

**ARBORICULTURAL SURVEY &  
IMPACT ASSESSMENT**

**10a WILLOUGHBY ROAD  
MORCOTT  
RUTLAND  
LE15 9DY**

**Prepared for  
Mr R Bloomfield**

**Prepared by  
M J Boddy *F Arbor A, FICFor, CEnv***

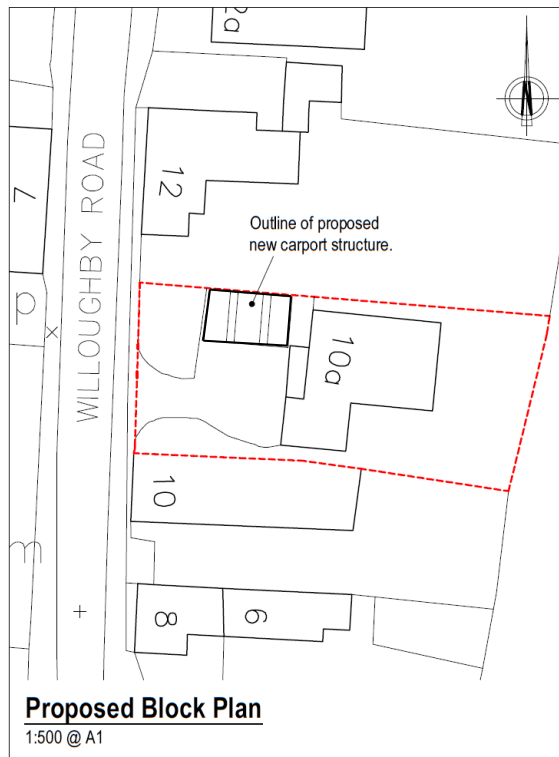
**9<sup>th</sup> May 2023**

## 1.0 INTRODUCTION

- 1.1 I am instructed by Mr R Bloomfield to undertake an arboricultural survey and prepare an impact assessment report in association with the proposed construction of a car port to the frontage of his property at 10a Willoughby Road, Morcott, which is situated within the village conservation area.
- 1.2 The purpose of the survey was to assess the potential impact of the proposed car port on a walnut tree growing within the garden of the neighbouring property to the north, 12 Willoughby Road.
- 1.3 This report is based upon a ground level survey of the site and the tree undertaken on Thursday 27<sup>th</sup> April 2023.

## 2.0 PROPOSALS DRAWING

- 2.1 For the purposes of the survey and assessment of the proposals, I was provided with the Planning Drawing (Project Ref 2023/05 Drawing no. 02 Revision A) prepared for the client by Runcorn Architects. The block plan from this drawing is reproduced below, showing the location of the proposed car port.



## 3.0 THE TREE

### 3.1 Details and Dimensions

Species:	Common walnut ( <i>Juglans regia</i> )
Life stage:	Early-mature
Approximate height:	15m
Stem diameter @ 1.5m:	545 & 500mm
Crown radii:	North: 6m, South: 7.5m, East: 7m, West: 8m
Canopy clearance over site:	3m
Estimated remaining life expectancy:	40+ years
BS5837 Retention category:	A1
BS5837 Root protection area (RPA):	247m <sup>2</sup> (8.9m radius)

### 3.2 General Observations

- 3.2.1** The walnut is twin-stemmed from a major fork at a height of a metre. It is growing within the garden of the neighbouring property, approximately 1.3 metres from the fence forming the northern boundary of the front garden of number 10a.
- 3.2.2** I found the tree to be in good overall condition, with healthy buds throughout the crown. Whilst the tree's canopy encroaches over the boundary, it has previously been lifted to give a clearance of around 3 metres.

## 4.0 PHOTOGRAPHS



**Photograph 1: Walnut viewed from the neighbouring garden to the north-east**



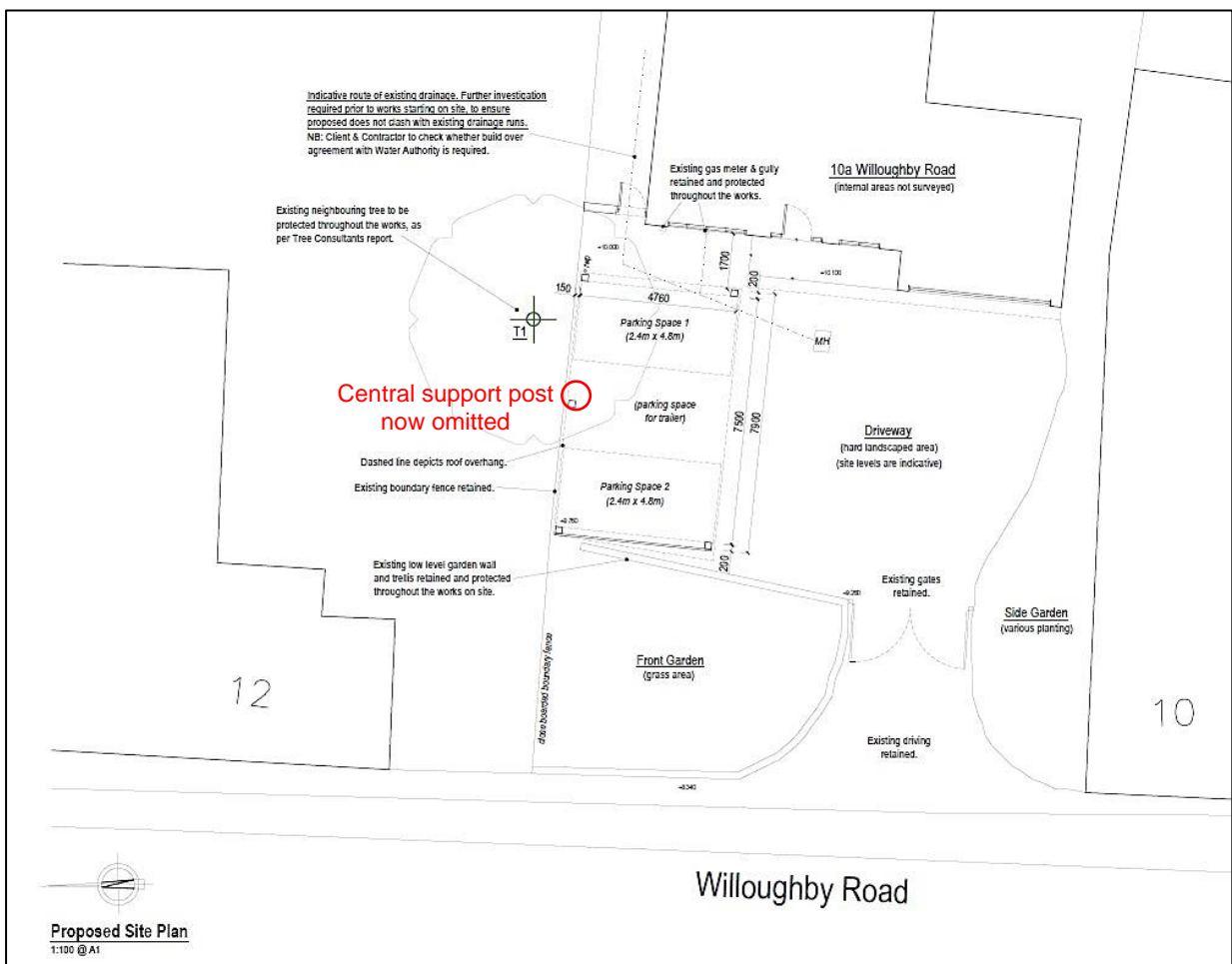
**Photograph 2: Walnut tree viewed from the south**



**Photograph 3: Section of drive where the car port is to be located,  
with the walnut tree beyond the boundary fence**

## 5.0 THE ARBORICULTURAL IMPACT OF THE PROPOSALS

- 5.1 The external dimensions of the car port will be 4.76 metres by 7.9 metres, providing three covered parking spaces. It will be entirely located on the existing drive, set just forward of the northern boundary fence.
  
- 5.2 The proposals drawing showing the dimensions and precise position of the car port is reproduced below and this shows a fifth supporting post midway along the rear (northern) elevation. A trial hole excavated in the proposed position of this central post revealed a substantial root from the walnut tree just below the surface. In view of this, the design has been revisited and the need for the central post eliminated.



- 5.3** The current tarmac surfacing protects the underlying encroaching roots from the walnut tree, and this will be utilised for the floor of the car port, minimising the need for potentially damaging works within the tree's root protection area. Intrusive works will be limited to the digging of the holes for the foundations of the four corner posts, which will support the roof. These will be excavated with a 45 centimetre diameter auger to minimise their size, following the initial manual excavation of a trial pit to ensure any significant underlying structural roots are avoided. The holes will be sleeved to prevent the concrete leachate contaminating the surrounding soil.

## 6.0 CONCLUSIONS

- 6.1** The walnut is a healthy and attractive tree that makes a positive contribution to the visual amenities of the village conservation area, and merits the detailed consideration being given to the potential impact of the construction of the proposed car port on its rooting environment and long-term well-being.
- 6.2** The entirety of the footprint of the structure is already surfaced with tarmac, which is to be retained, protecting the underlying encroaching roots of the walnut. The only intrusive, potentially injurious work within the tree's rooting zone is the excavation of the holes for the concrete foundations for the corner posts to support the roof. These will be positioned to avoid any significant underlying structural roots and excavated with an auger to minimise their size. Additionally, they will be sleeved to prevent the surrounding soil being contaminated by leachate from the concrete when it is poured and curing.
- 6.3** On the basis of the information provided and my site inspection, I do not consider the proposals pose a risk of harm to the walnut tree, such that they should preclude the granting of planning permission for the construction of the car port.

## 7.0 LIMITATIONS

- 7.1** Observations on the potential arboricultural impact of the proposals are based upon the drawings provided, which are understood to be current at the time of the preparation of this report.

A handwritten signature in black ink, appearing to read "M J Boddy".

**M J Boddy F Arbor A FICFor CEnv**





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