Tree Report

Arboricultural Impact Assessment

For: Mr Fairhurst

Site:
Chase House
Pine Tree Close
Cowes
Isle of Wight
PO31 8DX

Prepared by:
Wayne Isaacson
Dip Arb L6 (ABC) MICFor MArborA

Date: 03 September 2021

Reference: WIT-21-13-016-aia

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CONTENTS

Summary

I have been instructed in writing by Mr Fairhurst of Chase House, Pine Tree Close, Cowes, Isle of Wight, PO31 8DX to carry out a 'Development Site Tree Survey' at the above address and prepare a report to accompany a planning application. I visited the site on the 16th of April, 21st of June and the 9th of July 2021. The site is located in the town of Cowes on the Isle of Wight. Chase House is a domestic property set in private gardens. It is set back from the main road on Pine Tree Close, a small residential road.

In simple terms the proposal is to demolish a small, detached part of the property and replace with an adjoined larger extension. I have reviewed the plans of the development, with the tree information and formed my opinion as to the arboricultural impacts. I have based my opinion on my site observations, information provided, and my experience as an arboriculturist.

In my opinion, it will be possible to construct the proposed development without causing a detrimental impact on the trees on the site, that will influence the present or future amenity of the site or the surrounding area, provided the recommendations of this report are followed.

I have recommended that the appended Tree Protection Plan is adhered to protect the trees from the impact s of construction works.

1 INTRODUCTION

1.1 **Instruction:** I have been instructed in writing by Mr Fairhurst of Chase House, Pine Tree Close, Cowes, Isle of Wight, PO31 8DX to carry out a 'Development Site Tree Survey' at the above address and prepare a report to accompany a planning application. The purpose of the report is to assess the impacts of proposed development works to trees on the site, and to provide information for the architectural design team regarding tree related constraints, and to aid successful integration of trees and development.

1.2 **The report includes:**

- A tree survey schedule
- Tree survey plans: Site as Existing and Site as Proposed
- An Arboricultural Impact Assessment
- A Tree Protection Plan

1.3 **Scope and limitations:** The 'Development Site Tree Survey' provides data as required by BS5837:2012. Only the trees that are within the scope of the proposed works have been surveyed. It must not be considered a tree risk or safety assessment. Trees should be checked regularly, ideally on an annual basis, and for the purpose of this report I have assumed that this will be the case. If further urgent inspection is required, this will be noted in the recommendations.

1.4 **Statutory protection:** I accessed the Isle of Wight Council's website on the 19 April 2021 and found that; no statutory tree protection is in force covering the trees in this report.

1.5 **The development:** In simple terms the proposal is to demolish a small, detached part of the property and replace with an adjoined larger extension. The design has been revised from a previous version to remove the impact on the adjacent pine tree. Following the advice of the Council Tree Officer the building has been re-designed to avoid detrimental impact to the pine tree.

1.6 **Documents I have seen:** I have been provided with a topographical survey of the site, and existing and proposed elevation and layout drawings, version 5.

1.7 **Qualifications and Experience:** I am a Chartered Arboriculturist and a Registered Consultant of the Arboricultural Association with experience and qualifications in arboriculture and have included a summary at Appendix 1.

1.8 **My opinion:** I have reviewed the plans of the development, with the tree information and formed my opinion as to the arboricultural impacts. I have based my opinion on my site observations, information provided, and my experience as an arboriculturist. I have summarised my opinion relating to each point at the end of each paragraph, with suggested solutions where appropriate, and underlined it for easy reference.

2 SITE VISIT AND OBSERVATIONS

2.1 **Site visit:** I visited the site on the 16th of April 2021, 21st of June and the 9th of July 2021. I was given permission to access the property by Mr Fairhurst whom I met on site.

2.2 **Site location and description**: The site is located in the town of Cowes on the Isle of Wight. Chase House is a domestic property set in private gardens. It is set back from the main road on Pine Tree Close, a small residential road.

Picture 1: Tree T1 pine.

2.3 I took photographs of the site and I have included a selection within this report, and at Appendix 3.

2.4 **Data collection:** My survey was conducted from ground level only without detailed investigations. Unless stated otherwise stem diameters were measured with a diameter tape and tree heights were estimated. Crown spreads were established by measuring accessible dimensions and estimating those less accessible by comparison. I only collected data relevant to the purpose of the report.

2.5 I have only surveyed the trees in the vicinity of the proposed development. There are other trees on the site, but these are beyond the influence of the proposal.

2.6 **Calculation of Root Protection Areas RPAs:** I have calculated the minimum area for root protection in accordance with BS5837:2012 Annex D. I have allocated the RPAs using my arboricultural experience to evaluate the most favourable location for this,

given the environmental, and ground conditions around any particular tree. This can often deviate from an exact circular form.

2.7 **Site survey plan:** The plan Ref: WIT-21-13-010-SUE, included at Appendix 5, shows a plan of the existing site and tree positions.

2.8 **Summary of tree data:** Table 1 shows a summary of the tree data, with a full schedule is included at Appendix 4.

Table 1	BS 5837 Categories				
	Category A	Category B	Category C	Category U	Total
Trees surveyed	--	1	--	--	1
Groups	--	--	--	1	1
Trees to be removed	--	--	--	--	--
Trees requiring special precautions. (Additional Method Statement)	--	--	--	--	--

3 ARBORICULTURAL IMPACT ASSESSMENT

3.1 **Amenity:** There will be no trees removed to facilitate the proposal. The new proposal has been redesigned to be outside of the tree canopy and will not require pruning to facilitate the build. For this reason, the proposal will not have an impact on the amenity provided by trees.

3.2 **Design, and the construction process:** Due to the ground conditions and topography a piled foundation system has been chosen. Piled foundation systems can be suitable for use near trees as they do not restrict future root growth. I understand there are options for concrete plies or screw piles which are better suited near trees, at this site.

3.3 Following the concerns and advice of the Council Tree Officer, the building layout has been revised specifically to avoid the need for work within the Root Protection Area (RPA) of the tree. This revised design is now completely outside of the tree's RPA. Furthermore, the proposed building will be some five metres beyond the crown spread of the tree so the tree will not need for pruning to enable construction. The revisions to the design have addressed all issues raised by the Tree Officer on the previous scheme.

3.4 **Post development pressure:** Some future pruning may be necessary to maintain reasonable clearance between the proposed new building and the tree. But as the proposed building will be some five metres from the edge of the tree canopy, I do not consider that this will be required for many years or ever lead to the loss of the tree.

3.5 Needles and cones can be a nuisance when they fall, however this minor inconvenience is accepted in the current building, and there is adequate distance between the tree and the proposed building, so I see no reason why this proposal should lead to future pressure to remove the tree.

4 CONCLUSION

4.1 In my opinion, it will be possible to construct the proposed development without causing a detrimental impact to the trees on the site, that will influence the present or future amenity of the site or the surrounding area, provided the recommendations of this report are followed.

4.2 The revised proposal has addressed all the issues raised by the Council Tree Officer in the preceding proposal regarding impact to trees.

5 RECOMMENDATIONS

5.1 Before any work starts on site, The Tree Protection Plan (TPP) Ref: WIT-21-13-018-TPP appended to this report, should be submitted to the Local Planning Authority (LPA) for approval. This should then be adhered to by all site personnel and be enforced by the LPA. This TPP includes the positions and the design of physical protection methods, that will protect the trees from the construction process.

Wayne Isaacson.
Dip Arb L6 (ABC) MICFor MArborA

Date: 03 September 2021

Appendix 1 Qualifications and Experience

5.2 **Formal qualifications:** I hold the ABC Level 6 Diploma in Arboriculture, the ABC Level 3 Technicians Certificate in Arboriculture, and the Certificate in Arboriculture of the Royal Forestry Society. I was awarded the Lockhart Garrett trophy in 2016, for arboricultural excellence to the outstanding student.

5.3 **Practical experience:** After practical training in arboriculture I worked for a local firm as an arborist. In 1999 I set up my own tree work contracting business and continued developing this for fifteen years until 2014. In 2014 I finished contracting to focus full time on consultancy.

5.4 **Professional experience:** I have been dealing with tree assessment throughout my arboricultural career, advising clients as part of my contracting business. In 2011, I attended and passed the LANTRA Professional Tree Inspection course, which is the premier tree inspection accreditation scheme in the UK. I was also an external consultant to Hampshire County Council advising on tree safety from 2015 – 2016. In 2017 I passed the International Society of Arboriculture Tree Risk Assessment Qualification.

5.5 **Continuing professional development:** It is important to keep up to date with new research and legislation. A summary of continuing professional development events that I have attended are listed below.

Date	Event Summary
27/5/2021	Professional Tree Inspection Refresher
April 2021	Fungi Symposium Seminar Series
28/10/20	Subsidence Refresher Training - Bordon
6/11/19	National Tree Officer Conference: Reading
29/10/19	Micro-Drill Refresher Training
6/7/19	AA: Thinking Arbs Day
20/6/19	CAVAT Training: Tree Valuation
30/4/19	Future proofing Business Through Uncertain Times
16/3/19	A Branch Workshop: Fruit Tree Pruning
9/11/18	ICF: Planning and Development in Existing Woodland
6/11/18	National Tree Officers Conference
10-12/9/18	Arboricultural Association 52nd National Amenity Conference
7/7/18	The Hollow Tree – Arboriculture. Veteran Tree Seminar
25/5/18	ICF Conifer Masterclass; Dan Luscombe & Tony Kirkham

Date	Event Summary
13/4/18	ICF & RTPI Seminar: Trees in The Planning Process
30/1/18	Lantra Mortgage Report Writing Course
24-10-17	Technical Updates Tom Smiley and Dr Glyn Percival
21-23/10/17	ISA Tree Risk Assessment Qualification (TRAQ)
8/9/17	TREE RISK: What's the Likelihood of failure
11/7/17	Valuing and managing Veteran Trees
11/5/17	ICF Technology Workshop
27/10/16	Tree Protection and Planning
22/10/16	AA Visual Tree Assessment Workshop
6-7/9/16	Arboricultural Association's 50th National Amenity Conference
1/9/16	Assessment of Tree Forks; Dr Duncan Slater
20/4/16	AA: Subsidence Investigation Workshop (Advanced)
10/3/16	BS5837 Day 2: Managing Trees on Construction Sites
9/3/16	AA BS5837 Day 1: Tree Assessment for Planning Applications
18/11/15	AA Tree Science Day: Fungi in the Life and Death of a Tree
20-23/9/15	Arboricultural Association's 49th National Amenity Conference
17/6/15	'Big Barn' Conference at Barcham Trees Ely
21/10/14	Subsidence Forum Training Day
14-17/9/14	Arboricultural Association's 48th National Amenity Conference
8-11/9/13	Arboricultural Association's 47th National Amenity Conference
16/4/13	Subsidence Investigation Workshop
10/4/13	AA Seminar Pests and Diseases Workshop
22/11/12	Trees in the Townscape Seminar
2-5/9/12	Arboricultural Association's 46th National Amenity Conference
2/5/12	AA Seminar 2012 Tree preservation order regulations
	AA seminar BS 5837 2012
23-24/4/12	The Profession and Business of Consultancy
6-8/9/11	LANTRA Professional Tree Inspection
5/5/11	Mortgage report writing
4/5/11	BS 5837 2005 Workshop

Appendix 2 Level of Impact Explanatory Notes

Level of Impact		
The impact of the development on the trees health and amenity has been assessed and quantified using this table.		
Level of Impact	**Health and Structure**	**Amenity**
Severe	Very likely to cause death or structural failure. Tree unlikely to recover to good condition.	Likely to destroy or remove all aesthetic value of a tree or lead to loss of all aesthetic value of a tree.
Significant	Likely to induce or accelerate decline in health or stability of a tree. Recovery dependant on other factors such as vitality, age condition and environmental circumstances.	Would make a noticeable detriment on the aesthetic value of a tree or trees. The lost qualities, shape form or size unlikely to recover.
Moderate	Temporary loss of vitality or stability. A tree with high tolerance to damage or good vitality likely to recover. With no lasting detriment.	Temporary or transitional loss of amenity that will recover. E.g. the loss of small or low-quality trees that can be replaced; or retrenchment pruning that will result in long term gain for short term loss.
Minor	Within a trees natural capability and vitality to suffer the impact with no permanent detriment to its health or stability.	Any loss of shape or visual beauty will not detract from a trees overall visual merits, or the merits of the surrounding area.

Appendix 3 Photographs

Picture 2: Looking southwest note floor level above the top of the slope.

Picture 3: Looking north along the fenceline towards T1 pine, ground sloping down to the north.

Picture 4: Tree T1 pine from the road looking northwest.

Picture 5: looking southeast along the fence, note the hard standing drops away to the fence, the ground is lower again behind the fence.

Appendix 4 Development Site Tree Survey Schedule

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Survey date	Survey Reference	Survey Plan Ref	Post Code	Site	Surveyor
21/06/2021	WIT-21-13-013-sch	WIT-21-13-010-SUE	PO31 8DX	Chase House	Wayne Isaacson

Tree No	Species	Height m	Stem dia mm	Radial Crown Spread	Crown Clear-ance	Height to 1st Branch	Life Stage	Condition		Esimated remaining contribution years	Comments	Category	RPA Radius	RPA m2
								(P)	(S)					
T1	Corsican pine *(Pinus nigra var. Maritima)*	15m	850mm	6m	6m	4m SW	Mature	Good	Good	40+	Tarmac road east of stem. Recent canopy reduction.	A	10.2 m	327m²
G2	Leyland cypress *(X Cuprocyparis leylandii)*	3.5m	Avg 250mm est	2m	0.1m	0.1m	Semi-mature	Poor	Fair	<10	Over pruned Leyland cypress hedge in poor condition, mostly dead to around 18m from pine tree T1.	U	N/A	N/A
END														

KEY TO SURVEY SCHEDULE

Tree reference number	Each tree or group is allocated a reference number, and a metal tag with this number is attached to the specific tree or in the case of a group one tree within the group. This is to aid accurate identification of each tree either for work instructions or record keeping.
Species	Each tree should be identified by its scientific name. In some cases, this may not be possible in the field, because the features required for accurate identification may not be present at the time of the survey. As the plans and reports will need to be used by non arboricultural professions, common names are included.
Height	Tree height is estimated and recorded in metres.
Stem diameter	Trunk/stem diameters are measured at 1.5m from the ground. These are rounded to the nearest 10mm. Where easy measurement is not possible (for example, for multi stemmed or densely branched trees, and for off-site trees) then stem diameter is estimated.
Radial Crown Spread	An estimation is made, to the nearest half metre, to give the radius of the tree canopy. Where possible these are recorded to at least the 4 cardinal points.
Crown clearance	The distance between the ground and the lowest part of the existing canopy. Given in metres.
Height to first branch	The distance from the ground, in metres to the first significant branch. The direction is also given where this appears important.
Estimated remaining contribution	The remaining useful life is given as one of four categories, <10, 10+, 20+ or 40+. These are all given in years.
Comments	Where there are notable defects or conditions, or points of interest these will be recorded under this heading. Unless required for urgent safety reasons, this will not include work recommendations as this is not part of the instructions.

Item	Category	Description
Condition Physiological (P)	Good	Appears to be healthy and have good vitality.
	Fair	Generally in good health but with visible signs of decline or reduced vitality.
	Poor	Obviously in poor health and significant decline.
	Dead	Dead, or very little live growth.
Condition Structural (S)	Good	No significant structural defects.
	Fair	Some visible defects but no significant hazards.
	Poor	Significant defects or dangerous /potentially dangerous condition.
Age class/ Life stage	Young	Trees less than 20 years old.
	Semi-mature	Trees still having strong apical growth, and or potential for significant, future increase in size.
	Mature	Trees of normal life expectancy, reaching or having reached its probable ultimate canopy proportion. Maintaining a consistent, and not deteriorating, size and condition.
	Over mature	Trees beyond maturity, in natural retrenchment or decline.
	Veteran	Trees that are of interest culturally, aesthetically or biologically because of their age, size or features, such as damage or decay; but not qualifying as ancient.
	Ancient	Has outstanding age for its species. Will also have features consistent with old age such as large girth, decay, and crown retrenchment.

KEY TO SURVEY SCHEDULE		
Category	A	Trees of high quality, with an estimated remaining useful life of at least 40 years. Ancient and veteran trees.
	B	Trees of moderate quality. With a remaining life expectancy of at least 20 years.
	C	Trees of low quality. Likely to be removed within 10 years due to deteriorating health and/or condition; excessive nuisance to people; or for good arboricultural management. Trees that are too small to be important. Category 'C' trees are not considered to be a materiel constraint, but are of a suitable condition to be retained if desired.
	U	Trees that are unsuitable for retention; due to irreversible decline, causing structural damage.
RPA radius	The radius of a circle with the equivalent area of the RPA. Given in metres.	
RPA area	The minimum total area required to be retained as the RPA. Given in square metres.	

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