



ROAVR | GROUP

Project: 25_5837_02_36
Site: 14 Burland Road, Romford RM5 3RD
Client: Vitality Contractors Ltd



*This Report is the copyright of Woodland Solutions Northern Limited t/a ROAVR Group.
Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.*

Project Number:	25_5837_02_36
Report Type:	Arboricultural Impact Assessment.
Site Address:	14 Burland Road, Romford RM5 3RD

Role:	Name:	Date:
Instructing Party	Philip Dunphy	11/02/2025
Customer	Vitaliy Boretskyy	13/02/2025
Surveyor	Connor Harmsworth	21/02/2025
Consultant	Peter Haine	06/03/2025

Revision History		
Date:	Version number:	Summary of changes:
06/03/2025	1.0	First Review (Internal)
06/03/2025	1.0	First Issue
02/04/2025	1.1	Revision to first issue with new plans

Arboricultural impact assessment

Table of Contents

- 1 Introduction and Scope
2. Site Conditions & Site Surroundings
3. Drawings
4. Arboricultural Impact Assessment - Site Specific
5. Limitations

Appendix 1 – Site Location

Appendix 2 – Arboricultural Data Tables

Appendix 3 - Arboricultural Plans

Validation Statement for the Local Planning Authority.

This report includes the following for LPA validation purposes:

- A **tree survey and tree constraints plan** showing the existing trees, their category rating and above and below ground constraints shown on an OS extract OR a topographical survey
- An **arboricultural impact assessment** which describes how the development will affect local character from a tree perspective
- **Appendices** highlighting tree related information including the **arboricultural data tables**

Customer Action Points.

- ☐ Reporting complete - send to your Local Planning Authority
- ☐ On planning award contact us with your decision notice

1. Introduction & Scope:

This arboricultural assessment has been prepared in accordance with BS5837:2012, providing the necessary information for the Local Planning Authority to assess the potential impact of the proposed development on local character and amenity from a tree perspective.

The brief was to survey the tree population on-site and identify any arboricultural constraints to the proposed development. The assessment includes all trees with a stem diameter greater than 75mm measured at 1.5 metres above ground level, as required by BS5837.

Tree surveys were conducted using ground-based inspections and the Visual Tree Assessment (VTA) method. A sounding hammer was used to assess for decay where relevant, but no invasive techniques were employed at this stage. Root Protection Areas (RPAs) were calculated in line with the methodology set out in BS5837.

Key elements of the report include:

- A Tree Constraints Plan, illustrating the position of trees on the site.
- Arboricultural data tables providing information on tree species, condition, and dimensions.
- Grouping or designation of groups and woodlands where areas were uniform in species, age, or geography, as permitted under BS5837.

This report will assist the planning process by evaluating the impact of the proposed development on the existing tree stock. Section 4 includes the Arboricultural Impact Assessment, which examines constraints posed by trees both above ground (e.g., crown spread) and below ground (e.g., RPAs).

Report Author.

ROAVR (ROAVR Group) was formed in 2010 and since then has carried out arboricultural consultancy Nationwide with directly employed consultants. Our consultants are all individual members of the Arboricultural Association and the report author is listed in the document control sheet.

Photographic Plates.



Photographic plate showing T1 (centre) and T2 (right). (ROAVR, 2025)



Photographic plate showing T3 (right) and T4 (left). (ROAVR, 2025)



Photographic plate showing off site T5. (ROAVR, 2025)



Photographic plate showing T7 (left) and T8 (right). (ROAVR, 2025)

2. Site Conditions & Site Surroundings

- 2.1 The site is situated in Romford in the London Borough of Havering Council control area. The site is located on the north side of the town and has a suburban feel.
- 2.2 The site is home to a detached bungalow with associated hard and soft landscape.
- 2.3 The wider locality is predominantly residential. The site is accessed via a private driveway located just off Burland Road.
- 2.4 A desktop assessment has highlighted that site is not within a Conservation Area and that there are no TPO protected trees on or adjacent to the plot.
- 2.5 All desktop assessment data was cross checked and validated on the 21/02/2025 using the web portal provided by the local planning authority.

<https://haverling.statmap.co.uk/map/Aurora.svc/run?script=%5CAurora%20Cloud%5CAuroraScripts%5CMain%20Aurora%20Web%20Site%20Scripts.AuroraScript%24&nocache=465d16f4-5f4b-7896-b614-1d1ed855f571&resize=always>

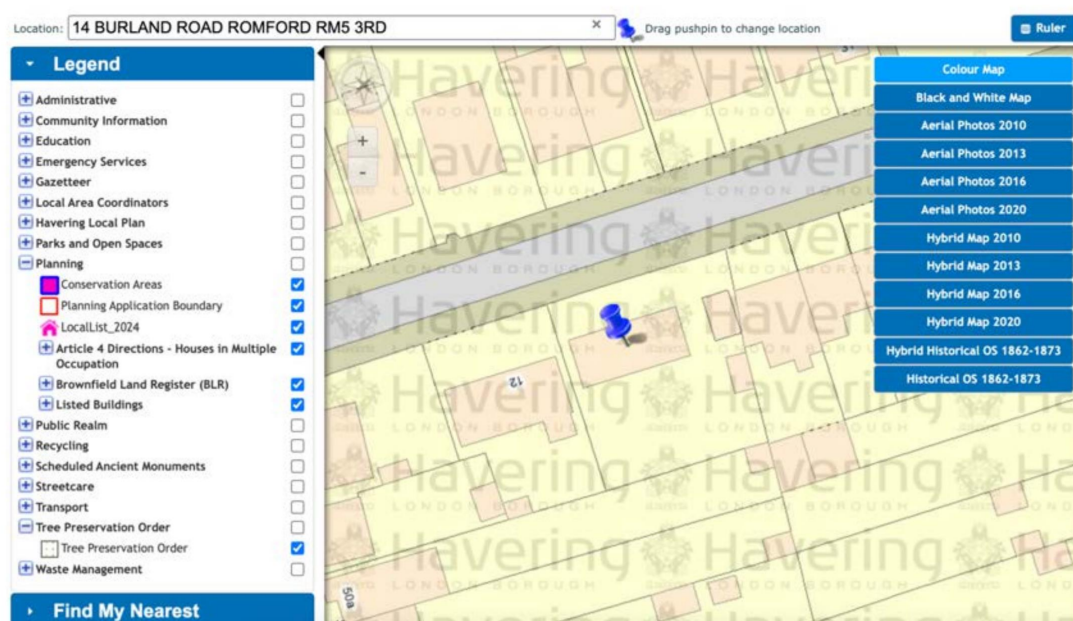


Image plate showing the desktop analysis results of the surveyed plot. (London Borough of Havering, 2025).

- 2.6 Works to protected trees require consent from the local planning authority. In the case of TPO's an application must be made. In the case of conservation areas a notification must be made. TPO applications take up to eight weeks, conservation area notifications take six weeks.

- 2.7 Certain exemptions apply; for example the removal of deadwood. In the case of dangerous trees 5-days written notice should be given to the local authority (in the cases of immediate danger the work should proceed, but the local authority contacted as soon as possible afterwards) with the works evidenced by photographs and video where possible. You should also check to ensure the works are exempt from the requirements of a felling licence.

<https://www.legislation.gov.uk/ukxi/2012/605/regulation/14/made>

- 2.8 It should be noted that planning consent overrides protected trees, where the works or removal are necessary for development to proceed and have been highlighted in the tree survey documents.

- 2.9 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat'. For further details consultation must be made with the Statutory Nature Conservancy Organisation. Where relevant any current ecological surveys for the site will take precedence in this matter. Trees provide numerous 'potential roosting features' for a wide range of bat species. It is therefore crucial that any trees proposed for removal are checked by an appropriately competent person before any felling or ivy stripping works commence.

<https://www.bats.org.uk/advice/bats-and-the-law>

- 2.10 Birds. It is an offence to kill, injure or take any wild bird; or take, damage or destroy the nest of any wild bird while it is in use or being built. Therefore work likely to disturb nesting birds must be avoided from late March to August. All birds, their nest and eggs are protected by law.

<https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/>

3. Drawings

- 3.1 Appended to this report is a tree constraints plan and a tree assessment plan.
- 3.2 The tree constraints plan has been produced using an OS supplied .dwg (AutoCAD) base plan as no topographical survey was available. Tree positions and data have been applied using our survey handset as an onsite exercise with the constraints plan being produced as a PDF through Auto CAD.
- 3.3 An autoCAD .dwg file of the tree constraints is available on request for project stakeholders to utilise.
- 3.4 The *Tree Constraints Plan* shows the existing layout. For each tree the stem location is indicated and scaled according to its diameter, the canopy is indicated according to measurements taken along the four cardinal points of the compass. Root protection areas (RPAs) are indicated which are calculated according to the guidelines within BS 5837 (2012).
- 3.5 Where appropriate, the shapes of the RPAs have been amended to reflect actual site conditions or where trees have been heavily pruned. The 'original' RPAs are indicated as a dashed line whereas the amended RPAs are indicated as a solid line. Any variation to this approach will be highlighted on the appropriate plans.
- 3.6 The *Tree Assessment Plan / Arboricultural Impact Assessment* indicates the tree constraints with the proposals overlaid. Where applicable, this plan shows where works are proposed in Root Protection Areas and which trees are to be pruned or removed. This plan accompanies the Impact Assessment which is to be found in Section 4.
- 3.7 The *Tree Protection Plan (if applicable)* shows the protection measures that are to be installed during the construction phase. This plan accompanies an arboricultural method statement where applicable and commissioned.

4. Arboricultural Impact Assessment - Site Specific

Tree Quality Statement.

The trees surveyed at the site have been assessed for their condition, life expectancy, and suitability for retention in accordance with BS5837:2012. The assessment identifies a mix of early-mature (EM) and semi-mature (SM) trees, predominantly within a hard-surfaced environment.

- Category B1 Tree:
 - *T1 (Small-leaved Lime)*: A roadside tree in good condition with a life expectancy of 20+ years, suitable for retention.
- Category C1 Trees:
 - *T2, T3, T4, T5, T6, T7, T8* (Wild Cherry, Bay, Laburnum, Leyland Cypress, Downy Birch): Trees in fair condition with an expected lifespan of 10+ years. These trees have limited arboricultural or landscape value and are typically not considered a constraint to development.

Overall, T1 presents the highest value in terms of longevity and retention potential, while the category C trees, though presentable, have limited long-term value. Where necessary, mitigation measures such as new planting could offset the removal of lower-quality specimens.

4.1 Description of The Proposed Development

The drawings listed in the table below were used by ROAVR to produce the Arboricultural drawings referenced in this report. If your plans change (either before or after planning submission), then the tree drawings will require updating. This report cannot be submitted in support of a scheme that varies from the drawing reference number shown in box one below as the Impact Assessment (Section 4) will not be valid.

Drawing Name / No.	Date Issued To ROAVR	ROAVR Drawings Issue Date:
005 Proposed Block Plan	11/02/2025	21/02/2025
005 Proposed Block Plan Rev 002	02/04/2025	02/04/2025

4.1.1. The project at 14 Burland Road, RM5 3RD involves:

- Demolition of the existing building to allow for new development.
- Construction of three new residential units, each featuring:
 - Ground and first floors.
 - Three bedrooms, bathrooms, living areas, and kitchens.
 - Utility rooms and storage spaces.
- Landscaping and external works, including:
 - New ornamental trees, shrub planting, and grassed areas.
 - Permeable paving for parking and access.
- Improved access and parking, with new crossovers and designated spaces.
- Modern materials and sustainable features, such as:
 - Brick and fibre cement cladding.
 - Marley anthracite roof tiles.
 - Solar panels integrated into the roof design.

The development aims to provide high-quality, energy-efficient homes with sustainable design and improved site accessibility.

4.2 Impact Assessment - Introduction

This Arboricultural Impact Assessment (AIA) considers the potential effects of the proposed development at 14 Burland Road, RM5 3RD on existing trees within and adjacent to the site. The assessment follows BS5837:2012 – Trees in Relation to Design, Demolition, and Construction and provides recommendations for tree protection.

The Biodiversity Net Gain (BNG) calculations and recommendations will be undertaken by a third party. The mitigation planting proposals outlined in this report are indicative and will require agreement with the appointed BNG consultant prior to submission of the planning application.

Tree Impacts & Recommendations

T1 – Offsite Street Tree

- Impact: Minor RPA encroachment due to new hard surfaces, fencing, and gate installation. The existing boundary wall reduces the likelihood of significant root damage.
- Canopy Considerations: Oversails the front garden, but the proposed development will not increase future pruning pressure.
- Protection Measures:
 - Temporary protective fencing throughout demolition and construction.
 - Method statement required for boundary wall removal, hard landscaping construction, and fence/gate installation.

T2, T3, T4, T8 – Removal

- These trees are to be removed to facilitate the development.
- Compensatory planting is required, to be agreed with the BNG consultant.

T5 – Offsite Tree

- The portion of the Root Protection Area (RPA) within the site must be protected during construction.
- No excavation or storage of materials within the RPA.

T6 & T7 – Retained & Protected

- These trees can be retained with appropriate protective measures during construction.
- Protective fencing to be installed before any site clearance or groundworks.

Mitigation Planting & Biodiversity Net Gain (BNG) Considerations

The final mitigation planting strategy will be confirmed by the BNG consultant. However, to offset tree loss the following initial recommendations are proposed:

- New native tree planting:
 - Minimum of four new trees to replace those removed.
 - Species to be agreed with the BNG consultant to ensure compliance with BNG targets.
 - Suggested species for consideration:
 - *Acer campestre* (Field Maple)
 - *Sorbus aucuparia* (Rowan)
 - *Betula pendula* (Silver Birch)
 - *Prunus avium* (Wild Cherry)

These recommendations will be subject to review and agreement with the BNG consultant before submission.

Tree Protection & Method Statement

A detailed Arboricultural Method Statement (AMS) will be required before commencement, covering:

- Protective fencing locations for retained trees.
- Construction methods for hard surfaces, fences, and gates near T1.
- Demolition sequence for the existing boundary wall to prevent root damage.
- Final mitigation planting plan, to be coordinated with the BNG consultant.
- Monitoring requirements by a qualified arboricultural consultant.

Conclusion

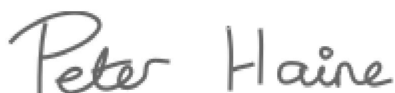
The proposals require the removal of four trees but allow for the retention and protection of key trees both on-site and off-site. The mitigation planting strategy will be developed in coordination with the appointed BNG consultant, ensuring compliance with BNG requirements before planning submission. With appropriate tree protection and agreed compensatory planting, the development can proceed with minimal arboricultural impact and a net biodiversity gain.

5. Limitations

- 5.1 ROAVR has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
- 5.2 This Report may not be relied upon by any other party without the prior and express written agreement of ROAVR. The assessments made assume that the land use will continue for their current purpose without significant change. ROAVR has not independently verified information obtained from third parties.
- 5.3 This report, video walkthrough, data tables and raw data remain the copyright of ROAVR until such time as any monies owed are settled in full and the report may be withdrawn at any time.
- 5.4 This report, site visit, plans and conclusions are proportional to the proposals and in some cases a simple plan based impact assessment may be all that is required.
- 5.5 Important - to ensure fair allocation of resources, we allow you ten working days to review the report and issue any feedback, beyond that changes are chargeable.
- 5.6 For references and further information regarding tree survey process visit: <https://www.roavr-group.co.uk/roavr-group/survey/sp-3-arboriculture/>

Should you require any further information, please do not hesitate to contact us at any time.

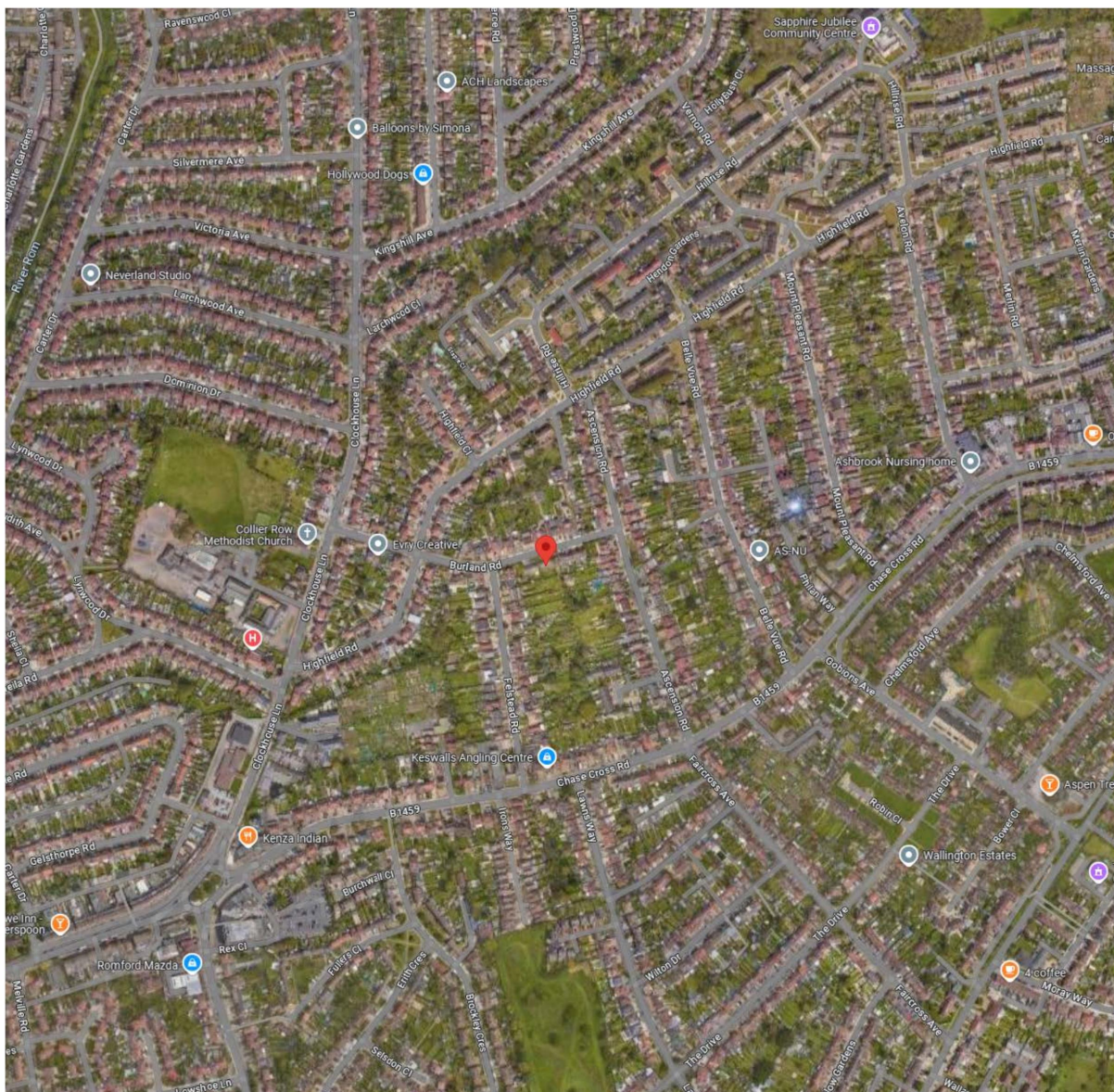
Mr. Peter Haine FDS Arb
Consultant Arborist



ROAVR | GROUP

Prepared by: Peter Haine
Checked by: Matt Harmsworth

Appendix 1 – Site Location



Appendix 2 – Arboricultural Data Tables

Tree Number	Species	Age Class	DBH	Height (crown height)	N	E	S	W	Condition	Life Expectancy	Physical Description	Comments	Managment Recommendations	RPA offset from stem.	Category Rating
T1	<i>Tilia cordata</i> (Small-leaved Lime)	EM	290	9(2.5)	3.5	3.5	3.5	3.5	Good	20+	Roadside tree.	None	None	3.48	B1
T2	<i>Prunus avium</i> (Wild Cherry)	EM	110,170	5(1.5)	3	2.5	2	3	Fair	10+	None	Tree located within hard surface area. Ivy on tree.	None	2.42	C1
T3	<i>Laurus nobilis</i> (Bay)	SM	85,55,90,50	4(1)	3	2	3	3	Fair	10+	None	Tree located within hard surface area. Stem divides at ground level.	None	1.73	C1
T4	<i>Laburnum anagyroides</i> (Laburnum)	Y	80,50,45,75,80,60	4(1)	3	2	2.5	3	Fair	10+	None	Tree located within hard surface area. Stem divides at ground level.	None	1.96	C1
T5	<i>X Cupressocyparis leylandii</i> (Leyland Cypress)	EM	130	6(2)	1.5	1.5	1.5	1.5	Fair	10+	Off site.	None	None	1.56	C1
T6	<i>Prunus avium</i> (Wild Cherry)	EM	140	4(2)	3	2.5	2	2.5	Fair	10+	None	Tree located within hard surface area.	None	1.68	C1
T7	<i>Betula pubescens</i> (Downy Birch)	EM	150	3(1)	2	2	2	2	Fair	10+	None	None	None	1.8	C1
T8	<i>Prunus avium</i> (Wild Cherry)	SM	90	3.5(2)	1.5	1.5	1.5	1.5	Fair	10+	None	None	None	1.08	C1

Key to Arboricultural Data Tables

Tree Number	Reference no. T1, T2 etc. for trees; H for hedgerows; G for Groups and W for woodlands.
Species	Tree species <i>Fagus sylvatica</i> ; <i>Quercus robur</i> - Latin names.
Age Class	The estimated age class of the tree (relative to species) Y - Young SM - Semi-mature EM - Early-mature M - Mature OM - Over-mature or V - Veteran
Height (Crown Height)	Height of the tree in metres. (Height of the crown above ground level in metres)
Number of Stems	Number of clear stems above 1.5 metres
Diameter at Breast Height	Diameter of stem (mm) at breast height (1.5 metres above ground).
Crown Spread (N, S, E, W)	The maximum spread of the tree's canopy measured from the stem in four directions (North, East, South, West).
Life Expectancy	Estimated safe, usable life expectancy.
Physical Description	Details of tree type, quality, location etc
Comments	Any comments or remarks recorded by the surveyor
Management Recommendations	Recommendations (regardless of the development proposals if available) for removal, retention and/or remedial arboricultural works.
RPA offset from stem	Radius of the root protection area measured in metres
Category Rating	Tree categorisation based on section 4.5 of BS 5837 (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, or young trees with a stem diameter below 150mm U – Trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years Subcategories: 1: Mainly arboricultural & aesthetic qualities 2: Mainly landscape qualities 3: Mainly cultural values, including conservation

Appendix 3 – Arboricultural Plans

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.
All rights reserved.

BURLAND ROAD

12

14

16

T1-B1

T2-C1

T3-C1

T4-C1

T5-C1

T8-C1

T7-C1

T6-C1

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.
- BS 5837:2012 Root Protection Area



Drawing Title
Tree Constraints Plan

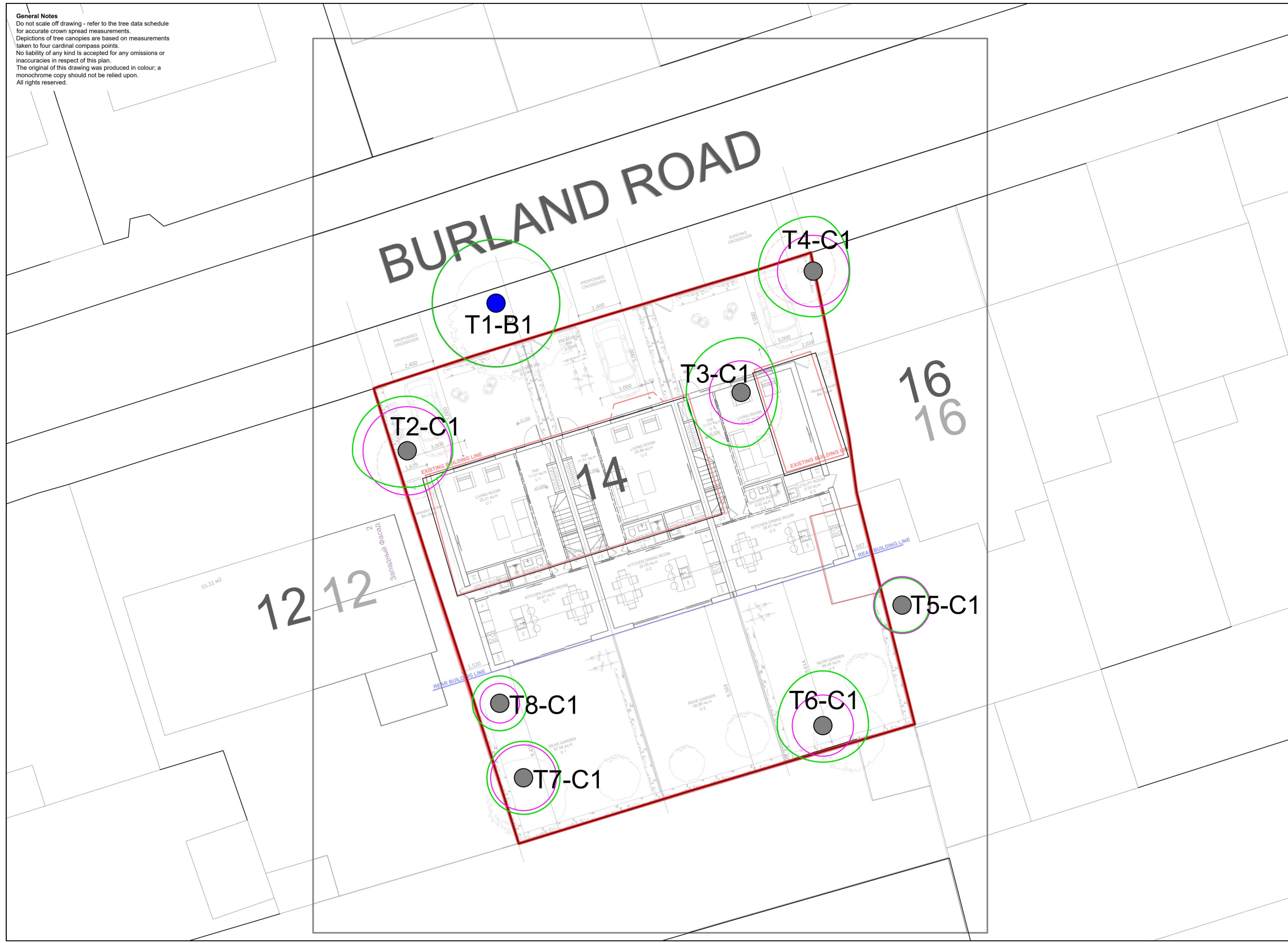
Client
Vitality Contractors Ltd

Site/Project
14 Burland Road,
Romford RM5 3RD

Scale/Sheet 1:200 @ A3	Date 07/03/2025		
Drawing No 25_5837_02_36	Rev 2	Drawn By PH	Chk'd By MH

ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302

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.
All rights reserved.



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.

BS 5837:2012 Root Protection Area

1:200
0 8m

Drawing Title			
Tree Assessment Plan			
Client			
Vitality Contractors Ltd			
Site/Project			
14 Burland Road, Romford RM5 3RD			
Scale/Sheet		Date	
1:200 @ A3		02/04/2025	
Drawing No	Rev	Drawn By	Chk'd By
25_5837_02_36	4	PH	MH

ROAVR Group, Marr House
Beechwood Business Park, Inverness, IV2 3BW
www.roavr-group.co.uk
support@roavr-group.co.uk
01463 667302