



**ARBORICULTURAL IMPACT ASSESSMENT
For**

**Mount View
High Roding
Essex**

5th Dec 2023

Prepared by

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Scope

The purpose of this report is to provide Arboricultural advice in relation to identifying the constraints of trees on site, in relation to a development proposal to construct a new dwelling

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1 INTRODUCTION

1.1 Brief:

This report has been prepared at the request of Inproperty the project developer, to identify the constraints of the trees present and assess how they could be impacted and if any protection measures are required if they are thought worthy and feasible to retain as part of the new scheme.

1.2 Qualifications and experience:

My experience and qualifications in arboriculture and list the details in Appendix 1.

1.3 Documents and information provided:

A plan of the proposed layout.

1.4 Relevant background information:

All of the trees are in the ownership of the property owner.

1.5 Scope of this report:

This report is only concerned with trees identified within the tree survey in Appendix 3.

2 APPRAISAL

2.1 Brief site description:

This site is part of the garden space of the existing property, which is close mown lawn with various fruit and ornamental trees. The site is enclosed with a wooden fence and has space at the eastern end for off street parking. New properties have been constructed beyond the eastern boundary. Other residential properties neighbour the site.

2.2 Condition of the trees and management considerations:

The trees appear to be in a healthy condition with no signs of pests or diseases normally associated with the species. No management works are considered necessary at this moment in time. Please refer to the tree survey in Appendix 3 for more details.

2.3 Suitability of the trees for the location:

It could be considered the trees are suitable for the location, I am not aware of any conflict with the usage of the site or structures.

2.4 Constraints of the trees:

The tree constraints plan shows that to implement the proposed layout all of the trees will need to be removed, except T5 which is beyond the proposed site boundary. T2 is just beyond the proposed site boundary too, but it will not be practical to retain this tree to implement the proposal. Because this tree is in the currently landowners' control there will be no issue removing it.

These trees are low quality and as part of the scheme new tree planting that will complement and soften the proposed building could be replaced in the garden setting. On the tree constraints plan I have shown possible locations that tree species such as Silver Birch, Rowan and Pyrus Calleryana Chanticleer could be located. If planted with stem girths of 12cm – 14cm this will offer an element of instant amenity impact. Using a combination of the species suggested, this will offer seasonal amenity, screening and a source of pollen and berries for the benefit of wildlife. This can be conditioned as part of a planning consent.

The tree constraints plan in Appendix 4 shows the locations of the trees in relation to the proposed layout, as well as possible locations for new tree planting. Because the trees will be removed, no protection measures are required in this case.

The scheme offers the opportunity to have better landscaping installed to benefit the amenity of the surrounding landscape and wildlife populations.

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3 CONCLUSIONS

The trees appear to be in a healthy condition, with no management works required at present. They could be considered suitable for the site at this moment in time, with no management required.

To implement the proposal T1 – T4 & T6 will need to be removed. These are low quality trees, and their removal will not impact on wider public amenity. They are in the landowner's control, so removal will not be an issue. They can easily be compensated for with new planting.

Because the trees are being removed, and T5 is off the proposed site far enough away, no tree protection measures are required.

The scheme can compensate for the loss of vegetation by incorporating a diverse landscape scheme, which will offer better amenity on site and the wider public, as well as including pollinator species to benefit wildlife and enhance ecological net gain. This can be conditioned as part of a planning consent.

4 OTHER CONSIDERATIONS

Trees subject to statutory controls:

I have not been made aware of the tree is the subject of tree preservation order, although I have been told it is within a conservation area. I suggest that the local authority is contacted to confirm this and kept updated with any proposed tree works so as to form a good working relationship and to prevent misunderstandings or contravention of protection measures. This statement is meant for readers of this report as an advisory, to make sure they make the relevant checks so as not contravene any protection status the tree may have.

*Andrew Day HND Arb
For Andrew Day Arboricultural Consultancy Ltd.*

SITE PHOTOGRAPHS



Showing T1, T2 & T3



Showing T1 – T5



Showing T6

Brief qualifications and experience of Andrew Day

I hold a Higher National Diploma in Arboriculture. I have been working in the field of arboriculture for approximately 20 years, spending time as a contracting arborist undertaking all aspects of practical arboriculture both in the UK and Europe. I have also worked within local government as a tree officer working for a variety of local authorities. I have a broad experience of both the practical and theoretical aspects of arboriculture having worked within the public and private sector.

1. Qualifications:

Higher National Diploma in Arboriculture (1996)

NPTC (National Proficiency Training Council) units 20, 21 and 22

Lantra professional tree inspection certificate

2. Practical experience:

Prior to establishing my company, I worked for a private Arboriculture company for three years undertaking many practical aspects of Arboriculture. I moved on from this to become a local authority tree officer for five years, my duties included consultation on planning matters with regard to trees, advice to the general public, managing the council's tree stock and liaising with other professionals on Arboricultural related issues. I was approached by an established tree contracting and consulting company in Essex to develop and run the consultancy department as their principal consultant which I did for three years.

SITE SPECIFIC INFORMATION

Explanatory Notes

Tree Survey

Explanatory Notes

Measurements/estimates: All dimensions are estimates unless otherwise indicated. Measurements taken with a tape or clinometer are indicated with a '*'. Less reliable estimated dimensions are indicated with a '?'.

Species: The species identification is based on visual observations and the common English name of what the tree appeared to be is listed first, with the botanical name after in brackets. In some instances, it may be difficult to identify a particular tree quickly and accurately without further detailed investigations. Where there is some doubt of the precise species of tree, it is indicated with a '?' after the name in order to avoid delay in the production of the report. The botanical name is followed by the abbreviation sp if only the genus is known. The species listed for groups and hedges represent the main component and there may be other minor species not listed.

Height: Height is estimating height to the nearest metre.

Spread: The maximum crown spread is visually estimated to the nearest metre of the total crown spread diameter. It should be noted that the crown of some trees can be one side, however this usually indicated within the report.

Diameter: These figures relate to 1.5m above ground level and are recorded in centimetres. Estimate measurements are banded 0-10cm, 11-20, 21-30 etc. If appropriate, diameter is measure with a diameter tape. 'M' indicates trees or shrubs with multiple stems. 'AV' indicates average and is the average of two stems when dealing with twin stem trees.

Estimated Age: Age is assessed as M mature (last one third of life expectancy), EM early mature (one third to two thirds life expectancy) and Y young (less than one third life expectancy).

FSB: First significant branch from ground level (direction shown on tree protection / constraints plan)

SULE: This is the estimated Safe Useful Life Expectancy of the tree. Trees can live longer than this value but can pose a risk to persons or property.

RPR: Radius of root protection area around the tree /group

RPA: Root protection area for tree or group

BS 5837 2012 - On the basis of this assessment, trees can be divided into one of the following categories:

A - Trees whose retention is most desirable, High category

B - Trees where is desirable, Moderate category

C - Trees which could be retained, Low category

U - Trees that cannot realistically be retained; Fell category

Tag	Name	Age	Diameter	Height	Crown Hgt	FSB Hgt	Crown Spread (N S E W) (m)				Life Exp	Recommendations	Category	RPR	RPA
T1	Magnolia (Magnolia)	M	300	8	1	1	3	3	3	3	20+	No works required at present	C2	3.6	40.72
T2	Magnolia (Magnolia)	M	300	8	1	1	3	3	3	3	20+	No works required at present	C2	3.6	40.72
T3	Malus (Apple)	M	200	6	1	1	2	2	2	2	20+	No works required at present	C2	2.4	18.1
T4	Malus (Apple)	M	200	6	1	1	2	2	2	2	20+	No works required at present	C2	2.4	18.1
T5	Prunus (Prunus species)	M	300	4	0	0	1	1	1	1	20+	No works required at present	C3	3.6	40.72
T6	Prunus (Prunus species)	M	250	9	3	3	4	4	3	4	20+	No works required at present	C2	3	28.28

Tag	Name	Age	Diameter	Height	Crown Hgt	FSB Hgt	Crown Spread (N S E W) (m)				Life Exp	Recommendations	Category	RPR	RPA
G1	X Cupressocyparis leylandii (Leyland Cyp)	M	100	3(0.5)	0.5	0.5	1	1	1	1	20+	Group of trees grown as a hedgerow located along the boundary. No works required at present.	C2	1.2	4.52
G2	Acer pseudoplatanus (Sycamore), Fraxinus excelsior (Ash)	SM	100	8(2)	2	2	2	2	2.5	2.5	20+	Group of self-set trees located along the boundary. Limited inspection due to ivy growth on main stems. Sever ivy to aid future inspection.	C2	1.2	4.52
G3	X Cupressocyparis leylandii (Leyland Cyp)	M	100	11(0.5)	0.5	0.5	2	1	3	1	20+	Group of trees grown as hedgerow located along the boundary and running parallel with public pavement. Cut back in line with boundary to allow clearance over pavement.	C2	1.2	4.52

LIMITATIONS AND QUALIFICATIONS

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Unless specifically mentioned the report will only be concerned with ground inspections. No below ground inspections will be carried out without prior confirmation from the client that such works should be undertaken. This report is for the purposes of identifying the constraints of trees in relation to development and not a health and safety assessment of the trees. A cursory assessment of the trees health and condition will be recorded, but this is not to be taken as a detailed assessment of its structural condition, health, and management recommendations in relation to this. A separate tree inspection regime focusing on these aspects will need to be undertaken if this is required.

The validity, accuracy and findings of this report will be directly related to the accuracy of the information made available during the inspection process. No checking of independent data will be undertaken, Andrew Day Arboricultural Consultancy will not be responsible for the recommendations within this report where essential data are not made available or are inaccurate.

This report will remain valid for one year from the date of inspection but will become invalid if any tree works not recommended within the report are undertaken, soil levels around the trees are altered in any way and if any building works which were not disclosed during the inspection are undertaken. If extreme weather changes occur such as heavy winds, snow etc., the trees will need to be re-inspected to ensure their condition has not been affected or has altered from the initial inspection details obtained.

If any of the above occurs, then it is strongly recommended that a new tree inspection is carried out.

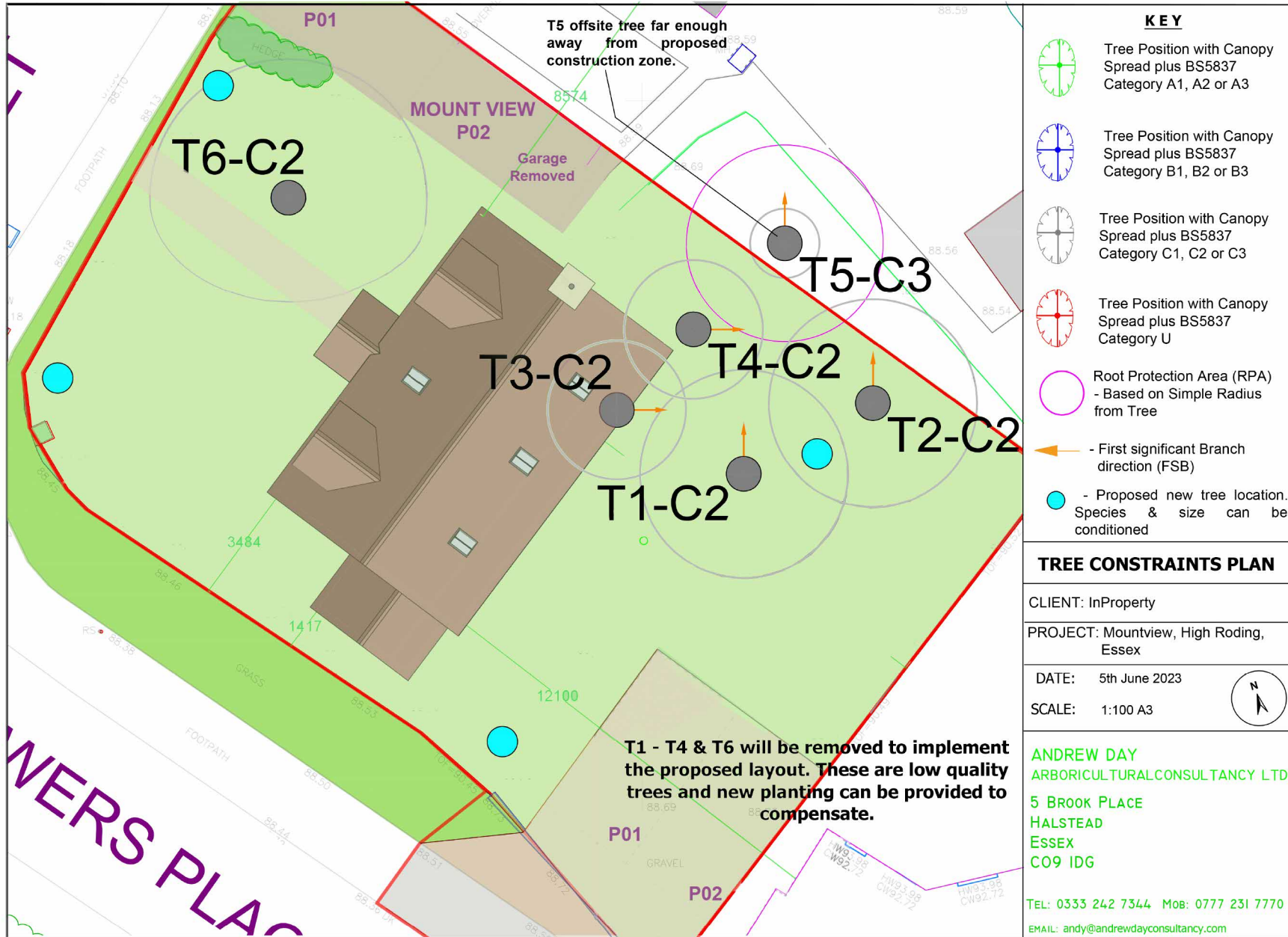
It will be appreciated, and deemed to be accepted by the client that the formulation of the recommendations for the management of the trees will be guided by the following:








1. The need to avoid reasonably foreseeable damage.
2. The arboricultural considerations – Tree safety, good Arboricultural practise and aesthetics.

The client is deemed to have accepted the limitation placed on the recommendations by the sources quoted in the attached report. Where time constraints or the client limits sources, this may lead to an incomplete quantification of the risk.

TREE CONSTRAINTS PLAN

(Not to Scale. Please refer to separate A3 plan if scaling is required)



- KEY**
-  Tree Position with Canopy Spread plus BS5837 Category A1, A2 or A3
 -  Tree Position with Canopy Spread plus BS5837 Category B1, B2 or B3
 -  Tree Position with Canopy Spread plus BS5837 Category C1, C2 or C3
 -  Tree Position with Canopy Spread plus BS5837 Category U
 -  Root Protection Area (RPA) - Based on Simple Radius from Tree
 -  - First significant Branch direction (FSB)
 -  - Proposed new tree location. Species & size can be conditioned

TREE CONSTRAINTS PLAN

CLIENT: InProperty
 PROJECT: Mountview, High Roding, Essex
 DATE: 5th June 2023
 SCALE: 1:100 A3



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