ARBORICULTURAL STATEMENT

15 Burntwood Avenue, Emerson Park
Planning Application
Stephensons Drawing Ref: 26-080/07 Rev B

1. Introduction

This statement has been prepared in response to the Local Planning Authority's request for further information regarding the protected trees situated close to the eastern boundary of the application site.

It should be read in conjunction with the submitted planning drawings, which identify the relationship between the existing and proposed dwelling and the established boundary trees.

The proposed development has been designed specifically to retain and protect the principal mature trees along the boundary.

2. Existing Trees

A group of established trees is situated along the eastern boundary of the site and is understood to be subject to a Tree Preservation Order.

The group predominantly comprises mature coniferous trees forming an established landscape screen between the application site and the adjoining property.

The principal mature trees forming this boundary group are to be retained.

A small number of subordinate conifers within the group are proposed for removal. These do not form the principal mature structure of the boundary planting. Supplementary planting is proposed between the retained trees to reinforce the existing screening between the properties. The submitted drawing records the intention to retain the main boundary trees and provide additional planting.

3. Relationship of the Development to the Trees

The proposed building is positioned approximately 9 metres from the trunks of the nearest principal trees.

There is therefore a substantial physical separation between the principal tree stems and the proposed building works.

The land surrounding and between the trees has also historically been associated with the existing residential development and includes areas of existing hard surfacing.

The proposed development does not therefore involve constructing immediately adjacent to the principal tree trunks or wholesale excavation through the tree group.

4. Foundation Construction

Notwithstanding the separation from the trees, a precautionary construction method is proposed for that part of the development closest to the protected tree group.

The foundations will be piled rather than constructed using conventional continuous trench foundations.

The upper soil will be carefully reduced where required to establish the position of significant roots. Pile positions can then be locally adjusted where necessary to avoid damage to significant roots.

The ground beam will span between the piles, thereby substantially reducing the amount of excavation required when compared with conventional strip foundations.

The submitted drawing confirms the proposed piled approach, careful exposure of significant roots and adjustment of pile positions where required.

5. Protection During Construction

The retained trees will be protected throughout the construction period.

The following measures will be adopted:

- Suitable protective fencing will be provided to prevent construction activity unnecessarily encroaching towards the retained trees.
- No building materials, spoil, fuels or chemicals will be stored within the protected tree area.
- No changes in ground level will take place within the protected area other than controlled works specifically required for the approved construction.
- Significant roots encountered during the foundation works will be retained wherever reasonably practicable.
- Pile positions will be adjusted where necessary to avoid significant roots.
- Excavation in close proximity to identified roots will be undertaken carefully and by hand where appropriate.
- Construction access will be kept away from the tree group.
- Scaffolding adjacent to the protected area will be erected in a manner which avoids unnecessary excavation or ground compaction.

The submitted scheme specifically provides for access to the proposed dwelling from the opposite side of the site, avoiding the need for construction access through the tree area.

If required, the precise details of tree protection fencing and scaffolding can be agreed with the Local Planning Authority prior to commencement of the relevant works.

6. Proposed Tree Removal and New Planting

No principal mature tree forming the established boundary screen is proposed for removal.

Only the smaller subordinate conifers identified on the submitted drawings are proposed for removal.

Supplementary planting will be introduced between the retained trees to reinforce the boundary screening and provide a satisfactory long-term landscape treatment.

The precise species, sizes and planting specification can, if required, be agreed with the Local Planning Authority by condition.

7. Arboricultural Assessment

The proposed development has been designed around the retention of the principal protected trees.

The important factors are:

- the proposed dwelling is approximately 9 metres from the nearest principal tree trunks;
- the principal mature boundary trees are retained;
- piled foundations are proposed in the area closest to the trees;
- pile positions can be adjusted to avoid significant roots;
- the amount of ground excavation close to the trees is substantially reduced;
- construction access is kept away from the tree group;
- measures will be used to prevent compaction, storage and unnecessary disturbance around the retained trees; and
- supplementary planting will reinforce the existing boundary vegetation.

The approach follows the relevant principles of BS 5837: Trees in relation to design, demolition and construction, namely the retention of important trees and the adoption of a construction methodology which minimises disturbance to the trees and their rooting environment.

8. Conclusion

The existing protected trees have been taken into account as an integral part of the design of the proposed development.

There is substantial separation between the proposed dwelling and the principal tree trunks and the development does not require removal of the principal mature trees.

The use of piled foundations, local adjustment of pile positions where roots are encountered, controlled construction access and appropriate tree protection measures will minimise the potential for disturbance to the retained trees.

The limited tree removal proposed relates only to subordinate conifers and supplementary planting will reinforce the established landscape screen.

It is therefore considered that the proposed development can be undertaken without unacceptable harm to the retained protected trees or the established landscape character of the site.