

Arboricultural Report

Land to west of 36 Summerfield Road, Cowplain PO8 8XE

Prepared by

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April 2013

Beechdown ref: B/0054/13/aia/2

Summerhill Road – arboricultural impact assessment – April 2013

CONTENTS

Page No.

Summary	1
1.0 Introduction	1
2.0 Documents provided	1
3.0 Development proposal	2
Arboricultural impact assessment	2
4.0 Below ground constraints – Root protection area (RPA)	2
5.0 Above ground constraints	3
6.0 Tree removal/pruning	3
7.0 Arboricultural method statement (heads of terms)	4
8.0 Conclusion	4
9.0 References	5

Appendix 1 - Draft tree protection plan

Summary:

- **An arboricultural impact assessment of a proposed development site was prepared;**
- **facilitation of the development proposal requires the removal of one category C tree;**
- **the development proposal does not impact upon the root protection area of any retained tree;**

1.0 INTRODUCTION

- 1.1 Further to our tree survey (ref: B/0054/13) of land to the west 36 Summerhill Road Beechdown Arboriculture Ltd has received instruction from Stephen Jupp MRTPI , on behalf of Laurence Blake, to prepare an arboricultural report with reference to the proposed development of the site.
- 1.2 The purpose of the instruction was to:
- **Prepare an arboricultural impact assessment evaluating the effects of the development proposal;**
 - **provide a draft tree protection plan.**
- 1.3 The report was prepared with reference to the guidelines detailed in BS 5837:2012 "Trees in relation to design, demolition and construction – Recommendations" and should be read in conjunction with tree survey (ref: B/0054/13).
- 1.4 Contents of the report are exclusively for the use of the client; liability does not extend to any third party without our written consent.

2.0 DOCUMENTS PROVIDED

- 2.1 Plans from Stephen Jupp.

- Sheet 4 – proposed site layout – plot 2

3.0 DEVELOPMENT PROPOSAL

- 3.1 The proposed layout plan indicates a potential development plot of approximately 740m² within the original survey site. T1-T14 of the survey are within the proposed development site. The RPA of T31 is partially within the site.
- 3.2 The development proposal is for the construction of a detached two-storey dwelling.

ARBORICULTURAL IMPACT ASSESSMENT

4.0 BELOW GROUND CONSTRAINTS – ROOT PROTECTION AREA (RPA)

- 4.1 Section 3.7 of BS 5837: 2012 states that - *The Root Protection Area (RPA) is a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.*
- 4.2 The RPA calculations have been produced using the information gathered from the tree survey and section 4.6.1 of BS 5837:2012. This indicates the RPA in m² and the minimum required all round radial distances for rooting zone protection and allows a view to be taken as to whether the trees can be retained safely without undue damage to their root systems.
- 4.3 Although the RPAs are marked on the plan as uniform polygons, tree root development can be affected by numerous factors including soil levels, type and structure; compacted or impervious surfaces and proximity to buildings and other structures. There are no indications of significant root development beyond the marked RPAs.
- 4.4 The proposed dwelling impacts significantly upon the RPA of T2 but is not situated within the RPA of any other tree. The development proposal will require the removal of T2.
- 4.5 The partially collapsed outbuildings to the north of the plot are within the RPAs of T3-T14. Demolition of the outbuildings should be

undertaken prior to any construction and in accordance with a detailed arboricultural method statement.

5.0 ABOVE GROUND CONSTRAINTS

- 5.1 Consideration should be given to the effects that the current tree size, future growth potential, shade levels and leaf and fruit nuisance may have on the proposed development.
- 5.2 The proposed dwelling is situated in the open area beyond the canopies of the surveyed trees.
- 5.3 The tree survey identified ten trees that had been ring-barked and treated with a translocated herbicide, two of which (T2 & T13) are in plot 2. T2 has been identified for removal while the growth potential of T13 may not be consistent with the remaining trees; regular monitoring and assessment of its condition will be required to determine its safe long-term retention.
- 5.4 Appendix 5 of the tree survey illustrates the shadow pattern of the trees through the greater part of the day. Whilst a degree of shade cast by T1 and T31 will affect the proposed development during the afternoon, light levels throughout the greater part of the day will remain uninterrupted so is not considered to be a significant nuisance.
- 5.5 Whilst the effect of autumn leaf fall is not considered a greater nuisance to the proposed dwelling than it currently is to existing buildings provision should be made for ease of maintenance of gutters and gullies.

6.0 TREE REMOVAL/PRUNING

- 6.1 The proposed development will require the removal of T2 while T12 has a limited safe lifespan and its removal should be considered whether the development proceeds or not.
- 6.2 Coast redwoods can attain heights in excess of 45m in the UK, T1, however has had its top removed at 9m so a cyclical pruning regime maintaining its height at around 15m should be adopted to reduce the risk of failure of re-growth at the pruning point.
- 6.3 Minor to moderate deadwood was noted within the crowns of the trees grouped to the north of the plot and, depending on level of

access, should be removed whether the development proceeds or not.

- 6.4 Reaction of T13 to ring-barking and herbicide treatment will determine further pruning requirements.

7.0 ARBORICULTURAL METHOD STATEMENT (HEADS OF TERMS)

- 7.1 Demolition of the outbuildings within the RPAs of T3-T14 should be undertaken in accordance with a detailed arboricultural method statement.
- 7.2 Although no excavation or construction is planned within the RPA of the retained trees an arboricultural method statement detailing the level and sequence of tree protection and other precautionary measures necessary to safeguard the trees throughout the construction process may be required to meet planning conditions.
- 7.3 The method statement will detail or comment on:
- Demolition of outbuildings;
 - build sequence;
 - protective barriers;
 - construction exclusion zone;
 - foundation design;
 - infrastructure and access requirements;
 - storage and mixing of materials;
 - site monitoring.

8.0 CONCLUSION

- 8.1 Implementation of the development proposal will require the removal of the category C English oak (T2), subject to planning consent; although one of the more significant trees on the site I do not consider it a planning constraint because its safe long-term retention is likely to have been compromised by ring-barking and herbicide application prior to its inclusion within a Tree Preservation Order.
- 8.2 The category U English oak (T12) has a limited safe lifespan and its removal should be considered whether the development proceeds or not.

- 8.3 The development proposal does not require any excavation, construction or hard surfacing within the RPA of any retained tree; however, demolition of the partially collapsed outbuildings will take place within the RPAs of T3-T14.
- 8.4 Tree pruning requirements are limited to removal of deadwood.
- 8.5 Future growth of the trees is not considered to have any significant impact on the development proposal that could not be mitigated by arboriculturally acceptable pruning.
- 8.6 Regular monitoring of the ring-barked English oak (T13) should be undertaken to assess condition and possible decline.
- 8.7 A planting scheme mitigating the loss T2 and of trees removed prior to the tree survey may be appropriate.
- 8.8 An arboricultural method statement detailing the level and sequence of tree protection and other precautionary measures necessary to safeguard the trees throughout the construction process may be required to meet planning conditions.

9.0 REFERENCES

- 9.1 BS 5837: 2012 – Trees in relation to design, demolition and construction – Recommendations

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