Arboriculture Implications,

Proposed replacement of holiday lets with new dwellings

The YachtClubat Brandy Hole Kingsmans Farm
Road
Hullbridqe
Essex
SS5 6QB

For : Mr L Knifton

Applicant:Mr. L. **Knifton**.
Agent:Neo Archititects, Thornacre, 173 Barnet Road, EN5 3JZ.

Application Address:

The Yacht Club at Brandy **Hole**, **Kingsmans** Farm Road, **Hullbridge**, Essex. SSS **6QB**.

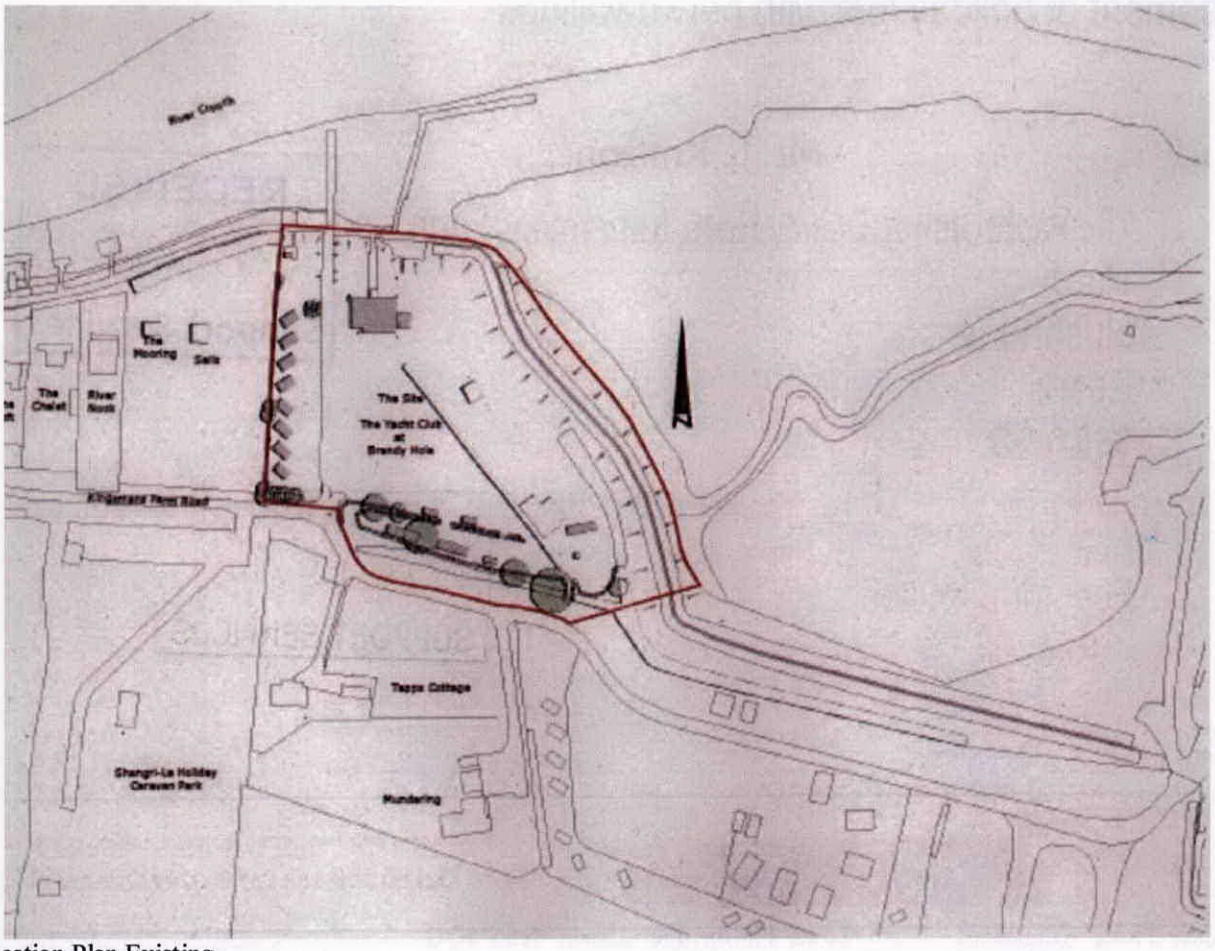
Application Description:

Proposed **Replacement** Holiday **Chalets** dwellings within the curtilage of The Yacht Club at Brandy Hole, Kingsmans Farm **Road**, Hullbridge, Essex. SSS 6QB.

ASSESSMENT

Physical:

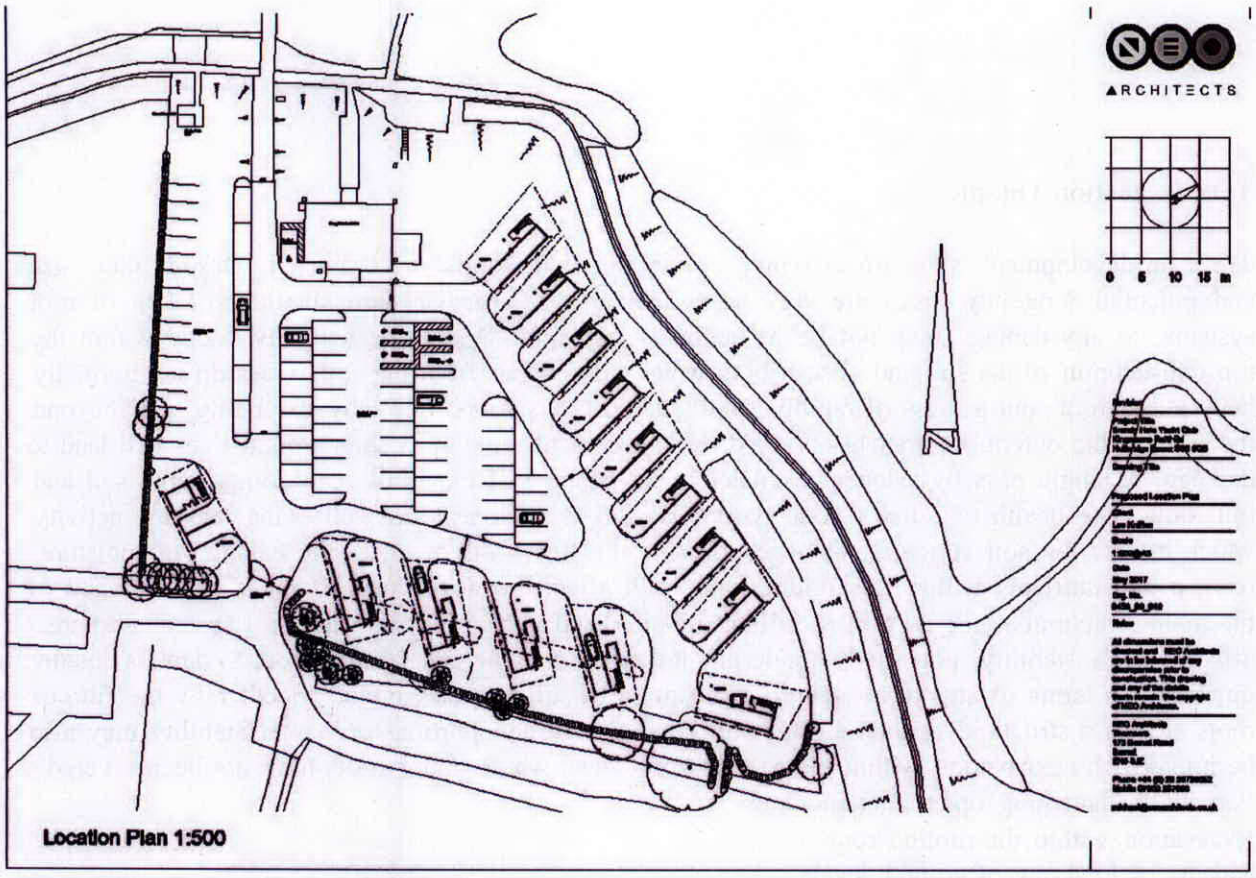
The site of the proposed application is located off Kingsmans Farm Road in the village of Hullbridge in the county of Essex. The overall application site area is approximately 1.2154 hectares. The site forms part of an existing established village settlement. The property also lies within the designated Rochford District Council Adopte Replacement Local Plan area.



cation Plan Existing

Arboriculture Implications.

The following information is submitted in accordance with the National Standard Planning Application Forms (JAPP), Applications for Full Planning Permission. Town and Country Planning Act 1990 and local planning authority requirements. BS 5837:2005-Trees in Relation to Construction



Construction and Arboriculture Implications.

During Construction:

Ensure that all trees outside the construction area are properly protected in accordance with BS5837, i.e. by first calculating the Root Protection Area (RPA), and then by erecting suitable protective fencing. RPA = 12 x stem diameter at 1.5m above ground level.

Erect Heras fencing on scaffolding poles around the protection zone, as recommended in BS5837:2005. Ensure the site supervisor understands the council's requirements in respect of tree protection.

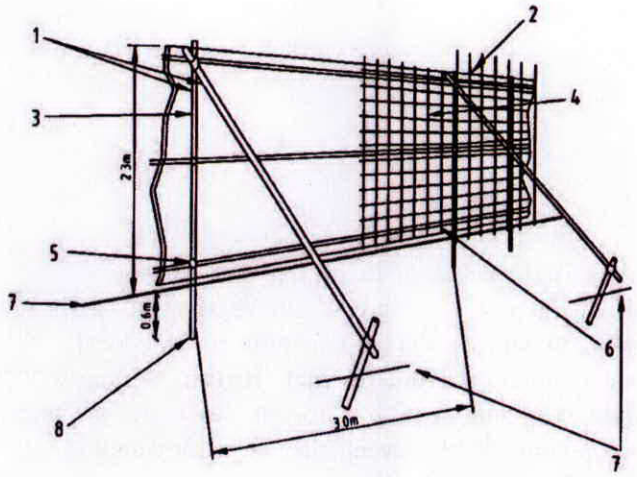
The site supervisor should seek advice from the local councils tree officers if they are unsure of the local requirements.

Tree Protection On site:

Trees on development sites are extremely vulnerable and should be protected. Despite their size and potential longevity, trees are very easily damaged. Particular care should be taken of root systems, as any damage may not be immediately apparent. Roots are generally found within the top 600-900mm of the soil and absorb both water and oxygen from the soil. Trees do not normally have a 'tap root' but a mass of rapidly subdivided fibrous roots, normally extending well beyond the edge of the outermost branches. Any disturbance of or digging in soils around trees will lead to damage. A single pass by a loaded vehicle, or the storage of materials, can compact the soil and kill roots. The health of a tree's root system is vital to its long term well being and any activity which affects the soil structure, damages or kills the fine roots or alters the balance of moisture, oxygen and nutrients within the rooting zone, will affect the whole tree. Damage or severance of the main structural roots, as well as killing off the distal portions of the fine root system may also affect a tree's stability, potentially rendering it dangerous. The fine, fibrous root system is equally important in terms of structural stability. The mass of soil particles bound together by the fibrous roots creates a structural counter balance to the above ground portions of a tree. Stability may also be impaired by excavation within the rooting zone, even where major roots have not been severed.
Potentially damaging operations include:
Excavation within the rooting zone.
Raising or lowering of ground levels.
Compaction of the soil by construction works, the passage of site machinery and by the storage of materials and spoil.
The dumping or spillage of toxic materials.
The installation of impermeable surfacing.
Direct damage to trunks and branches by construction vehicles.
Fires built closer than 20 metres from the base of any tree.
Vehicles can easily damage the trunks, limbs and branches of trees. The crown of a tree should be lifted (i.e. lower branches removed) if tall vehicles or high loads are likely to pass within crown spread. All work to trees should be carried out in accordance with British Standard 3998 (1989): 'Recommendations for Tree Work'.

Protective Fencing :

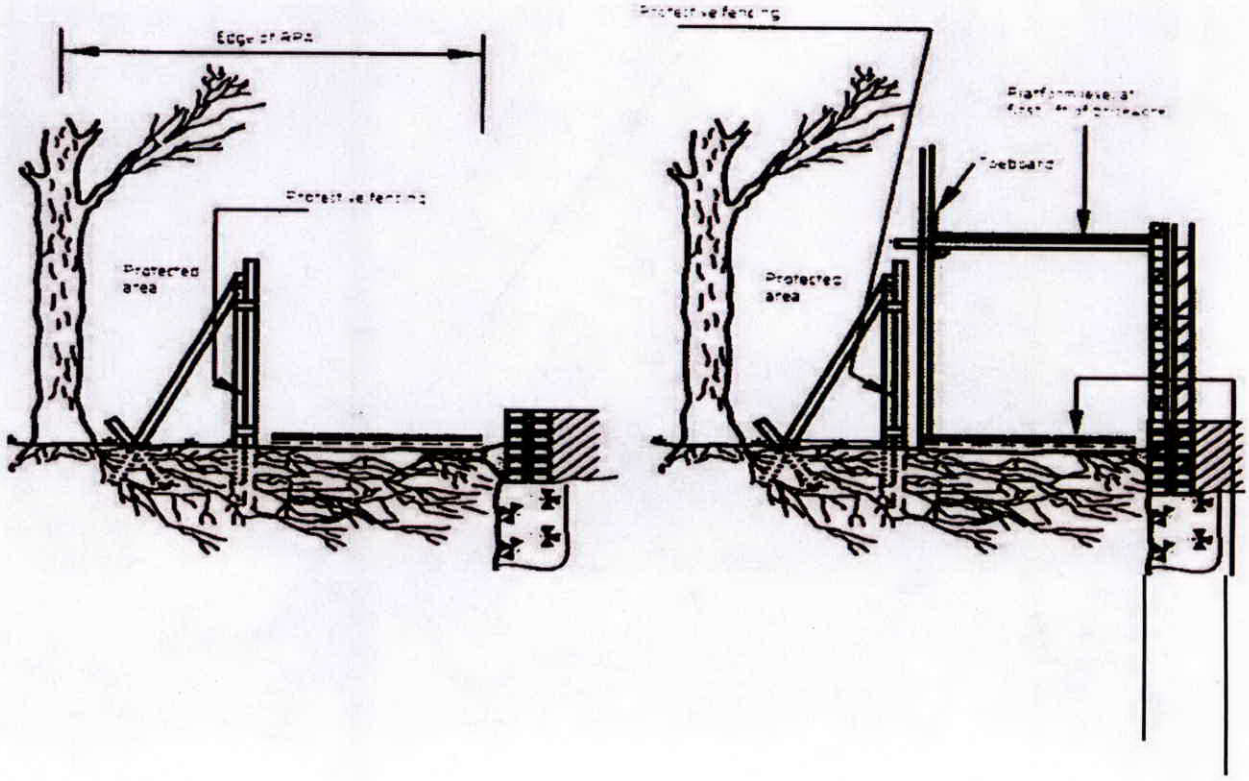
Before any construction activity takes place on site, protective fencing should be erected around all trees shown to be retained on the plans. If it is more appropriate for agreed felling or other tree surgery work to take place before the fencing is in place, measures should be taken to protect any trees to be retained, including their root systems. No development or other operations may take place until all preparatory works required are in place. The protective fencing should be erected below the outermost limit of the branch spread, or at a distance equal to half the height of the tree, whichever is greater. Alternatively, a person qualified in Arboriculture may determine the location of fencing in accordance with Table 2 of British Standard 5837 (2005). The protective fencing should be appropriate for local conditions and the building activity taking place, but should normally comply with the BS5837, Heras fencing attached to a fixed scaffold framework. Trees of particularly high amenity value in areas close to construction activity or particularly sensitive to damage may require more substantial fencing and/or ground protection. The protective fencing should be retained intact for the full duration of the development and not re-positioned or removed without the prior written approval of the Local Planning Authority. The area within the fencing should be safeguarded and should remain undisturbed until the development is completed. No materials should be stored, services dug or vehicles routed through, the protected area. See following diagrams.



BS 5837:2005 - Protective barrier

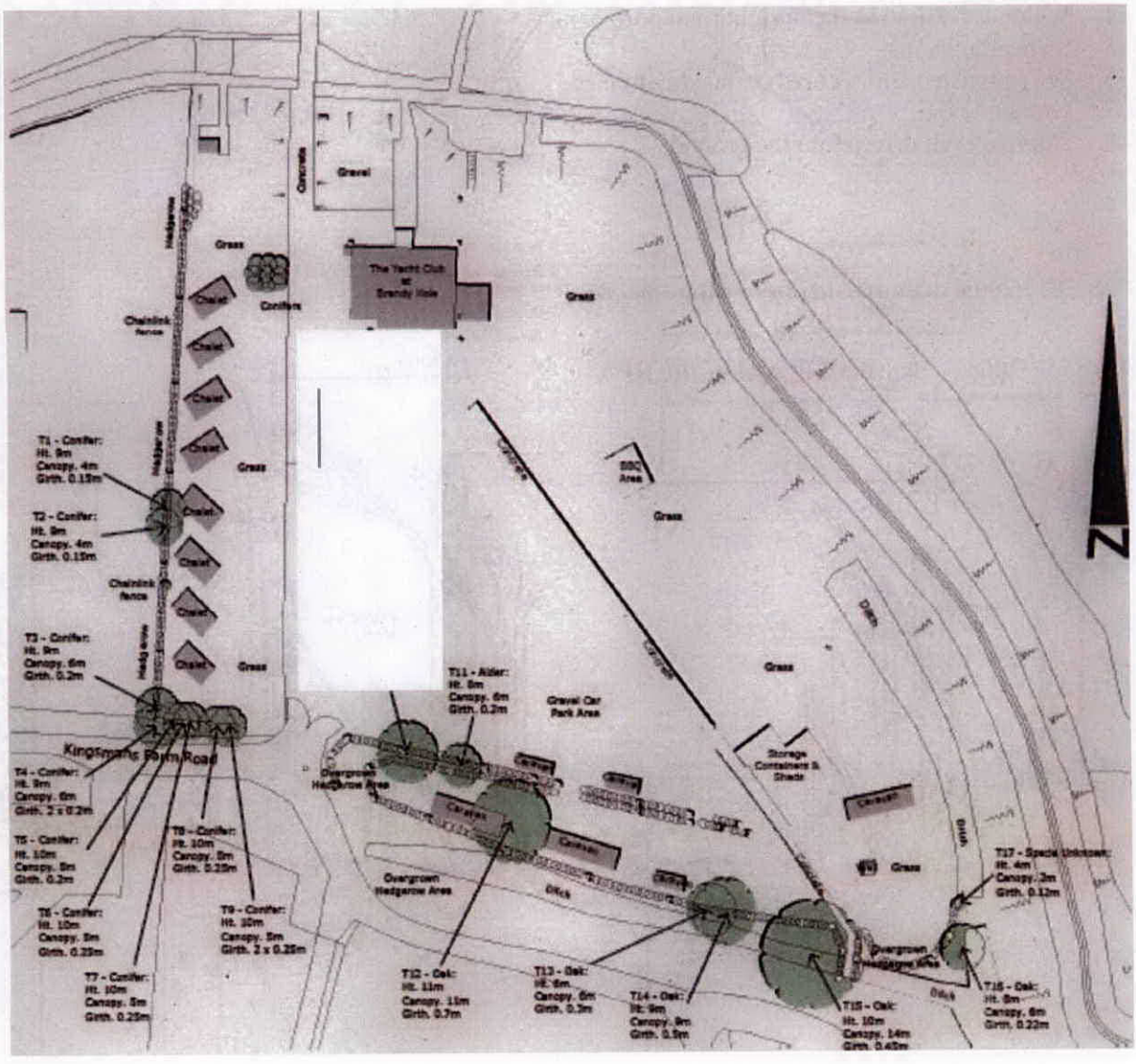
1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffolding clamps
4. Weldmesh wired to the uprights and horizontals
5. Standard clamps
6. Wired twisted and secured on inside of fence
7. Ground level
8. Approx 0.6m driven into the ground

BS 5837:2005 - Scaffolding within the RPA



Existing Trees

All existing trees and hedgerows shall be retained unless shown to be removed on the proposed drawings 0458_00_021. All trees and hedgerows on and adjoining the site shall be protected from damage as a result of works on site to the satisfaction of the local planning authority in accordance with its guidance notes and the relevant British Standards. All existing trees and hedgerows shall be monitored and recorded for at least five years following the completion of the proposed development. In the event that any trees and/or hedgerows (or their replacement's) die, are removed, destroyed, fail to thrive or become otherwise defective during such a period, they shall be replaced during the first planting season thereafter. All/any tree work shall be carried out in accordance with BS 3998.



New Planting

All new tree and hedgerow planting shall be as shown on the proposed drawings 0458_00_021 All proposed tree and hedgerow planting shall be monitored and recorded for at least five years following the completion of the proposed development. In the event that any tree and/or hedgerow planting die, are removed, destroyed, fail to thrive or become otherwise defective during such a period, they shall be replaced during the first planting season thereafter. All/any tree work shall be carried out in accordance with BS 3998.