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<u>Client</u>	<u>Site Address</u>	<u>Local Authority</u>	<u>TPO Number/s</u>
Mr. L. Nikolla 370 Mawney Road Romford. Essex. RM7 8QP.	370 Mawney Road Romford. Essex. RM7 8QP	L B Havering. Town Hall. Main Road. Romford. RM1 3BB.	Not applicable

ARBORICULTURAL IMPACT ASSESSMENT

DATE 27. 07. 2023.

1.0 Introduction.

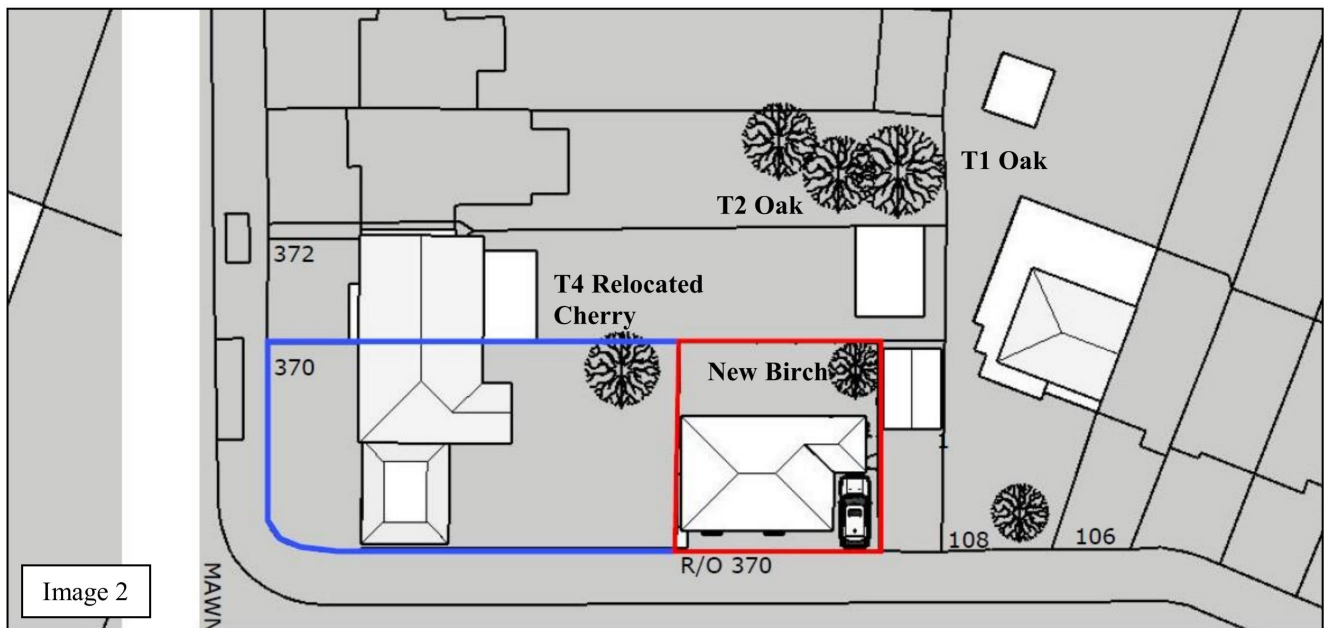
- 1.1 This Arboricultural Impact Assessment relates to the property known as: **370 Mawney Road. Romford. Essex. RM7 8QP.**
- 1.2 It is proposed to divide the rear garden of the existing property and construct a single story bungalow with parking, gaining access directly from Percy Road that is adjacent to the garden to the south.
- 1.3 The rear garden is aligned west to east, a brick built garage is located at its eastern end with access from Percy Road. An electricity sub-station is located directly beyond the eastern boundary.
- 1.4 There are two 'live' trees in the garden. One is a standard Apple, the other is a weeping Cherry. The standing 'monolith' remains of a Birch tree is also in the garden. The rest of the garden is made up of a poor covering of grass and several shrubs of little merit.
- 1.5 The immediate neighbouring garden to the north contains no trees and very few shrubs (if any). A large summer house/garden room is located at the eastern end. The next garden over contains at least two semi-mature Oak trees. One of which, listed as T1 in this report, has recently undergone the severe reduction of many branches on the southern side of its crown.
- 1.6 The geology of the wider area of 370 Mawney Road (superficial deposits) is described by the British Geological Society as being: **Boyn Hill Gravel Member - Sand and gravel. To an average depth of 5m.**
- 1.7 With reference to Havering Council's Aurora Planning Map. No TPO trees are shown at 370 Mawney Road, or in any of the gardens/properties that might or could be affected by the proposed development.



THE BOUNDARY AREA OF 370 MAWNEY ROAD, ROMFORD.

The date of the GoogleEarth image above is unknown. It should be noted that the layout of the site at the time that this report was written is different from that shown. The image is used purely to show the boundaries of the site and for no other purpose.

PROPOSED SITE LAYOUT



2.0 Arboricultural Impact.

- 2.1 Local Planning Authorities are obliged to consider that suitable trees, within, or, if off site, within 'impact' distance of a development site, should be retained where possible when assessing planning proposals.
- 2.2 British Standard 5837:2012. **Trees in relation to design, demolition and construction – Recommendations...** provides guidelines and processes so as reasoned decisions can be made with concern to trees in relation to building works.
- 2.3 Within a more typical Arboricultural Impact Assessment. Whereby the site in question may have trees that are to be retained, or indeed where off site trees may be affected by the proposed building works; much more information would need to be collated than for this 'AIA'.
- 2.4 There are two trees on the site, one is a standard Apple 'T3', the other, 'T4' is a Weeping Cherry.
- 2.5 The trunk of T3 is outside the build 'footprint' area, but parts of the crown are not. With consideration to the proximity of the tree to the proposed build, the fact that the tree has no TPO, is neither a rare species, nor is it significant in the local landscape and that if it were to be retained would require very regular pruning to manage its size. It is to be removed to facilitate the build. A replacement tree will be incorporated into the landscape scheme for the site.
- 2.6 The Weeping Cherry T4 is in direct conflict with the proposed new build. It is within the proposed footprint. A compact tree of good form, although neither rare, nor significant in the local landscape. This tree will be relocated to a position within the existing garden.
- 2.7 With regards to the other trees in the vicinity, T1 & T2, both are off-site Oaks. They are of a sufficient distance from the build area, T1 = 15m to the nearest point of the new build and T2 = 15.5m to the nearest point. There are garden fences and garden buildings between the new build and the Oaks (image 2). The nearest point to the perimeter of the closest Root Protection Area (RPA) is 8m. The trees will not be affected in any way by the build (image 3).
- 2.8 The substrate that the Oak trees are growing in has been confirmed by reference to the British Geological Society's 'GEOLOGY VIEWER' web application as being predominantly sand and gravel. This being the case, the soil is not classed as 'expansive'. Therefore the tree root activity will have no influence over the foundations of the new build.

3.0 Tree Category Evaluation.

- 3.1 The accepted criteria for evaluating how suitable each tree is for retention within a development is that as suggested within BS 5837:2012. Table 1. *Cascade chart for tree quality assessment.* (Reproduced below).
- 3.2 When inspected, each tree and/or group feature is assigned one of four main categories and characterised by an additional sub category that determines how suitable that tree/group would be for retention within the development proposals, and therefore the degree to which it could/would constrain development on the site. Examples would be A1/2/3. B1/2/3. C1/2/3. Or U (remove tree).
- 3.3 BS 5837:2012 recommends that all trees apart from those with stem diameters <150mm or classified as Category U should be considered for retention and viewed as a potential site constraint.
- 3.4 The four categories are as follows:
- 3.5 **Category A** (coloured green) trees are those of high quality and/or of significant historical, cultural or amenity value, whereby they could make a substantial contribution to the site and/or the area.
- 3.6 The retention of Category A trees should be considered during the design phase and afforded adequate physical protection during the construction phase in accordance with the relevant sections of BS 5837:2012.
- 3.7 **Category B** (coloured blue) trees are those of moderate quality and value, and of a condition that they make a substantial contribution to the site.
- 3.8 The retention of Category B trees should be considered during the design phase and afforded adequate physical protection during the construction phase in accordance with BS 5837:2012 where retained.
- 3.9 **Category C** (coloured grey) trees are considered to be of low quality and value, but of an adequate condition to remain in the short-term.
- 3.10 Trees with a stem diameter of less than 150mm (measured at 1.5m above ground level) are classified as Category C; these trees should also be retained where possible but where they form a significant constraint to development their removal should be permitted. Where they are to be retained they should be afforded adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012.
- 3.11 **Category U** (coloured red) trees are of such a condition that any existing value would be lost within 10 years. As a result it is recommended that Category U trees are not considered a constraint for development and are removed prior to construction commencing.
- 3.12 **Sub category 1** indicates that the tree/group main value is arboricultural. It may be a particularly good example of the species or may be rare.
- 3.13 **Sub category 2** indicates that the overriding factor for retention is due to the landscape value that the tree/group provides. It may be part of a group feature such as a screen for example.
- 3.14 **Sub category 3** indicates that a cultural factor was the overriding value e.g. it may have historical or commemorative importance.

B S 5837:2012. Trees in relation to design, demolition and construction – Recommendations.**Table 1. Cascade chart for tree quality assessment.**

Category and definition Criteria (including subcategories where appropriate)

Trees unsuitable for retention (see note)

Category U Those in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	Trees that have serious irremediable, structural defect, such that their early loss is expected due to collapse, Including those that will become unviable after removal of other category U trees (e. g. where for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significant to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value, which might be desirable to preserve see 4.5.7.		
	1. Mainly arboricultural qualities	2. Mainly landscape qualities	3. Mainly cultural values, Including conservation

Trees to be considered for retention

Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and /or principal trees within an avenue)	Trees, groups, or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality With an estimated remaining Life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years: or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals: or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value
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 150mm	Unremarkable trees of very limited Merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value

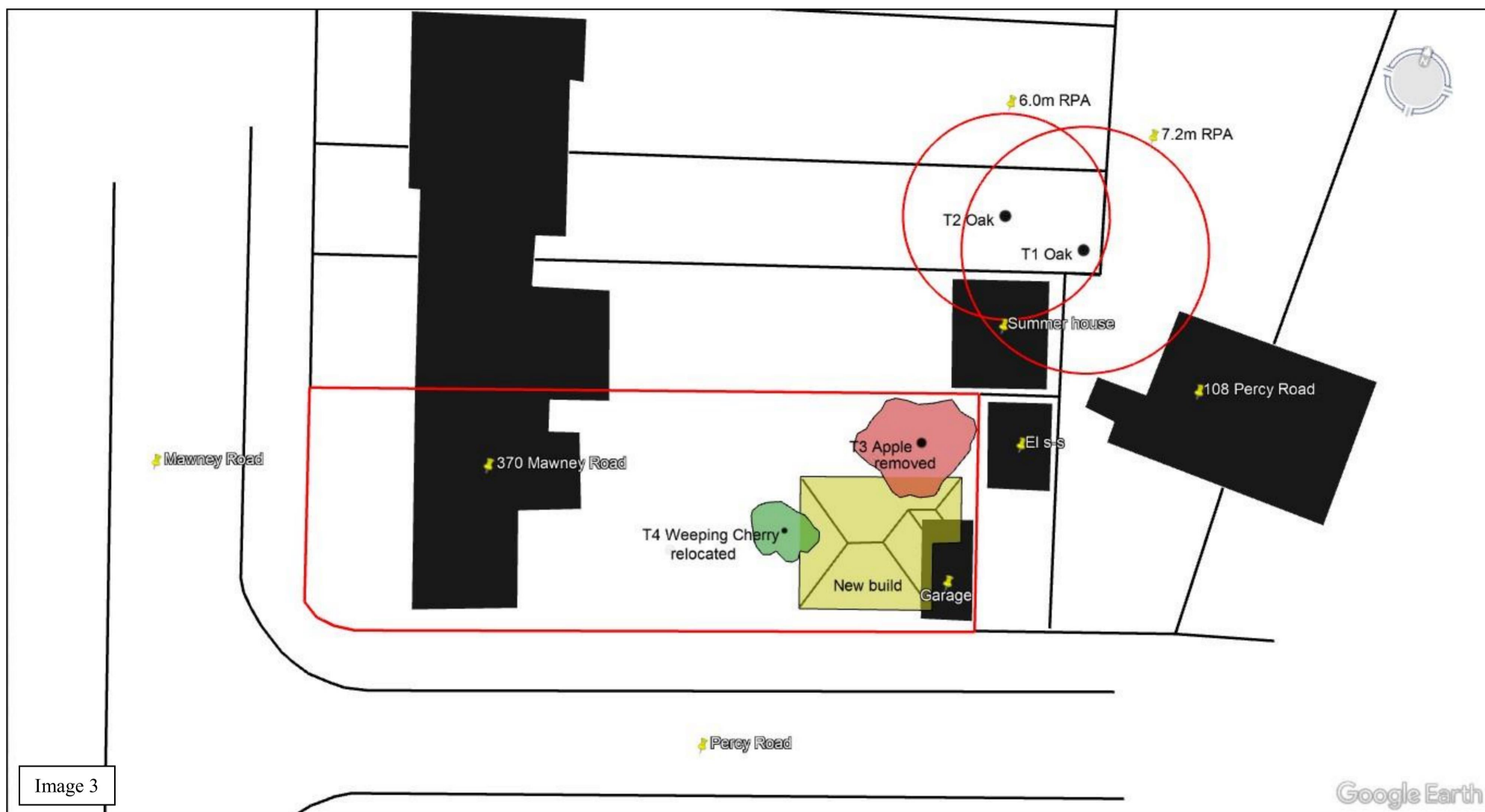


Image 3

T3 = BS 5827:2012. Table 1. Category U. Trees unsuitable for retention = To be removed.

T4 = BS 5827:2012. Table 1. Category B1. Trees of moderate quality = To be relocated.

T1 & T2 Oaks are off-site trees of a distance to be of no consideration to the proposed build.

4.0 Method Statement.

- 4.1 T4 Weeping Cherry is to be relocated before any demolition work to the garage is to begin. The garden should then be divided with proprietary fencing to protect the tree.
- 4.2 After the division of the garden is complete. All new build related operations can then proceed without any further arboricultural considerations.
- 4.3 The existing garden fencing/walls are of sufficient build quality as to afford protection to off-site trees and or shrubs (if any).

5.0 General Protection measures. (where applicable).

All tree works (if any) will be carried out in accordance with the: British Standards:
BS 5837:2012 & BS 3998:2010.

All remedial tree works are to be carried out before the commencement of any construction works on site. All tree protection measures to be in place before **ANY** construction work shall begin. **(To include pre-construction site set up, site huts, site services etc.).**

All protective measures and operations shall be in accordance with the above British Standards.
All the protection zones and fencing are to be clearly identified on all issued construction drawings.

- 5.1 With consideration to the sparsity of vegetation on the site. No other 'usual' protection measures are considered necessary. There are no arboricultural constraints related to the proposed works that would stop the proposal from gaining planning consent.

Bibliography / References

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David Lonsdale 1999.

Diagnosis of ill- health in trees

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BSI Publication.

BS 3998: 2010 Tree work – Recommendations.

BSI Publication.

**Selected images provided by
Google Earth.**

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