

Alderwood
Consulting Limited



**Arboricultural
Impact Assessment
in connection with redevelopment
at Manor Bank Cottage, Main Road,
East Boldre SO42 7WT**

Prepared by
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Report Reference: D2131AIA

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1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by the applicant to inspect the significant trees close to the proposed redevelopment at Manor Bank Cottage, Main Road, East Boldre SO42 7WT and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the proposals. In addition this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is the conversion of the existing tennis court into a manege.
- 1.3 **Documents provided:** I have been provided with the Town And Country Design 'Location Plan' Drawing no. 0161/1b which indicates the location of the tennis court. An annotated copy of this drawing with tree locations, tree schedule numbering, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees is attached as Plan AC1.
- 1.4 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have not myself seen specific tree preservation orders (TPOs) relating to this site. The New Forest National Park Authority (NFNPA) website shows no trees protected by TPO on or closely adjacent to the site. The website map shows the site to be within the East Boldre Conservation Area. The proposal is to retain the trees and consider them in the planning submissions as if they were formally protected. Where tree work is proposed, see 4.9 below. In any event this arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.
- 1.6 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment report

in line with the BS5837:2012 recommendations. This D2131AIA report has been prepared in line with the BS5837:2012 recommendations and should allow the planning application to be validated in respect of tree information.

2 SITE VISIT AND OBSERVATIONS

- 2.1 **Site visit:** I carried out a site visit on 27th July 2020 to collect tree information to complete the tree schedule. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. I did not have access to trees outside the boundaries and have confined observations of them to what was visible from within the property. The weather at the time of the inspection was dry and sunn with a light breeze and good visibility.
- 2.2 **Collection of data:** I inspected each significant tree and the numbering is indicated on the annotated site layout attached as Plan AC1. For each tree, I collected information as recommended in BS5837:2012 – *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.
- 2.3 **Subjective assessment of trees:** The information collected at the site visit was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:
- Category A:** Trees of high quality and value
 - Category B:** Trees of moderate quality and value
 - Category C:** Trees of low quality and value
 - Category U:** Trees unsuitable for retention, usually to be removed
- 2.4 **The root protection areas and location of protective fencing:** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This distance is given for guidance for each tree in the tree schedule. In practice the siting of the specific protection measures may be different. The implication of the root protection area is that no significant disturbance should occur within it if the trees are to be successfully retained.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant trees relating to the proposed development are near the southeast site boundary and appearing to be on adjacent property. The trees are a line of oaks on a bank on the far side of a ditch. The trees are generally similar in form and character, in normal health and condition for the species and of limited wider amenity value because of their distance from public view. The proposal is for these trees to be retained and protected during development.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Preliminary matters:** The existing tennis court is within the RPAs of trees proposed for retention. There is no evidence now of significant adverse effects on those trees from the installation of the hard surfacing for the tennis court. The surface is separated from the trees by an open ditch, with running water for most of the year. This suggests water tables to the bottom of the ditch for significant parts of the year, and this ground saturation is likely to limit the growth and development of roots into the site. In consideration of these circumstances, the protection measures and processes for the proposed resurfacing will be reasonable and proportionate.
- 4.2 **Site access:** Site access will be by way of the existing vehicular and pedestrian accesses to the southwest end of the tennis court, with farm track access along the northwest long edge of the tennis court and returning round to the northeast. There will be no adverse effects on trees from site access.
- 4.3 **Demolition and removal of structures:** There are no existing buildings within the RPAs of trees and proposed for removal. There will be no fires in connection with the development activities including groundworks within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures will reduce any risk of damage to retained trees to an acceptable minimum.
- 4.4 **Existing surfaces:** The existing tennis court extends within the RPAs of the oak trees near the southeast site boundary. This surface will be removed and replaced. Trial excavations show a permeable tarmac wearing course over a bearing course of drainage aggregate, with a total construction depth of approximately 100mm. The whole surface will be removed and replaced. Removal within RPAs will be by hand using hand operated tools which may include pneumatic chisels to break up the existing surfacing. All arisings will

be removed by hand and there will be no excavation into previously disturbed ground (and see 4.5 below).

- 4.5 **Installation of new surfaces:** Parts of the proposed replacement surface are within RPAS of retained trees. The replacement surface will use the existing sub-base or aggregate drainage layer, re-laid in the same place but this time over a geotextile membrane, with additional materials over to slightly increase the levels and with a permeable top wearing course surface laid over. The use of the geotextile membrane and the restriction on new excavation will reduce the risk of harm to retained trees to a small level. The proposals also include drainage provisions in the form of perforated pvc pipe laid in narrow gravel-filled channels about 5m apart and running widthways (northwest to southeast) across the manege and draining into the existing open ditch. The installation of the drainage channels running effectively radially in respect of RPAs will carry a small and acceptable risk of harm to retained trees.
- 4.6 **New fence:** The proposals include a new post and rail fence round the manege. The wooden fence posts will be at 1.5m centres and installed in post holes of 250mmx250mmx500mm dug by hand, secured by dry-mix. The installation of the fence posts carries a very small risk of significant harm to the retained trees.
- 4.7 **Construction access:** The RPAs of retained trees do not unduly affect construction access and provided that the methods for surface removal and replacement are followed, there will be no significant adverse effects on trees from construction access.
- 4.8 **Storage and movement of materials:** Materials will be delivered to site using the existing vehicular access and stored as near the tennis court as is reasonably practicable, which will all be to the northwest and southwest of the court outside RPAs. Materials will be moved to site on the existing surfacing or on the replaced sub-base, working from northwest to southeast and always working off the installed materials with no significant risk of adverse effects on retained trees.
- 4.9 **Pruning:** Tree crowns overhang the existing tennis court, down to 2m above the surface in some places. Pruning to raise crowns to give a clearance above the ground of up to 4m would be reasonable, for the manege as for the tennis court. Notice of intent to carry out such pruning was submitted in October 2019. The notice referred to 34 oaks, which included the seven included in the tree schedule attached to this report. New Forest National Park Authority confirmed no objection to that work in their notice of 22nd November 2019 ref: CONS/19/0662. They gave a date by which the work should be implemented. That date is 21st November 2021. The NFNPA decision is still valid and the

works as proposed may be carried out at any time up to 21st November 2021. For this reason, there is no further reference to tree work proposed in connection with this current planning application. The pruning works proposed in the Conservation Area notice would not have a significant adverse effect on the health or amenity value of the trees and would be in accordance with BS3998:2010 *Tree Work – Recommendations*.

5 PROTECTIVE MEASURES

- 5.1 **Protective measures:** The existing surfacing provides ground protection where it extends within RPAs. Although it is necessary to work within RPAs for the proposed resurfacing, the activities will all be on ground that is currently surfaced, and those resurfacing activities will all be from the existing surfacing back, with materials pulled back from the southeast to the north west using the existing surfacing as the load-bearing surface. There is no scope for plant access between the tennis court and the site boundary to the southeast, and the trees are on land in other ownerships. With no plant movements proposed or required anywhere else within RPAs and in consideration of the circumstances, there are no additional temporary tree protection measures proposed.

6 CONSENT CONDITIONS

- 6.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g., the installation of surfacing. In these circumstances it would be reasonable for any additional details that the Council requires to be submitted post-consent, as determined by the Council and defined in appropriate conditions.
- 6.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. For this site, the development is reasonably straightforward and a separate AMS seems disproportionate and is not proposed.

7 SUMMARIES

- 7.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-

- Tree surgery is carried out prior to the erection of protective fencing and before the commencement of development
- New surfacing within RPAs shall be installed with a 'no-dig' specification
- Existing surfacing within RPAs shall be broken up by hand and there shall be no excavation into previously undisturbed ground
- There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree

7.2 **Summary of the impact on local amenity:** This layout retains the significant trees on and adjacent to the site, with scope for proper provisions for their protection during development. If adequate precautions to protect the retained trees are implemented as recommended in this report and as may reasonably be required by consent conditions, the overall impact of the proposal on local amenity will be low and limited to the short term only. These submissions demonstrate that it is reasonably practicable to redevelop in accordance with the proposals for the submitted scheme without significant harm to retained trees. Any additional information required for reassurance can reasonably be required by way of conditions attached to the planning permission. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.



Jonathan Fulcher **DipArb FARborA**

Appendix 1

Brief qualifications and experience of Jonathan Fulcher

- 1. Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
- 2. Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was also one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function was transferred to the Planning Inspectorate in 2008, when I was appointed as a contracted Inspector for Tree Preservation Order application and High Hedge appeals, serving until 2016.
- 3. Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I am currently a member of the Association's Consultants Working Party, have until recently been interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
Manor Bank Cottage, Main Road, East Boldre
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Oak (<i>Quercus robur</i>)	12	50?	6	6	3.5	EM	Ivy hinders assessment. Two stems from ground level	20+	B	6.0
				6	6						
T2	Oak	12	41	8	5	9	EM	One-sided crown form	20+	C	4.8
				5	3						
T3	Oak	12	49	7	7	2	EM	Slightly scrappy hedge oaks with crown formed from low main branches	20+	B	6.0
				7	7						
T4	Oak	12	59	6	6	2	EM	Slightly scrappy hedge oak with crown formed from low main branches	20+	B	7.2
				6	6						
T5	Oak	12	61	7	7	3	EM	Slightly scrappy hedge oak with crown formed from low main branches	20+	B	7.2
				7	7						
T6	Oak	12	60?	7	7	3	EM	Dense undergrowth hinders assessment. Multi-stemmed from ground level.	20+	B	7.2
				7	7						
T7	Oak	12	60?	7	7	3	EM	Slightly scrappy hedge oak with crown formed from low main branches	20+	B	7.2
				7	7						

Appendix 2
Manor Bank Cottage, Main Road, East Boldre
Tree Schedule and Explanatory Notes

Explanatory Notes

Abbreviations:

m	: Metre
nm	: Not measured
>	: Greater than
<	: Less than


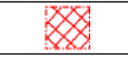
- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameter for accessible trees has been measured with a diameter tape and recorded in centimetres.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.

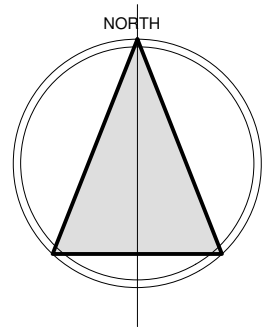
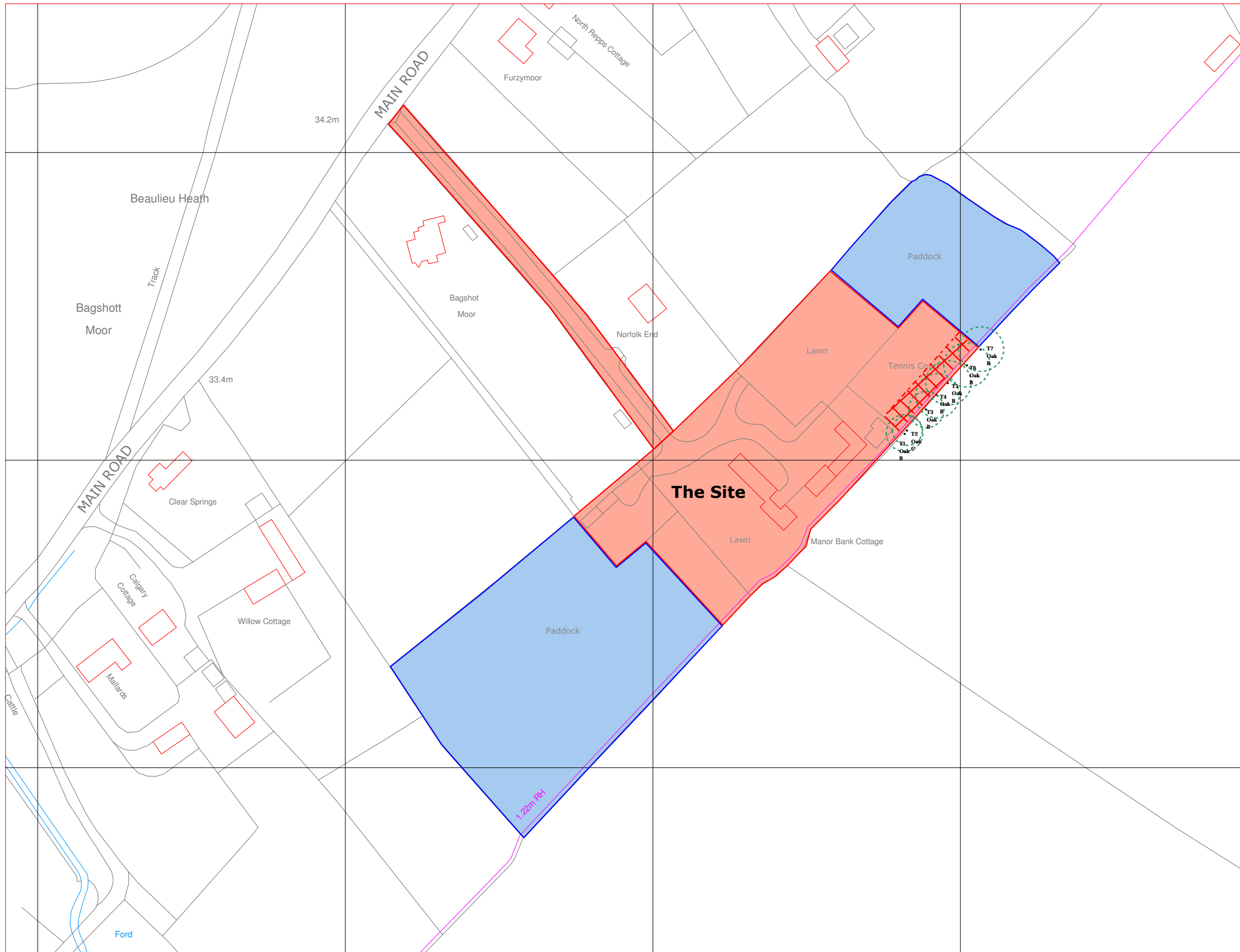


Plan AC1
Tree Protection Plan for Arboricultural Impact Assessment
Proposed redevelopment at Manor Bank Cottage, Main Road, East Boldre **Report Ref: D2131A1A**
 Location of trees with tree schedule numbering, indicating location of special measures relating to surfacing

Key
 Location of trees indicating species, BS5837 category and BS5837 root protection area
 Location of special measures relating to surfacing

The original of this drawing was produced in colour. A monochrome copy should not be relied upon.

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Scale 1:1250 @ A3

Location Plan
1:1250

Mrs. F. James at 'Manor Bank Cottage', East Boldre, Brockenhurst, Hampshire, SO42 7WT

TOWN AND COUNTRY DESIGN



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