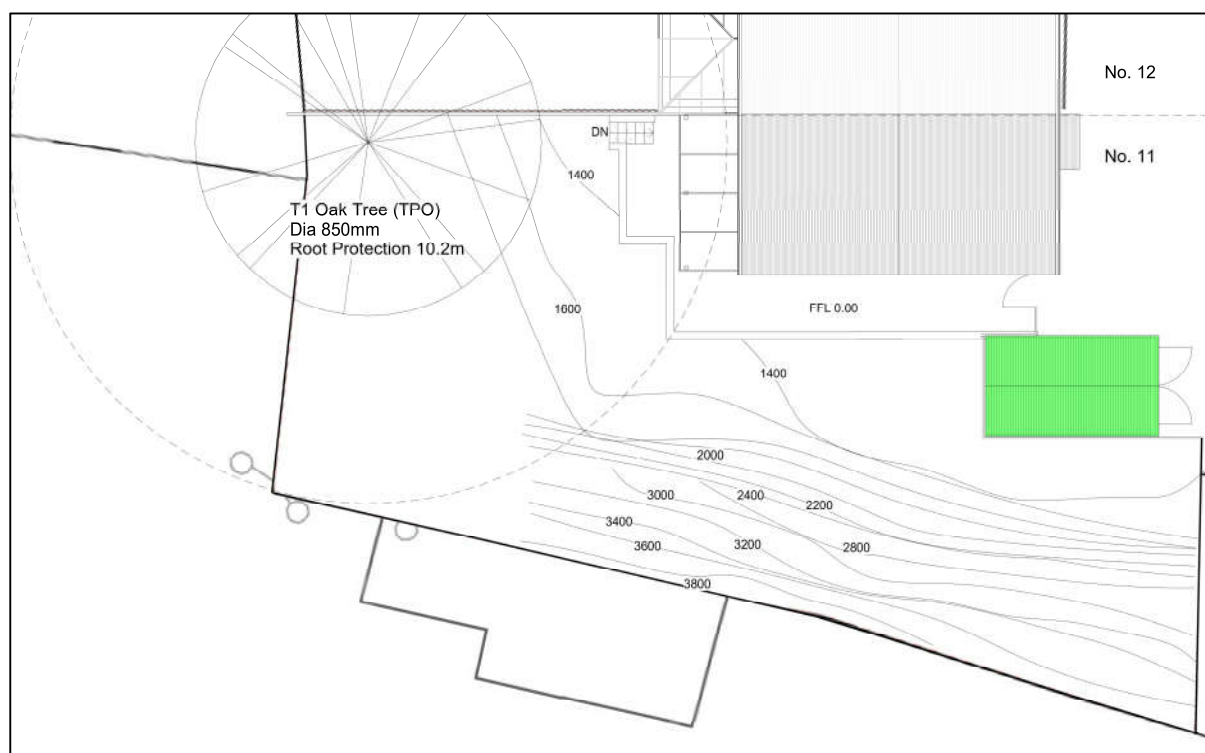


Arboricultural Impact Statement

Revision B

11 Vine Coppice – Proposed Dwelling

The proposal is to develop a further property to the east of the existing end of terrace. There is a tree the subject of a TPO to the south west – to the rear of the existing donor property. The extract from the proposed site plan is provided below which plots the location of the tree and the root protection area (RPA) calculated in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction).



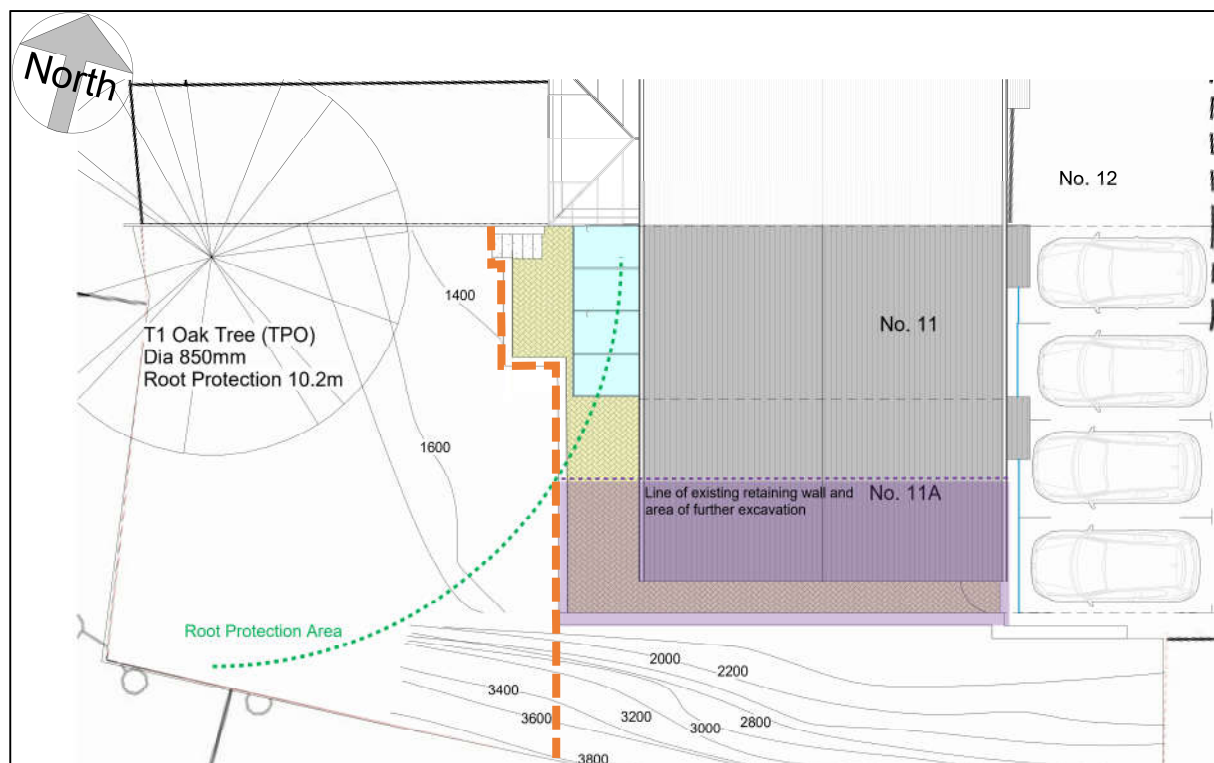
This is the only tree of note on or immediately adjacent to the site, as can be seen in the photos provided below. Other trees on neighbouring properties are either of no consequence in their amenity value or those that have value are sufficiently distanced so as not to be impacted upon by the proposed development.



The RPA has been calculated by taking the circumference of the tree (2660mm) and dividing by 3.14 to provide its diameter; 847mm (rounded up to 850mm). The circumference was taken from 1.5m above the base of the tree, shown in the photograph, right. The diameter has been multiplied by 12 as recommended in BS 5837:2012, which results in a RPA of 10.2 metres from the centre of the tree.



The previously proposed plans have been amended as a consequence for the increased root protection area and it is now proposed to retain the eastward stagger in the existing retaining wall and extend this to ensure there is no encroachment of excavation in to the root protection area.



The RPA of the important TPO tree within the garden of the existing property will be safeguarded prior to the commencement of development in accordance with BS 5837:2012, as indicatively shown by the orange dashed line on the above plan. The applicant is content with a condition to such effect on any permission. All mains drainage and services run to the front of the property, which the proposed dwelling will connect to.