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Consulting Limited

Arboricultural Impact Assessment in connection with plot subdivision and new detached dwelling at 6 Burton Road, Poole BH13 6DU

Prepared by
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1 INTRODUCTION

1.1 **Brief:** I have been instructed by Marlow Architects for the applicant to inspect the significant trees close to the proposed development at 6 Burton Road, Poole BH13 6DU and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the site. 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 subdivision of the plot and the erection of a detached dwelling with attached garage and parking at 6 Burton Road, with access as existing from Burton Road.

1.3 **Documents provided:** I have been provided with the following drawings:

- Topographical survey of the site by Planet Surveying Company Ltd drawing number PS22-19 dated February 2022 indicating the positions of trees on and closely adjacent to the site.
- 'Site plan' by Marlow Architects, drawing no. 2216-03 based on the site survey and indicating the positions of trees on and adjacent to the site, with the proposed siting of the development. An annotated copy of this drawing with tree schedule numbering, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees is attached as Plan AC1b.

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 seen the Borough of Poole (Branksome Park) Tree Preservation (No. 1) Order 1950 showing the site and sites closely adjacent to be within area A1 of that TPO. The site is within the Branksome Park and Chine Gardens Conservation Area. The proposal is

to retain the trees (and see paragraph 3.2 below) and consider them in the planning submissions as if they were formally protected. Where tree work is proposed for trees protected by TPO, this report serves as an application for consent, with a planning permission being deemed consent for the proposed works. 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 D2211AIAb 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 4th March 2022 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 overcast 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 AC1b. 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 on and near the site boundaries. Trees on the Burton Road verge and just inside the site road boundary provide a degree of screening for the site from the road. Trees on the north east boundary provide useful separation between the site and the adjacent property to the north east. Trees to the north west and the south west are intermittent and, overall, tree species, sizes and conditions vary. Notwithstanding the TPO, few of the trees in the rear have particular individual amenity value because of their separation and distance from public view. The trees along the boundaries are useful for giving the site definition and a degree of seclusion and separation from the neighbouring properties. With the noted exceptions, the proposal is for these trees to be retained and protected during development.

3.2 **Tree removals proposed:** The proposals include the removal of five individual trees T6, T8, T9, T16 and T23. Tree T6 is just a stump, possibly a pine but with no crown and little bark remaining. This should be removed for normal garden management and safety. T8 is a liquidambar (sweet gum) which has had major branch and crown damage, likely from high winds. There is no pruning or remedial work that would leave a

satisfactory tree remaining and removal is reasonable in the circumstances. T9 is a cherry with extensive dead wood and die-back and with canker and cavities in the trunk and lower crown. There are no satisfactory remedial measures available, and removal is reasonable in the circumstances. T16 is a sweet chestnut with extensive dead wood and die-back throughout the crown and damage to the lower trunk. It seems likely that this tree will not recover, and removal now is reasonable. T23 is a holly in poor and declining condition. **Note:** The removals are good garden management irrespective of the proposed redevelopment. The removals will not have a significant adverse effect on amenity.

3.3 **Relevant trees:** The site and closely adjacent properties include more trees than are shown on the site plan AC1b. The measures proposed for the retention and protection of the trees shown are appropriate and sufficient for all other trees.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

4.1 **Site access:** Site access will be by way of the existing vehicular access along the north east side of the site, extended into the severed plot to give access to the new dwelling. Where the new access extends from the existing access, special measures for its installation will be used (see 4.5 below).

4.2 **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 demolition 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 with the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.

4.3 **Existing surfaces:** The existing site access from Burton Road, towards the north east end of the Burton Road frontage, will be retained. Although parts of the existing surfacing are within RPAs of retained trees, no changes to this part of the access or its surfacing are proposed.

4.4 **Construction of new buildings:** The proposed new dwelling is outside the RPAs of trees proposed for retention. In consideration of all the circumstances, special design and construction of foundations seems disproportionate, and 'conventional' construction is proposed for the new dwelling.

4.5 **Installation of new surfaces:** Where the new access for the subdivided plot extends from the existing access it is from time to time within RPAs. Where surfaces are proposed within RPAs they will be installed using a 'no-dig' specification. Excavation into areas previously unsurfaced will be limited to the removal of the vegetation layer, a nominal 10cm, to be carried out by hand. There will be no excavation into previously undisturbed ground. The levels allow surfacing to be installed using a no-dig form of construction and may allow the use of a cellular confinement system. For the avoidance of doubt, this method of construction will be used for all the areas indicated on plan AC1b by diamond hatching i.e. within the RPAs. Where new surfacing is proposed in these areas, a geotextile membrane will be installed over the previously undisturbed ground level, with the cellular confinement system laid over the membrane. The replacement surface laid over the filled cellular material will be retained by an edging of wooden boards secured by driven wooden pegs. The small change of levels from the new access surface past the edging to the existing ground levels will be managed by a batter formed from good quality topsoil. The restrictions on excavation and the use of a geotextile membrane and cellular confinement system in accordance with the guidelines in Section 7.4 of BS 5837 will limit the risk of damage to tree roots to an acceptable level. The special surfacing will be supplemented by temporary tree protective fencing (see 5.1 below). The plan AC1b assumes the installation of the base course of the vehicular access and parking with a temporary capping early in the development process, to allow site access during construction.

4.6 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. At present services run out to Burton Road and the proposal is for all replacement and new services form the severed plot to do the same. The route out will be under the new / existing access and there are RPAs across the new access and parts of the existing access. The presence of a TPO means that the Council will expect any activities within the RPAs of retained trees to be in accordance with the latest guidelines and recommendations. For

services where there is the need to run pipework within tree protection zones, such pipework will be installed in trenching in accordance with the recommendations in NJUG Publication: Volume 4: Issue 2: 16/11/2007: *Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees*. Within the root protection areas for trees trenches will be dug by hand and any roots over 2.5cm in diameter will be retained undamaged. The trench backfill round the roots shall be a granular material that can be compacted to the point where it can bear the new surfacing without subsiding but without abrasion of tree roots and without raising the soil bulk density to the point where root growth cannot take place. A reasonable alternative is to use trenchless technology e.g. thrust or augur boring. The Council may reasonably require details of service routes to be provided as a condition of consent. The same principles apply to the disposal of surface water, where soakaways can be located outside RPAs.

4.7 **Construction access:** The RPAs of retained trees constrain access to some extent to some parts of the rear elevations of the proposed new dwelling. However, with such access managed by temporary protective fencing and temporary ground protection, both mainstream tree protection measures, there will be no significant adverse effects on trees from construction access.

4.8 **Storage and movement of materials:** There is space on the existing access, on the proposed new access and, subject to the owners agreement, in the rear garden either on special surfacing or outside RPAs for the delivery, storage and movement of materials without significant adverse consequences for trees.

5 PROTECTIVE MEASURES

5.1 **Protective fencing:** Temporary tree protective fencing is proposed for the retained trees. This will be erected at the locations shown on plan AC1b. It will be to the BS5837:2012 section 6.2 recommendations i.e. preformed galvanised steel mesh panels ('Heras' or similar) facings on a braced framework. It will be installed prior to the commencement of any development-related activity including ground works / demolition and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. The fencing is shown giving a clearance from the building of no less than

2m, which gives room for the erection of scaffolding and pedestrian access. Provided that the fencing and ground protection are properly specified, installed and maintained, there will be no significant adverse effects on the health or amenity value of the retained trees.

5.2 **Ground protection:** Temporary ground protection is proposed as an adjunct to the temporary fencing and special surfacing. It will be installed at the locations indicated on plan AC1b, along the north east side elevation of the dwelling. This temporary ground protection will allow pedestrian access for construction and the movement of small amounts of building materials. The ground protection will also act as a base for scaffolding if such access is required. The ground protection shall be as recommended in BS5837 i.e. it shall be scaffold planks, or plywood sheets at least 15mm thick, laid butt-jointed over a geotextile membrane installed on a layer of pulverised bark or similar laid on the existing ground surface i.e. with no significant excavation. The minimum areas where these measures apply are the protection zones as indicated on the attached plan AC1b by diamond hatching with a 'G' in the hatching.

6 POST OCCUPANCY PRESSURES ON TREES

6.1 **Effects on trees post occupancy:** The location and character of the proposal has been achieved in consideration of all the site factors including the presence of trees. The proposed new dwelling has its main amenity aspects out to the more open areas of its plot, with the larger trees forming a backdrop to the amenity space round the dwelling. Trees will not be significant in blocking sunlight to the rear elevations or in obstructing skylight or in being unduly dominant. Trees and vegetation on the edges of the plot will continue to provide useful screening between the dwelling and the adjacent properties. It will be in the interests of the occupants to retain the boundary trees in order to retain seclusion and privacy. The development will not bring new pressures on trees and where formal tree protection measures apply, the Council will be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 CONSENT CONDITIONS

7.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g. the installation of temporary tree

protection measures, the installation of special 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.

7.2 **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. Suggested heads of terms include:

- Installation of temporary tree protective measures including fencing and ground protection
- Installation of new hard surfacing
- Installation of services

8 SUMMARIES

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

- Tree surgery including tree removal is carried out prior to the erection of protective fencing and before the commencement of development
- Temporary tree protective fencing is installed at appropriate locations before commencement of development and is retained until the completion of development
- Tree protective fencing may be moved only with the consent of the Council
- Temporary ground protection is installed at appropriate locations before commencement of development and is retained until the completion of development
- Ground protection may be moved only with the consent of the Council
- New surfacing within RPAs shall be installed with a 'no-dig' specification

- 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

8.2 **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, and their subsequent management, where they lie within the site. 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. The proposals also take proper account of potential pressures for pruning and felling post-occupancy. Where formal tree protection measures apply, the Council could properly refuse consent for inappropriate works and could expect to be supported in such decisions at appeal. 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
6 Burton Road, Poole
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 *{Quercus robur}*	15	69	8	8	2	EM		40+	A	8.4
				8	8						
T2	Sweet Chestnut *{Castanea sativa}*	8	M<15	3	3	2	Y	On adjacent property. Coppice with young shoot growth.	10+	C	3.6
				3	3						
T3	Monterey Pine *{Pinus radiata}*	18	60?	4	4	13	EM	On adjacent property. Slightly one-sided.	20+	B	7.2
				4	4						
T4	Scots Pine {*Pinus sylvestris*}	18	70	6	6	13	EM	On adjacent property.	40+	A	8.4
				6	6						
T5	Holm Oak *{Quercus ilex}*	14	35	3	3	7	SM	Very one-sided, leans 30^0 to southeast	10+	C	4.2
				3	1						
T6	Pine ?	10	50	-	-	N/A	EM	Stump	-	-	N/A
				-	-						
T7	Sweet Chestnut	18	89	3	6	7	M	One-sided, large branch damage in middle crown	10+	C	10.8
				6	6						
T8	Liquidambar {*Liquidambar styraciflua*}	8	43	1	5	2	SM	Top missing, major branch damage	<10	U	N/A
				4	2						
T9	Cherry *{Prunus* sp*}*	14	64	8	8	2	M	Canker, cavities, die-back, dead wood	<10	U	N/A
				8	8						
T10	Sweet Chestnut	16	52	4	4	10	EM	Slight lean, occasional dead wood	20+	B	6.3
				4	4						

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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)
T11	Scots Pine	16	59	4	1	11	EM	One-sided, large dead wood	20+	B	7.2
				5	4						
T12	Scots Pine	16	69	4	1	8	EM	One-sided	40+	A	8.4
				6	4						
T13	Oak	17	79	5	3	6	EM	One-sided	20+	B	9.6
				10	5						
T13a	Beech *{Fagus sylvatica}*	17	45	5	5	6	EM	Abuts T13	20+	B	5.4
				5	5						
T14	Yew *{Taxus baccata}*	9	36	4	4	1.5	SM	Low vigour, poor form	10+	C	4.2
				4	4						
T15	Sweet Chestnut	16	57	4	4	8	EM	Occasional dead wood and die-back	20+	B	6.9
				4	4						
T16	Sweet Chestnut	13	35	4	6	4	EM	70% dead, damage to lower trunk	<10	U	N/A
				1	4						
T17	Beech	15	35	4	4	4	SM		40+	A	4.2
				4	4						
T18	Western Red Cedar *{Thuja plicata}*	17	59	3	3	2	EM		40+	A	7.2
				3	3						
T19	Holm Oak {*Quercus ilex*}	7	28	4	4	1	SM		20+	B	3.3
				4	4						

Appendix 2
6 Burton Road, Poole
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)
T20	Scots Pine	13	71	7	6	3	M	Slightly one-sided	40+	A	8.4
				7	4						
T21	Beech	14	67	6	6	2	M		40+	A	8.1
				6	9						
T22	Western Red Cedar	10	37	3	3	1.5	SM		20+	B	4.5
				3	3						
T23	Holly *{Ilex aquifolium}*	8	M<25	3	3	2	EM	Multi-stemmed from ground level, poor form and condition	<10	U	N/A
				3	3						
T24	Scots Pine	15	70	6	6	6	EM	On adjacent property.	40+	A	8.4
				6	6						
T25	Birch *{Betula pendula}*	14	42+37	3	5	4	EM	Two stems from ground level, larger stem leans 30^0	10+	C	5.1
				1	3						
TA	Beech	18	75	7	7	5	M	On adjacent property.	40+	A	9.0
				7	7						

Appendix 2
6 Burton Road, Poole
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.

Alderwood Consulting Limited

Plan AC1b

Tree Protection Plan for Arboricultural Impact Assessment

Proposed plot subdivision and erection of detached dwelling at 6 Burton Road, Poole	Report Ref: D2211AIAb

Location of trees with tree schedule numbering indicating location of BS 5837:2012 section 6.2 tree protective fencing, ground protection, and special measures relating to surfacing

Key

T1 (tree #)	Location of trees indicating species, BS5837 category and BS5837 root protection area
T1	Location of trees proposed for removal
	Location of temporary fencing and protected areas
	Location of BS 5837 temporary ground protection
	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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T7 Sweet chestnut C
T6 Pine? U
T5 Holm oak C
TA Beech A
T10 Sweet chestnut B
T15 Sweet chestnut B
T11 Scots pine B
T12 Scots pine A
T13 Oak B
T14 Yew C
T16 Sweet chestnut U
T17 Beech A
T18 Western red cedar A
T19 Holm oak B
T9 Cherry U
T8 Liquidambar U
T20 Scots pine A
T21 Beech A
T1 Oak A
T4 Scots pine A
T3 Monterey pine B
T2 Sweet chestnut C
T22 Western red cedar B
T25 Birch C
T23 Holly U
T24 Scots pine A

BURTON ROAD

KEY:

01: VEHICULAR ACCESS AS EXISTING
02: BIN COLLECTION POINT FOR BOTH DWELLINGS
03: ACCESS TO LOWER GROUND FLOOR GARAGE AS EXISTING
04: NUMBER 6 BURTON ROAD - AS EXISTING
05: NEW 2.1m HIGH TIMBER FENCE
06: EXISTING HEDGE - TALL, CIRCA 7m IN HEIGHT
07: PROPOSED RESIN DRIVEWAY / PARKING
08: GREEN ROOF TO PROPOSED DWELLING
09: TERRACE / PATIO
10: GARDEN
11: 2 x 2m VISIBILITY SPLAY, ALL PLANTING UINDER 600mm HIGH

NEW SEMI MATURE TREES

EXISTING TREE

NOTE:
BOUNDARIES AS EXISTING

0 1 2 3 4 5 10m

MARLOW ARCHITECTS

SITE PLAN | SCALE 1:300 @ A3 | **2216 03** | **LAND TO THE REAR OF 6 BURTON ROAD**

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