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## **Arboricultural Report**

**BS 5837:2012 Tree Survey**

**& Arboricultural Impact Assessment**

Land at:

**10 Landguard Manor Road, Shanklin PO37 7HZ**

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**Prepared by:** Andrew Southcott

**Date:** 25<sup>th</sup> February 2016

**Ref:** AS/DW/0216



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## Validation Statement for Local Planning Authority (LPA) Registration

This report is intended to be submitted to the Isle of Wight Council in support of a planning application. The report contains tree information relevant to the proposed development.

For LPA validation purposes, this report contains the following information:

- A full tree survey compliant to the requirements of BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations", undertaken by a competent and qualified arboriculturist.
- A suitably scaled plan with north point showing the site boundaries and the tree survey information.
- An assessment of the impacts of the proposed development on the existing trees, including recommendations of which trees should be removed/retained.

### Summary

The development proposal is to extend the current detached dwelling at 10 Landguard Manor Road at roof level and a detached garage & store, covering a similar footprint to the existing development & hard standing. There is one tree within the site protected by a TPO (T1)\*, and one additional smaller unprotected tree on site (T2). There are also other off-site trees adjacent to the northern and southern site boundaries. All trees are proposed to be retained, with the exception of T2, which is a low category tree due to its small size and so is not considered to be a significant constraint on the site. This single loss could be mitigated through a more prominently positioned replacement if required.

The proposed layout will not have any direct impacts on the remaining trees, as their canopy spreads and Root Protection Areas (RPAs) are all outside of the intended dwelling footprints and new areas of hard surfacing.

**\*Addendum 30.09.16** - Since the date of survey and this report, it has been noted that T1 has collapsed due to storm damage and no longer exists. It is proposed to replace T1 as part of a landscaping scheme should this proposed development be permitted.

**\*Addendum 22.01.18** - Since the date of survey and this report, it has been noted that T3, T4, T5, T6, T7 and T8 have been removed by the owner of the neighbouring property No. 12

## 1. INTRODUCTION

1.1 **Instruction:** I am instructed by Mr Wood (the client), to survey trees that could affect or be affected by the development proposal on land at 10 Landguard Manor Road, Shanklin. This report, in compliance with BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations" (herein referred to as BS5837) is required to accompany the submission of a detailed planning application for the construction of two replacement dwellings. My instruction is to prepare the following information:

- A schedule of the relevant trees and all tree data as required by BS5837.
- A Tree Survey Plan (TSP) and Tree Constraints Plan (TCP)
- An Arboricultural Impact Assessment (AIA)

1.2 **Information provided:** This report and drawing AS/DW/0216 TSCP is derived from the following drawings which were supplied to me by Mr Wood and assumed to be accurate:

- 10 LANDGUARD MANOR LEVELS 1 to 200 in DWG format.
- 10 Landguard road map in PDF format.

The supplied DWG plan did not show positions of all the existing trees, so they have been positioned by triangulating from fixed points using the supplied plan.

No information has been received in respect of any proposed changes in ground levels or routing of services.

1.3 **Purpose and scope of this advice:** The tree survey and report have been produced both to assist the design process and to support the planning application process. It is intended to demonstrate the site's arboricultural constraints and to make recommendations regarding the potential impact of the proposal on the trees and vice versa. It focuses on all trees that may affect or be affected by the development proposal, whether within the site boundary or off-site.

### 1.4 **Limitations:**

1.4.1 The survey was a preliminary assessment undertaken from ground level, and limited by boundaries, vegetation and other features on site. Observations have been made solely for the purposes of assessment relevant to the planning process, and the report is not a condition survey or safety inspection. Where obvious risks have been observed they have been highlighted in the "preliminary management recommendations" of the tree survey schedule, however potential hazards and their severity are likely to change as the site changes. Binoculars, sounding mallet and probe have been used to aid tree assessment; no invasive or non-invasive internal decay detection equipment have been used in assessing the trees. If more detailed inspections are required, this will be highlighted in the recommendations.

1.4.2 The recommendations and conclusions in this report relate only to the conditions found on site at the time of the inspection, as trees are dynamic organisms whose health and condition can change rapidly. The findings are valid for a period of 12

months from the date of report providing the site remains as it stands at present. Any significant changes to the site which may affect the trees (such as building works, changes in levels, hydrology etc.) would require a re-assessment of the trees and the site.

1.4.3 This report is focused on the site in question and does not assess any possible impacts on neighbouring properties, whether relating to subsidence, heave, or direct tree hazards. Similarly, potential direct or indirect tree root damage to built structures on site is not considered within this report. However, it would be prudent to consider the effects of heave on any property if trees are to be removed.

1.4.4 This report is intended for use solely by the above client and their agent if applicable (see section 1.1), and not for the benefit of any third party. Any person who is not directly involved with this site shall not have any rights under or in connection with it. All rights in this report are reserved. No part of it may be reproduced in any form without the written consent of Woodside Tree Consultancy.

1.5 **Ecological Constraints:** The Wildlife and Countryside Act 1981 and amendments made within and subsequent to the Countryside and Rights of Way Act 2000 provides statutory protection to bats, birds and other species that inhabit or use trees. The protection afforded to such species could impose significant constraints on the use of a particular site, as well as significantly restrict the timing of any works that may be necessary. Any such restrictions would be in addition to the arboricultural restrictions highlighted in this report. As a qualified ecologist as well as arboriculturist, any potentially relevant ecological issues will be noted within the report, however this report focuses solely on arboricultural constraints, therefore a separate ecological survey would be required to address any ecological constraints.

1.6 **Status of the trees:** Having searched the Isle of Wight Council website Public Proposals Map on 18<sup>th</sup> February 2016, there is one Tree Preservation Order (TPO) designation affecting the site. TPO/2001/15 covers a mature beech tree, identified as T1 within this report. The TPO document and map also indicate that an ash tree to the north west of the property is protected, however there was no ash tree present within influencing distance of this site when the site visit was conducted.

Where trees are affected by a TPO, work recommended for them within this report may require a formal application/notification process to be followed separately, unless full planning permission is granted and this report constitutes an approved document within the main planning application.

## 2. SITE VISIT AND TREE SURVEY

2.1 **Site visit:** I visited the site on 15<sup>th</sup> February 2016, with the weather at the time of survey being dry and sunny which in no way hindered my ability to view the trees satisfactorily. All observations were made from accessible points at ground level, with all measurements except stem diameter being estimated unless otherwise indicated in the Tree Survey Schedule and Notes.

2.2 **Site Description:** this is a level residential site, with garden, hard standing and associated dwelling. The garden is predominantly laid to lawn, with two individual trees and some small shrubs. The entire site is roughly rectangular and measures approximately 750m<sup>2</sup>. It is bounded to the north by a neighbouring dwelling, to the east by Landguard Manor Road, to the south by an overgrown grass access track leading to dense scrub, and the west by a fenced off area of dense scrub.

The surrounding landscape is of medium density established residential development along the main road, with a mix of mature tree cover in adjacent gardens as well as on land to the west. The site is visible to passing road users and pedestrians, with the protected beech tree (T1) a prominent rear garden feature .



Photograph 1. Aerial view of 10 Landguard Manor Road (Google 2015)

2.3 **Data Collection:** each tree (above 75mm stem diameter) or group was inspected and allocated an identification number as indicated in the Tree Survey Schedule (Appendix 1) and tree survey plan (within Appendix 4). They were allocated one of four categories (A, B, C or U) in line with BS5837 recommendations (see Appendix 3) as well as having the following important information collected:

- Species
- Height (m) and stem diameter (mm)
- Average crown spread to the 4 cardinal points (m)
- Average height of canopy clearance (m)
- Height and orientation of first significant branch
- Life stage
- Condition

- Preliminary management recommendations
- Remaining safe useful life expectancy
- Root Protection Area calculations

2.4 **Root Protection Areas:** in accordance with section 4.6 of BS5837, the stem diameter measurements have been used to calculate the Root Protection Area (RPA), both in terms of radial distance from the tree and as an area in m<sup>2</sup>.

The RPA is the area that should remain free from disturbance by adjacent construction works, as it is deemed to be the minimum area around a tree required to maintain sufficient rooting volume to sustain the tree's vitality. Therefore the adequate protection of the roots and soil structure in this area must be treated as a priority.

The calculated extent of the RPA is then used to identify any design constraints within the site, and is visually represented on the Tree Constraints Plan within Appendix 4. Once the site layout is established, the Construction Exclusion Zone (CEZ) and associated positioning of protective barriers and/or ground protection can be identified by creation of a Tree Protection Plan.

2.5 **Tree survey:** a total of twelve individual trees and two tree groups were surveyed and assessed for their suitability for retention. Please refer to the Tree Survey Schedule and Tree Survey and Constraints Plan (TSCP) at Appendix 4 for details of their identity, location and assessment. Please also refer to the Tree Survey Schedule Notes (Appendix 2) and BS5837 Cascade Chart (Appendix 3) for full details of the assessment criteria.

### 3. ARBORICULTURAL IMPACT ASSESSMENT

#### 3.1 General observations:

3.1.1 Of the twelve individual trees and two groups surveyed, T1 & T2 were located in the rear garden, with all other trees being off-site. The TSCP shows the above-ground constraints (i.e. the branch spread), and the below-ground constraints (the anticipated extent of significant root spread depicted as the calculated RPAs).

3.1.2 The RPAs are shown as circles measured from the centre of the tree stems, unless site conditions such as nearby structures indicate that the shape of the rooting area deviates from this format.

3.1.3 The beech (T1) protected by a TPO is the most significant feature encompassed by the survey, being prominent within the immediate landscape, despite its position to the rear of the existing dwelling. It is in good growth with dense canopy, but has some significant decay within the central vertical limb in the upper crown, and a large included limb union to the southern side of the main stem. It is within the lawn area and due to its size has a significant rooting area to be taken into consideration.