



Ross Consulting

Solutions in Arboriculture and Landscape Management

CLIENT- Derek Beckett

SITE- 32 Falcon Crescent, Weston – Super - Mare

PROJECT- Tree Report for Proposed Residential Development

REPORT DATE- 19th October 2022 – Rev A 31.01.24

COMPILED BY- William Ross

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1.0 INSTRUCTION

1.1 Received From – Peter Bath on behalf of Derek Beckett.

1.2 Purpose – To provide a tree report to accompany a planning application.

1.3 Reason for Revision The initial Application Ref 22/P/2666/FUL was refused for a number of reasons one being the size of the proposed dwelling as per point 2 of the refusal notice, this has now been addressed and is reflected in Appendix Four of this revision.

2.0 INTRODUCTION

2.1 Report Format – The proposed development is to be carried out on a vacant plot with no significant trees apart from a conifer hedge, photographs and detailed plans have been supplied on behalf of the client enabling the report to be written in the form of a desk study.

2.2 Tree Preservation Orders – A search of the NSC online planning map does not identify any TPO's on the property.

2.3 Conservation Area – The site is not within a CA according to the online resource

2.4 Designations of Note – The proposed development is within Consultation Area C of the North Somerset and Mendip Bats SAC

2.5 Clients Proposal – To construct a single-story dwelling as per Peter J Bath, Project Design and Construction Management drawings in the application pack

3.0 SOIL ASSESSMENT

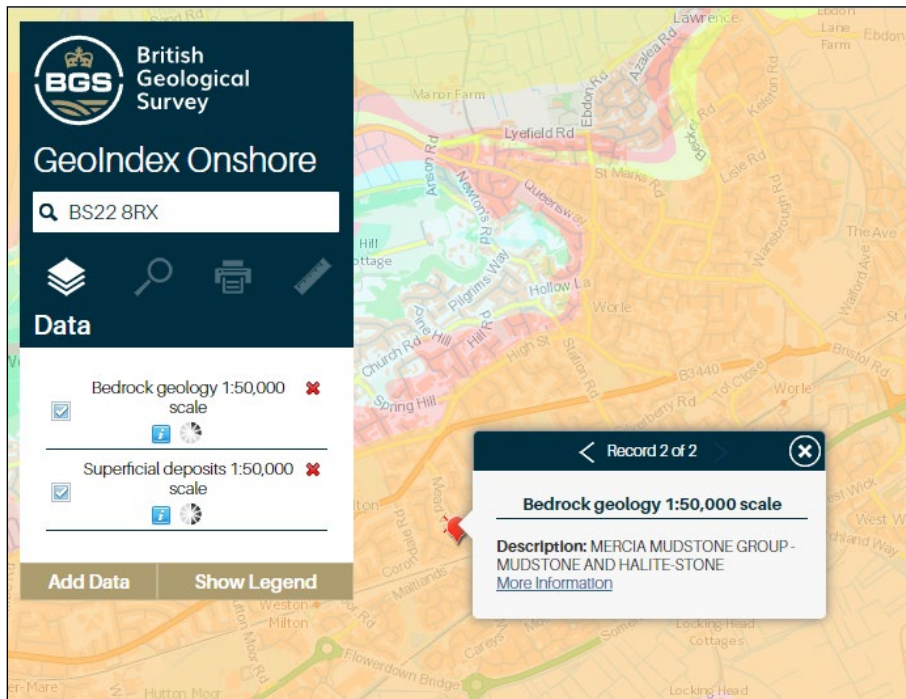
3.1 BS5837 2012 recommends that a soil assessment should be carried out as trees can cause damage (indirect) to structures built on soils that are liable to shrink and swell as a result of changes in the moisture content, this applies mainly to Clays. Such movement is exacerbated by the influence of trees and therefore if a **shrinkable soil** is **suspected foundations** should be **designed to extend below the likely zone of seasonal moisture change**.

3.2 The British Geological Survey 1:50,000 scale map -Fig 1 indicates that

- **The Underlying Bedrock** geology of the site is Mercia Mudstone Group- Mudstone and Halite. The architect/structural engineer must satisfy themselves as to the geology in the case there are any localised difference in the bedrock geology.
- **Superficial Deposits** are Tidal Flat Deposits – Clay, Silt and Sand
The architect/structural engineer must satisfy themselves as to the geology in the case there are any localised difference in the bedrock geology.

3.3 Cranfield Soil and Agrifood Institute – SoilScape 21 Loamy and Clayey Soils of coastal flats with naturally high groundwater.

Figure One



4.0 SCOPE OF SURVEY

4.1 Survey Purpose:

- To plot all the significant retained trees within the site.
- To present findings in report form to aid in the design phase of the proposed development ensuring any impact on the significant trees is minimised.
- To identify areas for landscaping and new planting.

4.2 Survey Methodology- Based on BS 5837 2012; data and photographs have been supplied by the client and stem diameter estimated.

5.0 SURVEY

5.1 Photographic Assessment – Based on the supplied images which give a satisfactory assessment of the site considering the only vegetation on site apart from grass is a hedge/group of conifers, see Tree constraints Plan (Appendix One)

5.1.1 Photograph One – Taken from Falcon Crescent facing North to include an overgrown conifer hedge Brambles and a Sycamore sapling
5.1.2 Photograph Two – Taken from Mallard Walk facing South, the hedge is growing towards and over the footpath as can be clearly seen (Appendix Two).

5.1.3 Photograph Three – Taken from within the site facing South towards Falcon Crescent with the public footpath to the East and Fence to the West.

5.2 Survey Findings – Based on photographic assessment – Please note that the most recent Google Streetview images show other conifers on site which are no longer present see GE image Appendix Three.

Tree	Species	Height	Dia @1.5	Cat	Observations	Recommendations
G1	Lawsons Cypress, brambles Sycamore	Est 500mm	Est 400mm	B/C as group	What appears to be remnants of a hedge Which has been allowed to grow without cutting, brambles and scrub have established at the Southern end	Lawsons Cypress do not respond well to hard pruning, once cut back into old wood new growth will not be forthcoming The recommendation is to fell, and grind roots out and plant suitable replacements on site as part of the new development

5.3 Survey Conclusion – Considering the size of G1, its proximity to the footpath, existing houses and the proposed dwelling the consultant is of the opinion that G1 should be removed, and more suitable replacement trees/ shrubs be planted in mitigation of loss

6.0 ARBORICULTURAL IMPACT ASSESMENT

6.1 G1 – The size both width and height of the Group is somewhat out of scale in comparison to the surrounding houses and proposed development and therefore removal of **G1** and replacement planting as **5.4** would be more suited to the proposed development and surrounding area.

7.0 ARBORICULTURAL METHOD ASSESSMENT

7.1 Falcon Crescent – In this case the removal of G1 will mean that no trees are present on site therefore the consultant considers an AMS is not required in this case.

8.0 RECOMMENDATIONS

8.1 Tree Surgery – All works will be carried out following industry best practice, the contractor must carry out due diligence checks for bird nests etc prior to commencing works.

8.2 Arboricultural Supervision – No trees are to be retained on site during the construction phase therefore supervision by a consultant is not deemed necessary.

9.0 LANDSCAPING

Rationale – The design outlined in this report has been selected to fit in with the surrounding area, provide privacy for the resident and provide a garden for the occupier to personalise to their own taste. The consultant is of the opinion that a full turnkey design is not suited to this type of property which has limited garden/amenity space.

9.3 Front Garden

9.3.1 Drive – Approximately 51m² of permeable block paving using industry standard construction methods.

9.3.2 Lawn – An area of Approximately 34m² laid to a hard-wearing amenity turf, mix to be selected by client.

9.3.3 Fencing – 1.2m high Sawn Post and Rail Fencing, 3 rails and posts spaced at 1.8m centres, to East, South and West.

9.3.4 Hedging – To provide soft screening from the public footpath to the West and the adjoining property to the East, see **10** for plant species and specification.

9.3.5 Shrub Bed – Indicative position on drive edge, exact position to be decided by resident as part of personal design.

9.3.6 Tree One – To provide scale to the front area see **10** for species and specification

9.4 Rear Garden

9.4.1 Path to East – Indian Sandstone or similar leading to the patio and back garden

9.4.2 Space to West – Between dwelling and hedge, the consultant is of the opinion that due to the size and likelihood of shading that grass is unlikely to establish in this area therefore an effective solution is to install a geo-textile fabric to prevent weed growth and cover with angular stone/gravel to the client's choice.

9.4.3 Patio – Area of Approximately 19m² laid to Indian sandstone or similar

9.4.4 Lawn – As per **9.2.2**

9.4.5 Tree Three and Four – As per **9.2.6** to give scale to the rear garden

10.0 PLANTING & SOFT LANDSCAPING SPECIFICATION

10.1 Programme – A full construction programme has yet to be confirmed therefore the order of works is indicative although the actual components of the landscape scheme will be as per this report unless agreed otherwise with NSC.

10.2 Trees – A total of three trees to be chosen from the following:

- Domestic Fruiting Apple
- Crab Apple – Numerous cultivars to give differing leaf, fruit and flower colour
- White Barked Himalayan Birch (*Betula utilis var Jaquemontii*)
- Paper Bark Maple (*Acer griseum*)
- Tibetan Cherry (*Prunus serrula*)

10.2.1 Specification – Well established UK container grown stock (or at least to have been grown in the UK for one season) Stem girth 10/12cm.

10.2.2 Planting – To be carried out in the first planting season following completion of the project in line with best practice and **BS 8545:2014** Trees: from nursery to independence in the landscape – Recommendations. See landscape plan (Appendix Four) and planting specification (Appendix Five)

10.2.3 Irrigation Trees to be watered as follows – **25 litres every other week from April to September** for the **first two years** after planting, to be **extended to every week during dry periods**

10.3 Hedge – To consist of double staggered Beech (*Fagus sylvatica*) to give 6 plants per linear meter approx. 400mm between rows and 350 between plants.

10.3.1 Specification – Bareroot Transplants 1+1 or 1+2 to be a minimum of 60-90cm in height with good fibrous roots.

10.3.2 Planting – To be carried out as per **10.2.2**, hedge to be mulched with composted woodchip to a depth of 75mm ensuring the chip is kept away from stems.

Irrigation – Install leaky hose pipe beneath chip and water as required for the first two years during April – September approx. every 2 weeks or at closer intervals during dry periods.

10.4 Lawns

10.4.1 Preparation– Following completion of construction works and planting of trees and hedges (dependant on time of year), the lawn areas are to be prepared as below:

- Ground to be cleared of debris and rotovated.
- Ground to be raked over and levelled removing stones/grass etc.
- Topsoil to be added if required and raked level.

10.4.2 Turf or Seed – Dependant on client’s choice and proposed occupation date following completion of dwelling.

11.0 AFTERCARE

- All planting to be kept weed free for the first 2 years to aid establishment.
- Hedge to be trimmed the during the first growing season, in particular the top to encourage branching/thickening.
- Formative pruning of trees to ensure they grow into sustainable specimens with a well-balanced crown.

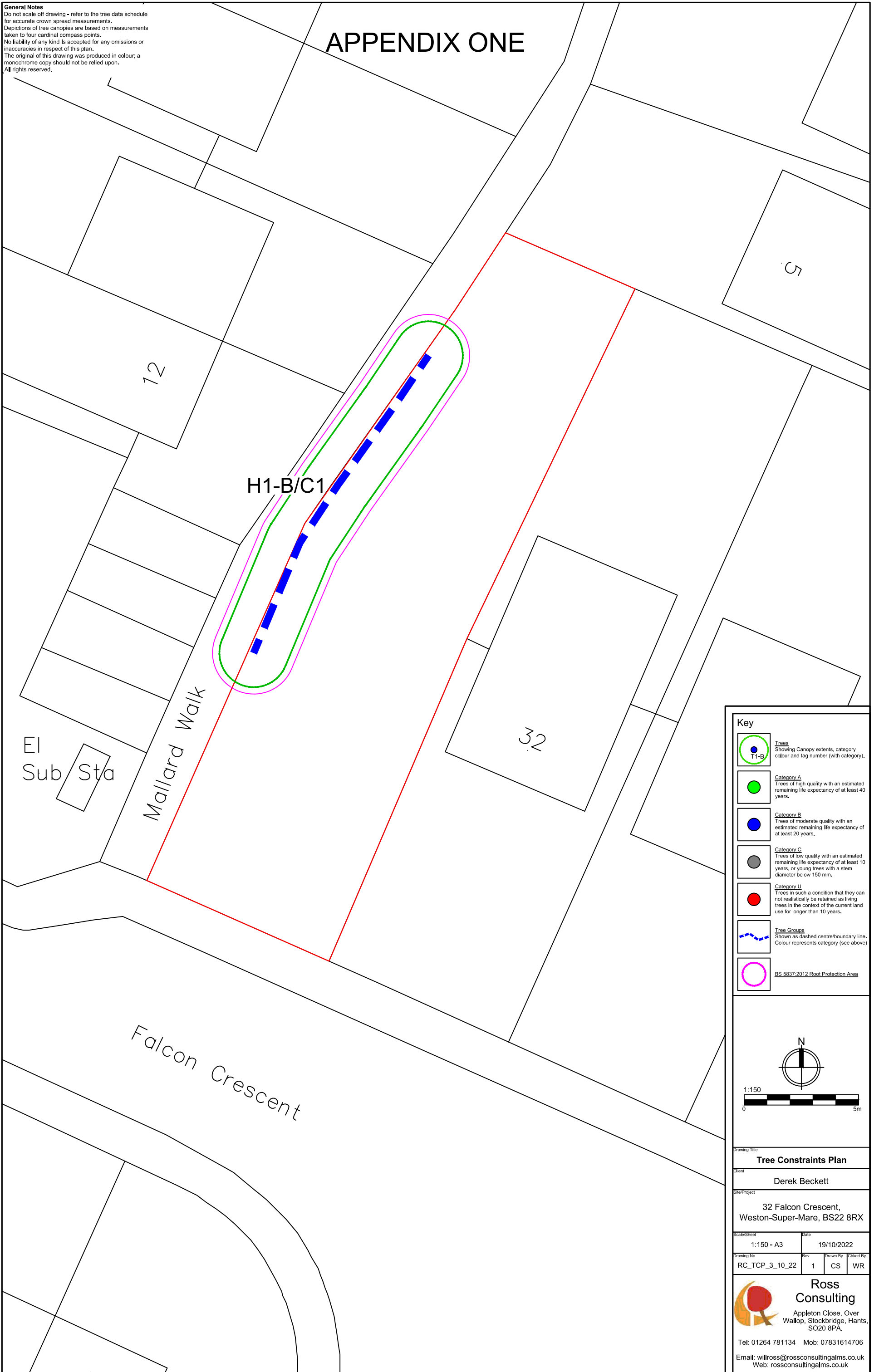
11.2 Replacements – In the case of plant deaths

- **Hedges** – Any losses within the first five years are to be made good with replacement planting.
- **Trees** – Any losses in the first five years are to be made good with replacement planting using the same species of a similar specification.

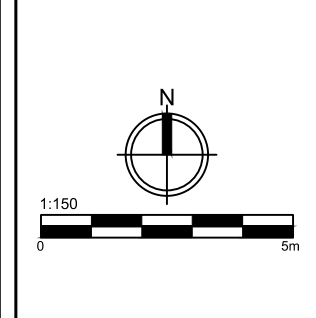
William Ross 18th October 2022/Rev A31.01.24

General Notes
 Do not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
 Depictions of tree canopies are based on measurements taken to four cardinal compass points.
 No liability of any kind is accepted for any omissions or inaccuracies in respect of this plan.
 The original of this drawing was produced in colour; a monochrome copy should not be relied upon.
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APPENDIX ONE



Key	
	Trees Showing Canopy extents, category colour and tag number (with category).
	Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years.
	Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
	Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.
	Category U Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.
	Tree Groups Shown as dashed centre/boundary line. Colour represents category (see above)
	BS 5837:2012 Root Protection Area



Drawing Title			
Tree Constraints Plan			
Client			
Derek Beckett			
Site/Project			
32 Falcon Crescent, Weston-Super-Mare, BS22 8RX			
Scale/Sheet		Date	
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Ross Consulting			
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APPENDIX TWO



Photograph One

Taken from Falcon
Crescent



Photograph Two

Taken from Mallard
Walk

APPENDIX TWO



Photograph Three

Taken from within the proposed development area

APPENDIX THREE

Location Plan

Legend

-  BS22 8RX
-  Proposed Development

Proposed Development

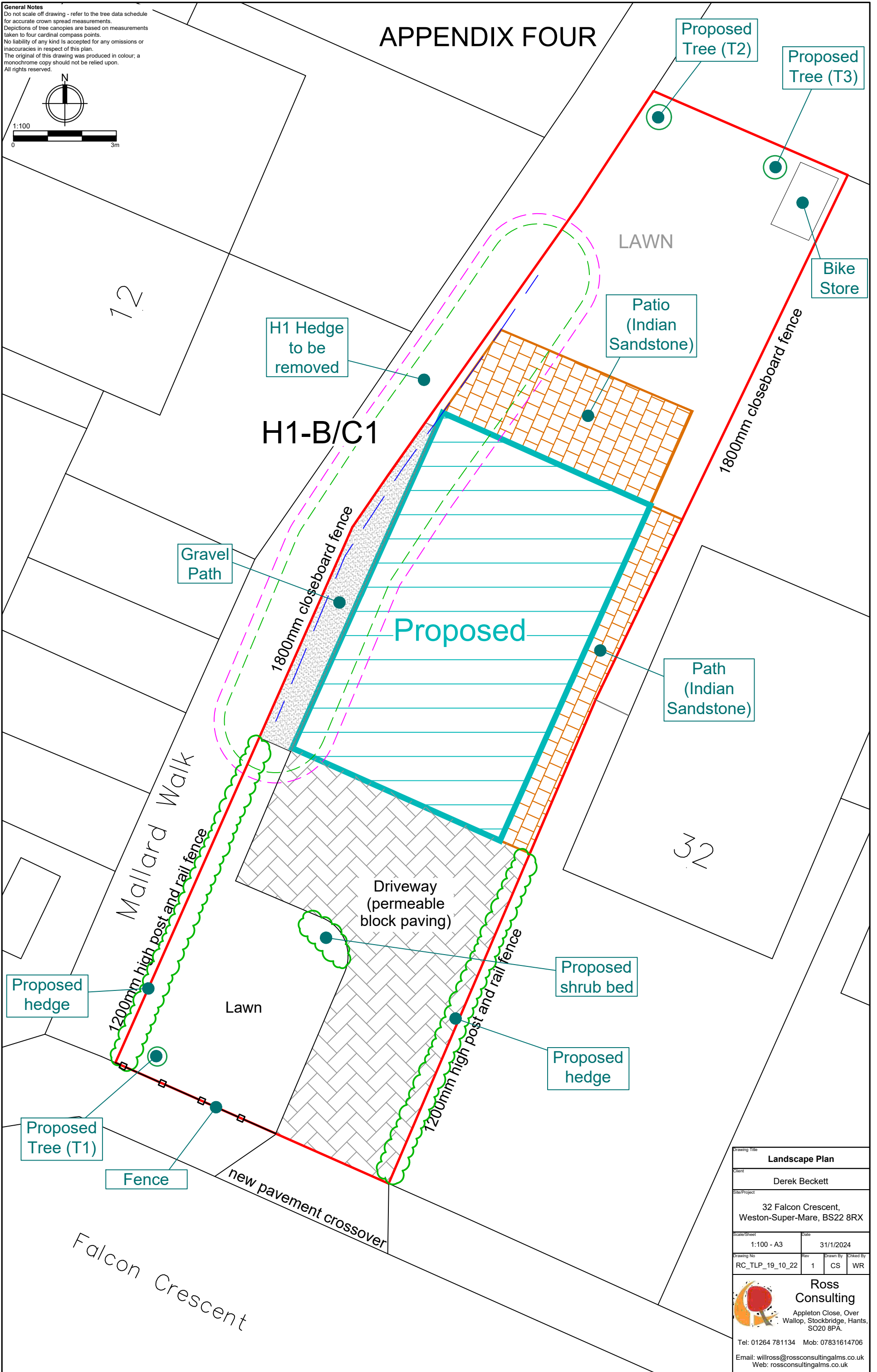
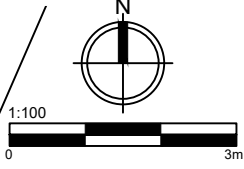
BS22 8RX




80 m

APPENDIX FOUR

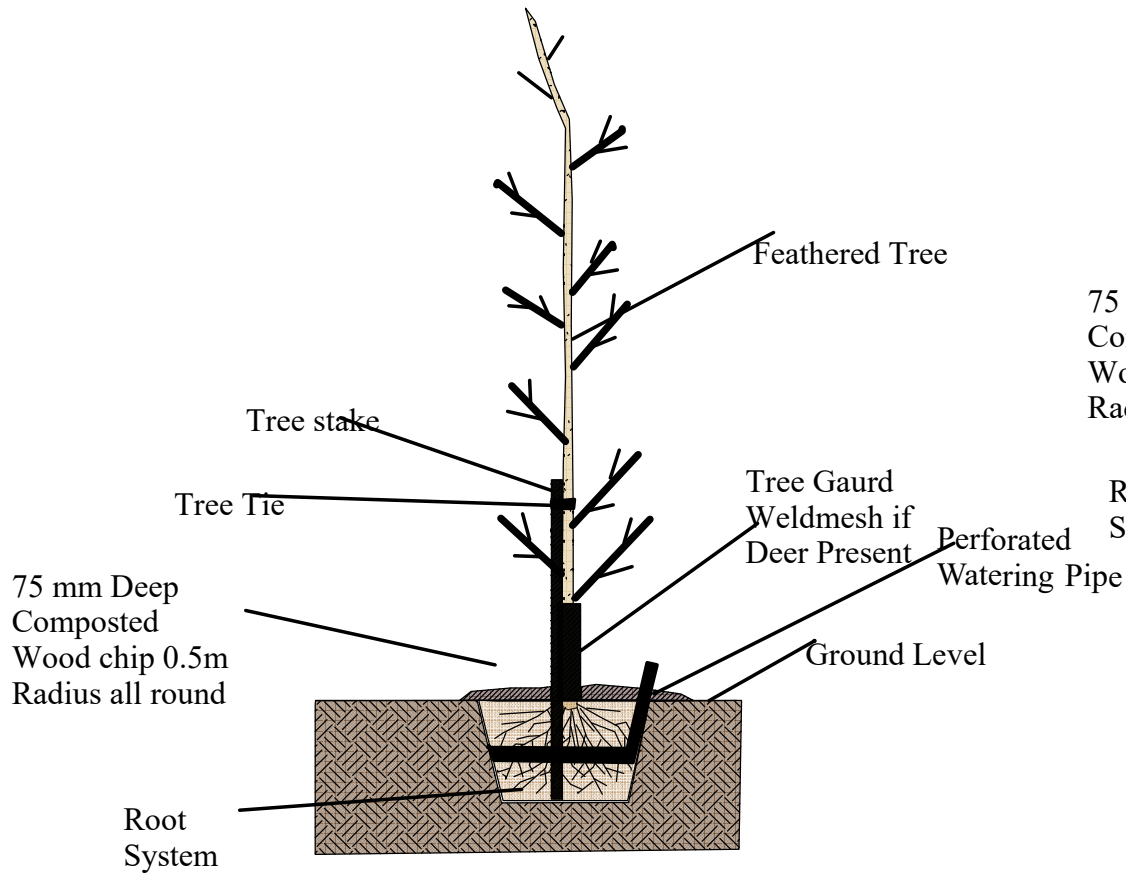
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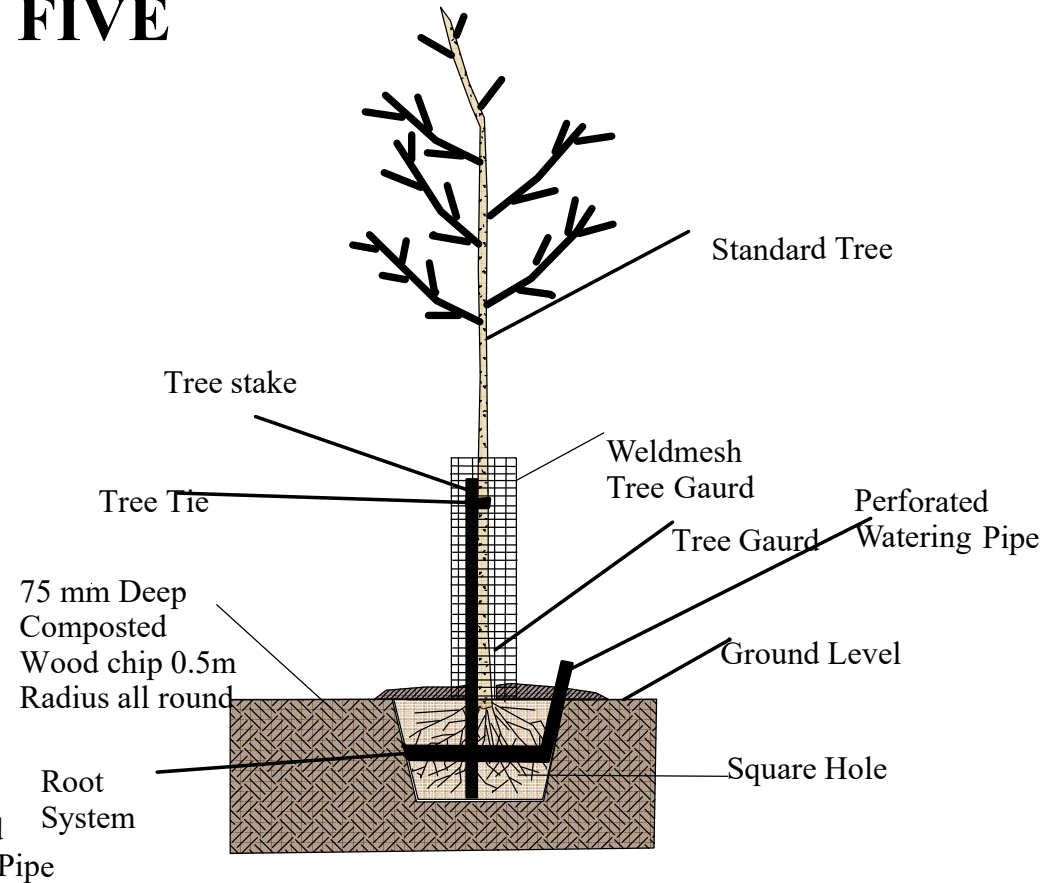
Drawing Title			
Landscape Plan			
Client			
Derek Beckett			
Site/Project			
32 Falcon Crescent, Weston-Super-Mare, BS22 8RX			
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APPENDIX FIVE

ILLUSTRATION TO SHOW PLANTING SPECIFICATION



**FEATHERED TREE
Drawing One**



**STANDARD TREE
Drawing Two**

Drawn by W.Ross