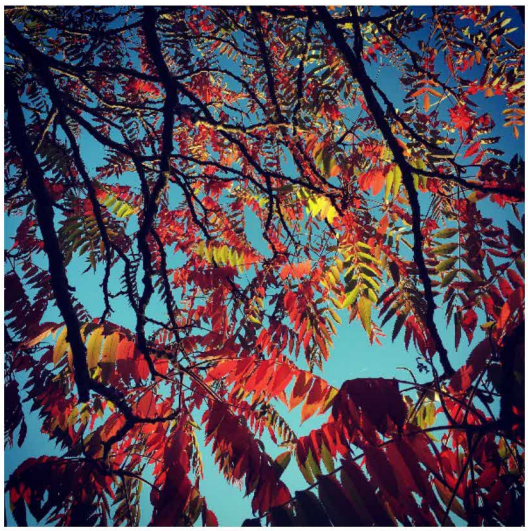

ARBORICULTURAL CONSULTANTS

mhp

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Chartered Arboriculturist

ARBORICULTURAL SURVEY, IMPACT ASSESSMENT AND PROTECTION PLAN

Relating to :

CONSTRUCTION OF A SINGLE STOREY SIDE EXTENSION

At:

LECKHAMPTON VILLAGE HALL, CHURCH ROAD, CHELTENHAM

Instructed by:

SUTTON COX ARCHITECTS

MHP ref: 19111_LECKHAMPTON VILLAGE HALL_TS AIA TPP_V2

[redacted]

Institute of Chartered Foresters Registered Consultant

Arboricultural Association Professional Member Member No: PRO1665

AA Registered Consultant trees.org.uk

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Issue record

Date	Version	Notes	Quality check
27.09.2019	V1	Initial issue	MR
01.04.2023	V2	Re-assessment of tree and new report format	MR 01.04.2023

1 INTRODUCTION

1.1 Introduction

1.1.1 My name is Matt Reid. I am a Chartered Arboriculturist and Registered Consultant of the Arboricultural Association and the Institute of Chartered Foresters. I hold the Level 6 Diploma in Arboriculture (ABC Awards) as well as other technical and trade level qualifications. I am also a Professional Member of the Arboricultural Association.

1.1.2 I have worked in the arboricultural industry since 1999. My initial trade and professional experience comprised six years as an arboricultural contractor and climbing arborist. Following this I spent seven years as a local government tree officer. Since 2012 I have worked in private practice as an arboricultural consultant specialising in planning related matters and tree risk management.

1.2 Background

1.2.1 A re-application for listed building planning permission is to be submitted for construction of single storey side extension at Leckhampton Village Hall; hereafter referred to as 'the site'.

1.2.2 Listed building planning permission for the scheme was originally granted by Cheltenham Borough Council on 26.11.2019 (reference 19/01948/LBC) and expired three years subsequently.

1.2.3 To assist CBC's determination of this application, I provided an arboricultural assessment of a false acacia tree situated on adjacent land to the site. Reassessment of this tree's condition is now required as part of the resubmission details.

1.3 Instruction and scope

1.3.1 I am instructed by Sutton Cox Architects (on behalf of Leckhampton Village Hall) to re-visit the site to update my original assessment of the tree. I am then to provide up-to-date arboricultural details to assist CBC's determination of the re-submission.

2 GENERAL

2.1 Statutory tree protection and other designations

2.1.1 I have carried out desk-based tree-related constraints checks in relation to the site. These are outlined in Table 1.

Statutory tree protection and other designations		
	General summary information	Relevant to site?
Conservation Area	All trees with a trunk diameter greater than 75mm at 1.5m height are protected in the same way as for TPO (see below). Six weeks' notice must be given to the Local Planning Authority (LPA) prior to carrying out any tree works so that possible requirement for TPO can be assessed.	No
Tree Preservation Order (TPO)	It is an offence to cut down, uproot, top or lop, wilfully damage or wilfully destroy relevant trees or woodlands. Formal permission must be applied for (and granted) by the LPA before carrying out tree works. Penalties of up to £20K (Magistrates Court) or unlimited fine (Crown Court).	No

Table 1- statutory tree protection and other designations.

2.2 Limitations

2.2.1 In some instances, I have been unable to access or clearly observe the trunks of trees. Where this is the case, I have done my best to accurately estimate dimensions and tree condition.

2.2.2 Trees are living organisms and self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. As such, the findings and recommendations of my tree survey are limited to 24 months from the date of my site visit.

2.2.3 It is beyond the scope of this report to assess the potential for woody vegetation to cause subsidence/heave-related and/or direct contact-type structural damage. This matter may need to be addressed separately by a suitably qualified structural engineer.

2.3 Wildlife informative

2.3.1 Tree works should not be carried out until a reasonably detailed inspection of relevant

trees has been carried out to determine if bat roosts and/or bird nests are present.

2.3.2 It is a criminal offence to intentionally damage/destroy the nest of any wild bird while it is in use or being built. Similarly it is an offence to intentionally/recklessly disturb roosting bats or to damage or destroy a bat roost.

2.3.3 The Arboricultural Association publishes useful advice in relation to trees and nesting birds[1].

2.3.4 Helpful advice with regards to bats and tree work is published by the UK Government[2], the Arboricultural Association[3] and The Bat Conservation Trust[4].

[1] https://www.trees.org.uk/Help-Advice/Public/When-is-the-bird-nest-season
[2] https://www.gov.uk/guidance/bats-protection-surveys-and-licences
[3] https://www.trees.org.uk/Help-Advice/Public/Bats-and-trees-Who-does-what-where
[4] https://www.bats.org.uk/about-bats/where-do-bats-live/bat-roosts/roosts-in-trees

3 ARBORICULTURAL SURVEY

3.1 Site visit

3.1.1 I visited the site on 29th March 2023.

3.2 Findings

3.2.1 The tree is a false acacia (Robinia pseudoacacia). Essentially it appears to be a similar size and in the same condition as it was at the time of my original assessment.

3.2.2 The false acacia has an estimated height of 15 metres (m) and crown spreads of 5m to the north, 7m east, 7m south and 6m west. The estimated trunk diameter of the tree is 450mm at 1.5m height. This equates to a 'default' radial Root Protection Area (RPA) as defined by BS5837:2012 of 5.4m. The tree is of moderate quality and has a life expectancy of at least 20 years. It is typical for its species and age and generally shows signs of normal and robust vitality. In general terms, it is an attractive specimen that makes a positive contribution to the Church Road street scene

4 ARBORICULTURAL IMPACT ASSESSMENT (AIA) & TREE PROTECTION PLAN (TPP)

4.1 Previously approved development

4.1.1 The previously approved development was to construct a new single storey extension on the western side of the village hall and within the default RPA of the tree.

4.1.2 I understand that the re-application involves no material changes to design and construction from the original approval.

4.1.3 On this basis, I am happy that my original assessments of potential impacts and specification of tree protection requirements remain valid.

4.2 Proximity to the tree

4.2.1 The foundations of the structure are expected to need to be at least 1m deep. Scaling from plans, the edge of the extension will be approximately 2m from the trunk of the tree.

4.3 Discussion

4.3.1 In my opinion there are unlikely to be many, if any, roots present within the stony sub-base beneath the tarmac where the extension is proposed to be located. Any roots that are present in this area are likely to be of small diameter and found in small volumes on the underside of the tarmac surfacing where they can absorb moisture formed by condensation.

4.3.2 Given that the majority of tree roots are typically encountered in the upper 600mm of soil, and assuming that the existing tarmac and foundations are constructed to a depth of 400mm, there is only likely to be a 200mm section of soil beneath the existing foundations where there is potential for roots to be encountered. Because of the hard surfacing that is present, this area of soil is likely to be far less well aerated than other parts of the tree's rooting area that are uncovered, for example, within the adjacent garden. As such, preferential rooting by the tree at this depth is unlikely to be within the site.

4.3.3 Furthermore, I am of the view that any potential root ingress into the site is likely to be

limited by the services pipes and associated excavations that run in a north/south direction just inside the western boundary of the site. Any fractures in the existing rainwater pipework will have led to more prolific root growth in these areas. Similarly, the backfill within the services' excavation trenches is likely to have created less compacted and therefore more aerated soil conditions. As such, the root spread of the tree is likely to follow the route of the backfill within the services trenches.

4.4 Arboricultural Impact Assessment & Tree Protection Plan

4.4.1 A combined AIA and plan is included at Appendix 1.

4.4.2 The plan shows the tree survey and constraints information in relation to the proposed layout.

4.4.3 The plan contains an AIA set out in table format. Areas where impacts are anticipated are identified of the drawing using numbers. These numbers correspond to an assessment and evaluation within the table of each type of impact along with appropriate mitigation/compensation measures.

4.4.4 The AIA table shows that the proposals are likely to only have a low level of physiological impact on the tree. There will be a neutral impact on the tree's public visual amenity value. Overall, the level of harm associated with the proposals is not considered to be significant.

4.4.5 The tree protection elements of the plan further demonstrate that the proposals are feasible from an arboricultural perspective.

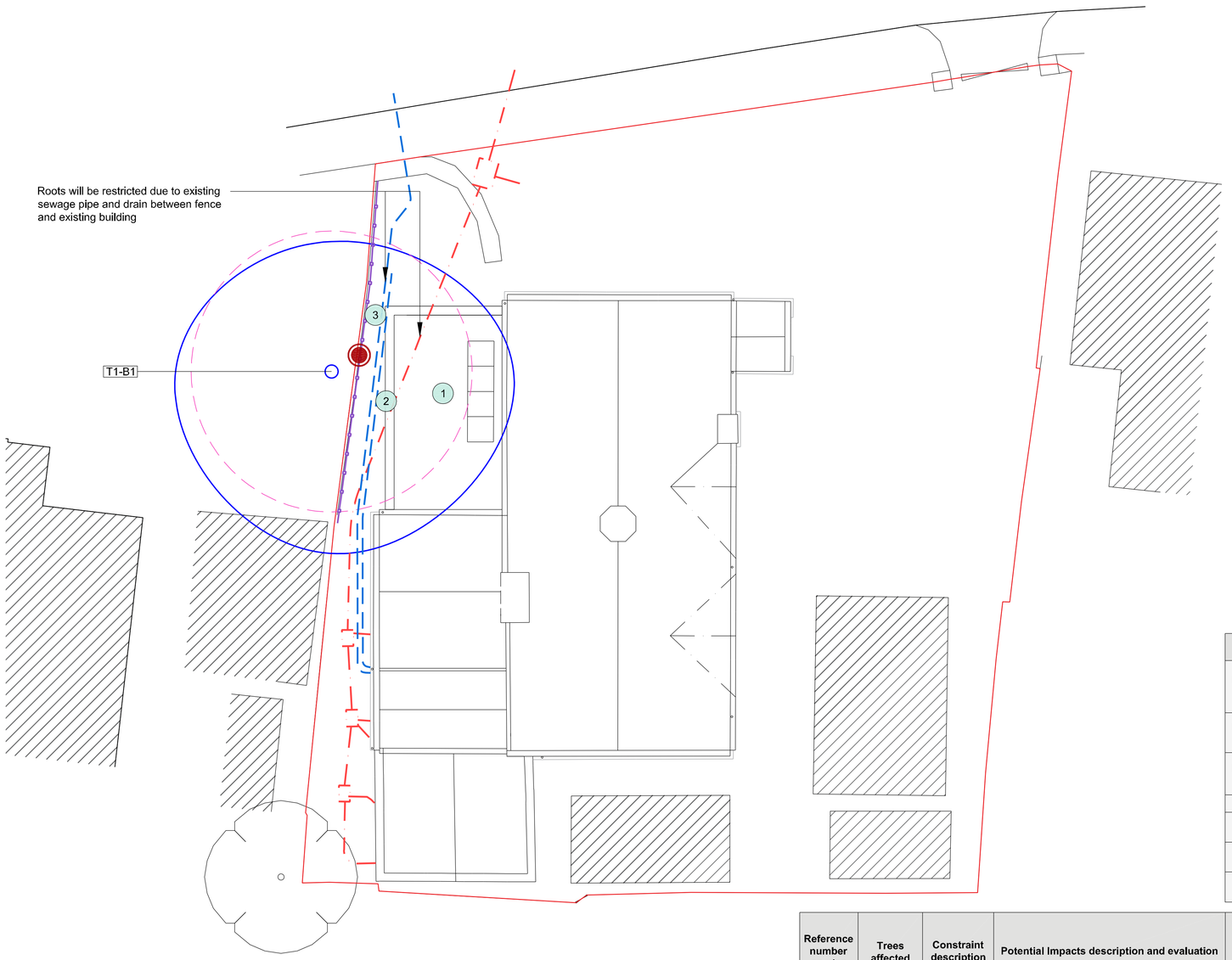
5 CONCLUSION

5.1 Conclusion

5.1.1 I conclude that the development proposals remain feasible from an arboricultural perspective for the following key reasons:

- No trees shall be removed to enable the construction of the proposals.
- Tree protection measures can be put in place to ensure that construction works do not result in significant harm to the retained false acacia..

APPENDIX 1 – ARBORICULTURAL IMPACT ASSESSMENT AND TREE PROTECTION PLAN



Key

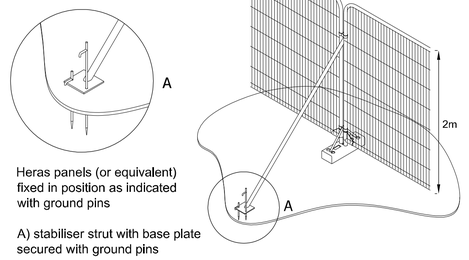
- Tree Protection Fencing Type 1
- Signage 'Construction exclusion zone - No Access'
- Rainwater drainage
- Foul water drainage

Quality and Suitability For Retention

- Category A - High quality and value (Highly desirable for retention)
- Category B - Moderate quality and value (Desirable for retention)
- Category C - Low quality and value (Optional for retention)
- Category U - Poor quality and value (Unsuitable for retention)

Protective Barrier

Type 1



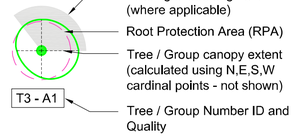
Heras panels (or equivalent) fixed in position as indicated with ground pins

A) stabiliser strut with base plate secured with ground pins

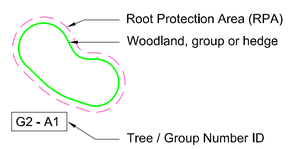
Root Protection Areas (RPA)

Root Protections Areas (RPA) indetified are in accordance with BS5837:2012. RPA's are shown as a pink dashed polyline

Tree Key



Group / Area / Woodland / Hedgerow Key



Tree number on plan	Common name	Quality grading	RPA radius (m)	TPO/ Special status
T1	False acacia Robinia pseudoacacia	B1	5.4	None

Level of impact	Amenity/Green Infrastructure (GI) Impacts	Physiological impacts
Negative - High	High level of existing public visual amenity loss. Eg removal of prominent trees, Category A trees. Damage to trees likely to result in tree death over time.	Damage is likely to result in high level impacts on tree vitality and probable tree death over time.
Negative - Moderate	Medium level of existing public visual amenity loss. Eg removal of less prominent trees, Category B trees.	Damage is likely to result in moderate symptoms of reduced vitality that are likely to be tolerable by the tree.
Negative - Low	Low level of existing public visual amenity loss. Eg removal of less prominent trees/trees that cannot be seen from public space, Category C & U trees.	Damage is likely to result in minor symptoms of reduced vitality that are likely to be tolerable by the tree.
Neutral	No impact.	No significant impact.
Positive - Low	Mitigation tree planting to replace lost GI will only be effective in the long-term (40+ years).	Minor improvements to existing growing conditions. Leading to low levels of enhanced growth.
Positive - Moderate	Mitigation tree planting to replace lost GI can be effective in the medium-term (20+ years).	Moderate improvements to existing growing conditions. Leading to medium levels of enhanced growth.
Positive - high	Mitigation tree planting to replace lost GI can be effective in the short-term (10+ years).	High level improvements to existing growing conditions. Leading to high levels of enhanced growth.

Reference number on plan	Trees affected	Constraint description	Potential Impacts description and evaluation	Estimated potential impact (amenity)	Estimated potential impact (physiological)	Recommended mitigation/ compensation and re-evaluation of likely impact	Estimated average overall impact (amenity)	Estimated average overall impact (physiological)	Significant harm caused?
1	T1	Tree branches	**Tree/hedge removal/pruning to enable development** • Crown lift to 4.5 metres (m) above ground level • Extent of pruning will be minimal and be limited to small diameter branches.	Neutral	Neutral	• All pruning works carried out in accordance with BS3998:2010	Neutral	Neutral	No
2	T1	Tree roots	**Root severance due to groundworks** • Excavations for foundations will be required within the tree's RPA as shown on the plan • Assessment of topo information shows presence of drains running close to the trunk of the tree. Roots growth will have encountered the fill associated with these previous excavations and is likely to have exploited this more favourable rooting medium (and possible increased moisture associated with leaks). The actual root spread into the site is therefore considered to be fairly minimal with the majority of root mass orientated north:south along the drainage routes. • The extent of root severance is anticipated to be quite minimal with no associated symptoms of crown dieback developing.	Neutral	Negative - Low	• Prune back severed roots to edge of excavation using a sharp tool (eg secateurs/ pruning saw) to leave as small a wound as possible. • Work in accordance with an approved Arboricultural Method Statement if required.	Neutral	Negative - Low	No
3	T1	Above and below ground parts of all retained trees (branches, trunk, roots)	**General below ground impacts** • Minimal impact on tree roots due to anticipated limited root encroachment into site.	Neutral	Negative - Low	• Mitigate by use of tree protection barriers as shown on the Plan • Tree pruning as specified at 1 above. • Protection installed and maintained in accordance with an approved AMS that also details working practices within RPAs if required.	Neutral	Negative - Low	No
			General above ground impacts • Contact-type damage with trunk and branches by general construction activities will not occur due to facilitation pruning and tree being located off site.	Neutral	Neutral		Neutral	Neutral	No

Notes

1) Survey Date 14th June 2019

2) This drawing has been produced to be printed in colour. If you have been given this drawing in monochrome please request a colour version.

3) Do not scale directly from this drawing.

4) This drawing is to be read in conjunction with all other relevant MHP drawings and information supplied by other consultants.

Revisions:

Rev.	Date:	Drawn:	Checked:

Project: Leckhampton Village Hall

Client: Robert Hitchins Ltd.

Title: Arboricultural Impact Assessment and Tree Protection Plan

Drawing number: 19111.501 Rev:

Status: FOR PLANNING

Drawn By:	Checked By:	Date:	Scale @ A1:
GW	MR	26-09-19	1:100

Scale

0 1 2 3 5 10 20

N

Leckhampton Village Hall

Arboricultural Impact Assessment and Tree Protection Plan

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