



28 March 2024

Our Reference: DS/96824/SC
Client: J Andrews

Arboricultural Impact Assessment and Method Statement for Proposed Development at 9 Mountbatten Road

Introduction

Trecall Consulting is instructed by the client to survey the trees at the above site and produce an arboricultural impact assessment and method statement for proposed development. This report is for the sole use of the client and was produced in line with the above terms of reference. It should not be used for any other purposes or by any other parties.

The following appraisal of the likely impacts of the proposed development on existing trees and recommendations for appropriate tree protection measures are based on the guidance in British Standard 5837:2012¹. Details of my qualifications and experience in arboriculture are included in Appendix A.

The proposal is to remodel the existing building and extend upwards. The following information was used to prepare this report and is assumed to be accurate:

- Existing Site Layout, ref. PL001, dated Feb 2024.
- Proposed Site Layout, ref. PL010, dated Feb 2024.
- Existing Ground Floor Plan, ref. PL100, dated Feb 2024.
- Existing First Floor Plan, ref. PL101, dated Feb 2024.
- Proposed Ground Floor Plan, ref. PL110, dated Feb 2024.
- Proposed First Floor Plan, ref. PL111, dated Feb 2024.
- Proposed Elevations, ref. PL210, dated Feb 2024.

¹ British Standards Institution, 2012. *Trees in relation to design, demolition and construction – Recommendations*. London: BSI Standards Limited.

- Existing Elevations, ref. PL200, dated Feb 2024.

Two individual trees were inspected, one on the site and one on the roadside. These were categorised according to the system set out in British Standard 5837:2012. Both trees are in the 'B' category. Details of all these trees are included in Appendix D.

All trees are a material planning consideration. The holm oak tree, T1, is protected by tree preservation order No.85/1998. The site is also included within The Avenue Conservation Area. This information should be checked with the local planning authority (LPA) before any tree works are planned or implemented. The details in this report may include work to protected trees, consent for which is deemed to be granted in so far as it is necessary to implement a planning permission.²

Arboricultural Impact Assessment

The RPA circles, calculated according to BS 5837, are encroached upon by both the house at 9 Mountbatten Road and the adjacent house on Pinewood Road. For this reason, it is reasonable to consider the entire open ground and patios in the rear and side gardens of the site to be areas where trees T1 and T2 have significant rooting. This is shown on plan TC1, Appendix B.

The proposed building has the same footprint as the existing one, so there is no encroachment of it on open ground within any tree root protection area (RPA).

The changes to the building have been designed to avoid bringing the existing roof closer to the holm oak, T1. The existing separation between the branch tips and the building are less than 1m on some branches. These branches would ordinarily be granted consent to be pruned back to give a separation of 2m from the building. This work will be necessary to facilitate the proposed changes, but this will not disfigure the tree or affect its health or public amenity value if done carefully.

The removal of the outbuilding is within the RPA of the oak, T1. This can be demolished carefully to avoid damage to tree roots. There is unlikely to be significant rooting within the building footprint due to the foundations and low soil moisture. However, the foundations can be left in situ where they are below the level of new paving to link the existing hard standing on either side of the outbuilding. This new paving can then be installed without significantly disturbing tree roots by laying a geotextile membrane onto a cellular confinement panel to facilitate some level of air and water permeability.

The existing concrete decking between the holm oak and the building is proposed to be retained.

No underground services are proposed between the trees and the building.

² The Town and Country Planning (Tree Preservation)(England) Regulations 2012, SI 2012/605, reg 14.-(1)(a)(vii)

Materials storage and welfare facilities will be provided at the front of the house and by the existing facilities within the building.

Access can be provided around the western side of the existing building provided ground protection is laid down ahead of this use.

No other development is proposed within the root protection areas of any of the trees on site. Potential impacts are therefore limited to soil compaction or contamination and damage to stems and branches resulting from general construction activities. These impacts can be minimised with the use of protective fencing and temporary ground protection. The arboricultural method statement included on plan TC1, Appendix B sets out all of the tree protection measures and working methodology for the site.

Conclusion

The proposed development will not result in the removal of any trees. Changes to the existing building will not have a detrimental impact on public amenity. Construction of the proposed development could affect tree health if not carried out carefully. Providing the arboricultural method statement is followed throughout construction, damage to trees can be reduced to acceptable levels. The proposed scheme is unlikely to have a detrimental impact on amenity.

Steve Cox

MSc (Oxon), BSc (Hons) For, Dip Arb (RFS), MICFor, RCarborA, MArborA

Arboricultural Consultant



Appendix A: Qualifications and Experience

Steve Cox MSc (Oxon), BSc (Hons) For, Dip Arb (RFS), MICFor, RCarborA, MArborA is the principal consultant with Treecall Consulting and has over 40 years' experience of dealing with trees.

He has worked as an arboricultural officer for the Borough of Poole, in Dorset, where he was leader of its arboricultural team for five years. Prior to this he worked as a forest manager in Africa and the Pacific. He has successfully completed the LANTRA professional tree inspection certificate.

Steve is a professional member of the Institute for Chartered Foresters and the Arboricultural Association and is a registered consultant with both organisations. He has an honours degree in forestry from Aberdeen University and a master's degree in forestry and land-use from Oxford University. He also holds the Professional Diploma in Arboriculture, from the Royal Forestry Society.

Steve's first book, *Urban Trees*, a practical management guide, was published by Crowood Press in 2011.

The information presented in this report is based on the information provided and site observations. Conclusions and recommendations are the result of experience within the arboricultural industry.



Appendix B: Plan TC1

Plan TC1

Title: Plan TC1, Tree Protection Plan and
Arboricultural Method Statement

Date: 28 March 2024

Scale: 1:100 @ A2



Appendix C: Tree Schedule

Key:

Tree no.	Number assigned to tree from survey. Refer to plan for tree location.	
Species	Tree species, identified as clearly as possible according to common or botanical name.	
Stem diameters	Stem diameter measured in millimetres, to the nearest 10mm, and number of stems, taken at 1.5m above ground level, unless indicated otherwise within 'Note'.	
Canopy spread	Extent of crown spread in the four cardinal directions.	Measurements are estimated to the nearest half metre for dimensions up to 10m and the nearest whole metre for dimensions over 10m.
C Ht	Crown height above ground level.	
Ht	Height.	
Life stage	Estimated age of the tree. Chosen from the following categories;	
	Young: Tree only recently planted or established.	
	Semi Mature: Established tree, still young and in the first third of its safe useful life.	
	Early Mature: Tree in the middle third of its safe useful life, still with significant capacity for future growth.	
	Mature: Tree in the last third of its safe useful life and with no significant capacity for future growth.	
	Over Mature: Tree nearing the end of its safe useful life expectancy.	
Observations	Tree issues and general comments along with any appropriate management requirements.	
BS Cat	Relates to Table 1 of BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations'	
	A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.	
	B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	
	C: Trees of low quality with an estimated remaining life expectancy of at least 10 years.	
	U: Trees that have an expected safe useful life of less than 10 years regardless of any development proposals.	
	1, 2, 3: Sub-categories relating to tree, landscape or cultural values.	
RPA	Minimum root protection radius in metres.	
Site Visit	21 March 2024	
Weather	Overcast, dry and calm. Visibility reasonable.	



Tree Schedule

Tree No.	Species	Stem diameters (mm)			Canopy spread (m)				C Ht (m)	Ht (m)	Life stage	Observations/Appraisal	BS Cat	RPA (m)
		(mm)	No of Stems	Note	N	E	S	W						
1	Holm oak	1150	1	@ 1.5m	7	6	7	7	6	16	Early mature	Large crown between two houses. Main bifurcation near base, with two codominant stems above. Small ganoderma fungal fruitbodies near base. These fungi do not currently constitute a significant risk to the use of the surroundings.	B1	13.8
2	Scots pine	600	1	@ 1.5m	3	3	3	4	4	15	Early mature	On street adjacent to site. Very fluted lower trunk. Pendulous lower branches. Congested upper crown. 9.5m from building corner.	B1	7.2

V1. 28.3.sc
 V2. 28.3.sc
 V3.

22 Lacey Crescent
 Poole BH15 3NZ
T: 01202 462602
E: info@treecall.co.uk
W: www.treecall.co.uk

