

OMC Associates

Arboricultural Survey for Development

CLIENT:	Richard Foster
CONTACT:	Graham Jolley
SITE:	87 Rayleigh Avenue, Leigh-on-Sea, Essex
CLIENT REF:	
OUR REF:	0443SvD/CJO/0901
INSTRUCTION REC'D:	8 January 2009
DATE OF REPORT:	9 January 2009

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1.0 INTRODUCTION

1.1 Brief

We are instructed by Graham Jolley on behalf of Richard Foster to provide a tree survey to assist a planning application for a proposed residential development.

1.2 Scope of report

To provide a tree survey, that is consistent with the most recently revised version of the British Standard on this subject, "Trees in relation to construction", BS 5837 (2005).

1.3 Documents

A topographical survey of the site that shows the proposed development has been provided.

1.4 Site Description

The site is a level area comprising a mature garden with a detached house located in the middle of the plot.

Trees of mixed age and of varying species are located predominantly on the periphery of the site.

1.5 Proposed development

It is proposed that the existing dwelling will be demolished to allow for the construction of four detached dwellings.

2.0 Trees

2.1 Trees data

Dimensions relating to height, crown spread (at four cardinal points where considered necessary), girth at 1.5m as well as age class, structural and physiological condition and BS 5837 (2005) category are noted.

The inspection assesses the height of the crown and suitability to develop near to it.

Though not a detailed assessment of the health of the tree, clear faults are noted.

Numerous mature shrubs/shrubberies currently exist on the site but this report is restricted to identification of trees.

Tree management recommendations are not part of the remit of this report. This would be provided in an arboricultural method statement.

2.2 Trees and the law

This report does not formally identify whether planning restrictions apply to the trees.

These may include:

- 1) Tree Preservation Orders
- 2) Conservation Area (this has major implications for any tree-work).
- 3) Planning Conditions related to trees and landscape management

Please note that no works around trees should be carried out without the approval of the Local Planning Authority if any such restriction exists (since it is likely to incur large fines) unless planning permission has been granted that indisputably necessitates the removal or facing back of any of these tree. This, however, would not extend to severing of roots of trees shown to be retained on the approved drawings.

Section 197 of the Town & Country Planning Act 1990 states that it shall be the duty of the local planning authority to ensure whenever it is appropriate, that in granting planning permission, adequate provision is made, by the imposition of conditions, for the preservation or planting of trees” Even when no specific legal protection exists it may be necessary to obtain a felling license if the volume of timber removed exceeds felling license quotas. The Forestry Commission administers the felling licenses under the Forestry Act 1967

Para. 47 of Planning Policy Guidance 9 Nature Conservation states that the presence of a protected species is a material consideration in considering a planning application which, if implemented would be likely to result in harm to the species or habitat.

The Wildlife & Countryside Act 1981, the Conservation (Natural Habitats etc.) Regulations 1994 and the Countryside.

2.3 Tree Schedule

ID No	SPECIES	HEIGHT (m)	DIA. AT 1.5M	HEADRM. BELOW CROWN	CROWN RADIUS (m)				AGE CLASS	LIFE EXPECTANCY	CONDITION (STRUCTURAL)	FORM	CONDITION (PHYSIOLOGICAL)	B.S. CAT
					N	S	E	W						
T1	<i>Betula pendula</i> Silver Birch	11.1	34	Y	3.2	2.9	3	2.9	Early mature	>40	Good	Good	Good	A
T2	<i>Laurus nobilis</i> Bay	6.3	M/S	N	1.8	1.8	1.8	1.8	Early mature	>40	Good	Good	Good	C
T3	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	9.1	27	N	1.2	1.2	1	1.4	Early mature	>40	Good	Very Good	Good	A
T4	<i>Picea abies</i> Norway Spruce	7.5	15	Y	2.6	1.7	0.5	2	Early mature	>40	Good	Fair	Fair	C
T5	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	6.2	16	N	2.3	1	1	1	Semi mature	>40	Good	Fair	Good	C
T6	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	8.9	26	N	1.9	1	1.1	2.1	Early mature	>40	Good	Fair	Good	C
T7	<i>Picea abies</i> Norway Spruce	9.2	25	Y	2.2	2	2.1	2.1	Early mature	>40	Good	Fair	Good	C
T8	<i>Cupressocyparis leylandii</i> Leyland Cypress	10.2	M/S	Y	1.6	1.7	1.5	1.5	Semi mature	>40	Good	Very Good	Good	A
T9	<i>Betula pendula</i> Silver Birch	10.2	35	Y	2.6	2.4	3.2	2.4	Semi mature	20-40	Good	Good	Good	A
T10	<i>Malus domestica</i> Edible apple	10.1	25	N	1.4	1.4	1.4	1.4	Early mature	>40	Good	Good	Good	C
T11	<i>Crataegus monogyna</i> Hawthorn	4.0	M/S	N	1	1	1	1	Mature	>40	Good	Poor	Good	C
T12	<i>Taxus baccata</i> Yew	2.1	M/S	N	2	0.5	1.4	1	Early mature	>40	Good	Fair	Good	B
T13	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	13	M/S	N	1	1	1	1	Mature	>40	Fair	Fair	Fair	C
T14	<i>Quercus robur</i> English Oak	13.5	25	Y	3.2	5.2	3.8	3.7	Early mature	>40	Good	Good	Good	B
T15	<i>Quercus robur</i> English Oak	10.5	45	Y	3	3.4	1	3.5	Early mature	>40	Fair	Fair	Good	A

16	<i>Castanea sativa</i> Sweet Chestnut	11.5	43	Y	3.2	4.9	3.1	4.1	Early mature	>40	Good	Very Good	Good	A
17	<i>Ilex aquifolium</i> Holly	6.5	M/S	N	2.3	2.3	2.3	2.3	Mature	20-40	Good	Good	Good	B
18	<i>Acer pseudoplatanus</i> Sycamore	9.0	36 & 33	3	4.3	4.3	4.3	4.3	Mature	>40	Fair	Fair	Fair	B
19	<i>Ilex aquifolium</i> Holly	4.0	M/S	N	2.5	2.5	2.5	2.5	Early mature	>40	Good	Fair	Good	C
20	<i>Prunus laurocerasus</i> Laurel	3.9	M/S	N	3.1	3	2.6	2	Mature	20-40	Fair	Fair	Good	C
21	<i>Laburnum</i> spp. Laburnum	4.1	19	Y	1.6	2.1	2.1	1.7	Early mature	20-40	Poor	Fair	Fair	R
22	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	10.5	23	N	1.7	1.7	1.7	1.7	Early mature	>40	Good	Very Good	Good	A
23	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	5.0	M/S	N	1.7	0.5	1	0.9	Semi mature	10-20	Good	Poor	Fair	B
24	<i>Thuja orientalis</i> Chinese Thuja	6.9	M/S	N	2	2.5	2.3	2.0	Early mature	10-20	Good	Poor	Fair	C
25	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	7.1	N/A	N	0.5	0.5	1.5	0.5	Semi mature	10-20	Good	Poor	Fair	C
26	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	4.9	N/A	N	0.5	1	1	0.5	Semi mature	10-20	Good	Poor	Fair	C
27	<i>Thuja orientalis</i> Chinese Thuja CV	5.3	M/S	N	0.8	0.8	0.8	0.8	Early mature	10-20	Good	Fair	Fair	R
28	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	3.1	N/A	N	0.4	0.4	0.4	0.4	Early mature	10-20	Good	Fair	Fair	C
29	<i>Cupressocyparis leylandii</i> Leyland Cypress	11.0	M/S	N	2.2	2.2	2.2	2	Early mature	10-20	Good	Poor	Fair	C
30	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	5.8	15	N	1	1	1	0.9	Semi mature	10-20	Good	Poor	Fair	C
31	<i>Chamaecyparis lawsoniana</i> Lawson cypress cultivar	5.8	15	N	1.2	1.2	1.3	0.9	Semi mature	10-20	Good	Poor	Fair	C
32	<i>Crataegus monogyna</i> Hawthorn	7.0	M/S	N	3.8	2	3	3	Mature	20-40	Fair	Fair	Fair	B

33	<i>Quercus robur</i> English Oak	8.4	25	N	3.3	3.6	3	3.3	Semi mature	>40	Good	Very Good	Good	A
34	<i>Crataegus monogyna</i> Hawthorn	5.0	M/S	N	2.6	2.7	3.1	2.1	Mature	10-20	Poor	Poor	Fair	C
35	<i>Quercus robur</i> English Oak	13.0	17 & 17	Y	3.9	1.5	2.8	1.0	Early mature	>40	Good	Good	Good	B
36	<i>Quercus robur</i> English Oak	13.0	23	Y	2	2	2	0.5	Early mature	>40	Fair	Fair	Fair	B
37	<i>Quercus robur</i> English Oak	13.0	23	Y	2	2	0.5	2	Early mature	>40	Fair	Fair	Fair	B
38	<i>Quercus robur</i> English Oak	14.5	2@40+	Y	5.5	2.6	5.0	2.8	Mature	>40	Fair	Fair	Good	B
39	<i>Cupressocyparis leylandii</i> Leyland Cypress	4.2	N/A	N/A	0.3	0.8	0.8	0.2	Semi mature	>40	Fair	Poor	Poor	R
40	<i>Cupressocyparis leylandii</i> Leyland Cypress	4.2	N/A	N/A	0.4	0.8	0.8	0.2	Semi mature	>40	Fair	Poor	Poor	R
41	<i>Pinus nigra</i> Austrian Pine	16	50*	N/A	5	4.5	4	3	Mature	>40	Fair	Fair	Good	A
42	<i>Pinus nigra</i> Austrian Pine	16	50*	N/A	5	4	3	5	Mature	>40	Fair	Fair	Good	A

See Appendix 2 for definitions

2.4 Summary of trees

There is a range of tree species identified on site in varying conditions and ranging from young mature to mature. The trees identified are almost all located on the periphery of the site.

The most notable trees, noted because of their high amenity value, maturity and potential to enhance the development, include the silver birches T1 & T9, the cypresses T22, T3 & T8 (just off the site), the cluster of oaks in the northern corner, the sweet chestnut T16 and, located within the property to the north, the Austrian pines T41 & T42.

T18 is a mature and well balanced, mature sycamore that, though not in absolutely perfect condition, warrants retention because of its frontage location.

Numerous conifers are noted, predominantly being Lawson cypress cultivars, which individually do not have significant merit but are healthy and, as a group, provide evergreen screening. These include T23 – T31 and those along the south-west boundary.

Removal of those along the frontage, subject to carefully considered appropriate replacement planting, can be an option.

To the front of the site is a fine young mature oak tree T33 that should develop into a fine specimen.

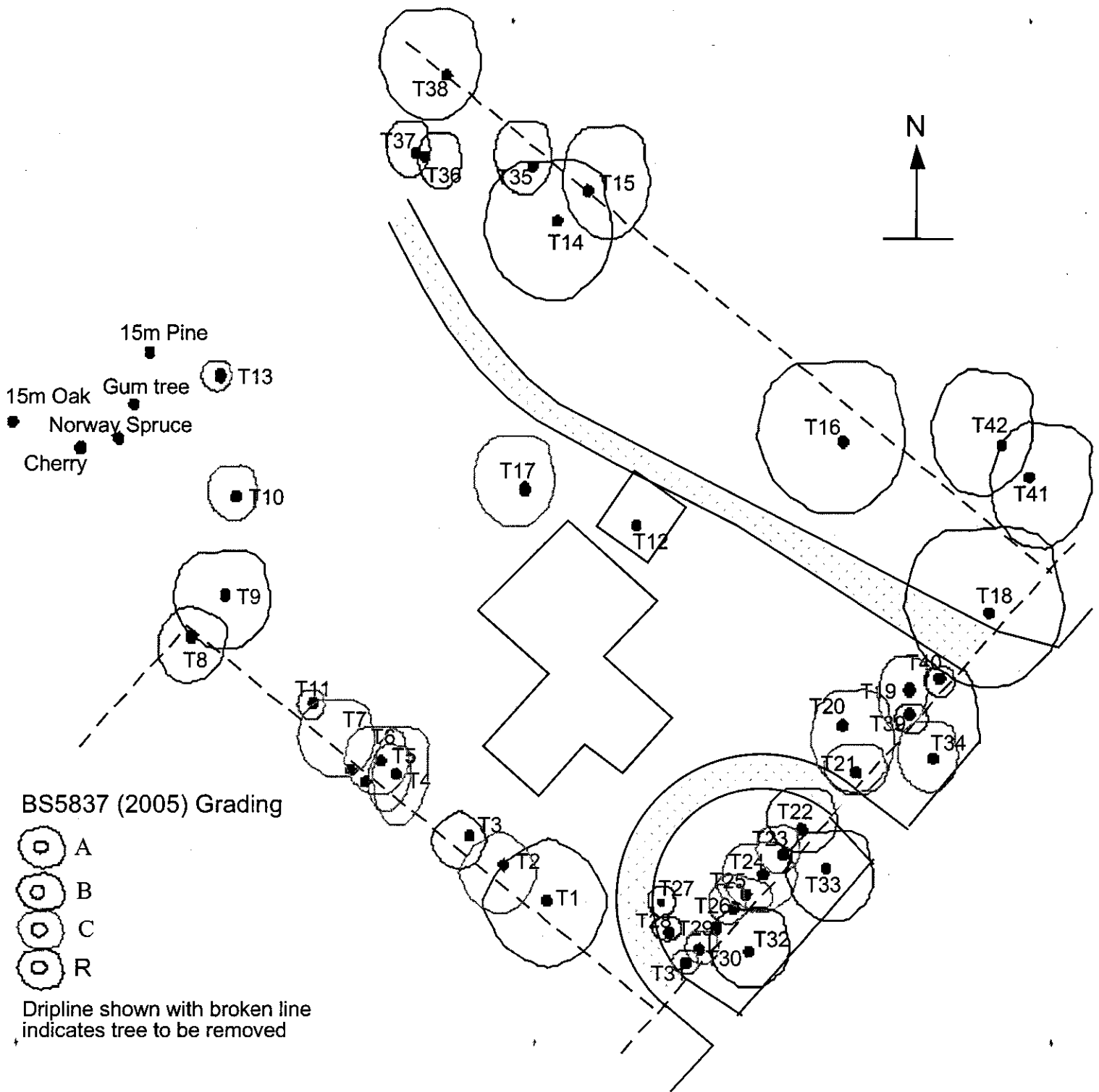
The two hawthorns T32 & T34 are mature trees to the front of the site. T32 is a significantly better and characterful specimen. T34 has suffered from poor indiscriminate treework in the past but should certainly be retained subject to formative, careful tree surgery.

2.5 Impact of development on trees

This report is essentially a survey and assessment of trees on and near to the site and does not represent an arboricultural impact appraisal. This cannot be achieved without all the details of the development and, moreover, should accompany and support the arboricultural method statement but initial observations of the proposal would suggest that those trees graded as "B" or above need not be removed.

It should, however, be stressed that several trees, namely T9, T12, T14, T16, T18 & T33 would be at risk unless very careful and specific measures are implemented. These constitute some of the best trees on the site.

APPENDIX 1 - SITE PLAN



OMC ASSOCIATES Tel: 01223 842253			
Client Ref.	Date	Drawing No.	Revised
N/A	9 January 2009	0443sv/CJO/0901	
Site		Our Ref.	Scale
87 Rayleigh Avenue, Leigh-on-Sea, Essex		0443sv/CJO/0901	N/A

APPENDIX 2 – KEY FOR TABULATED TREE DETAILS

Prefix:	T – Tree S – Shrub/Climber TG/SG – Group/Hedge of Trees or Shrubs
a.:	N/A = Tree less than 10cm (for shrubs: young, semi-mature or mature) * = Estimate
Age Class:	<p>Young - Generally less than 10 years old and high life expectancy</p> <p>Semi-mature - Within first 30% of life expectancy and significant growth to be expected</p> <p>Early-mature - Typically 30-60% of life expectancy, full size almost reached</p> <p>Mature - Typically 60% or more of life expectancy, full size reached with very gradual, slight further increases in size</p> <p>Veteran - A stage of development where intervention/management may be required to ensure the tree remains safe</p> <p>Over-mature - Where a tree is so senescent that management is not worthwhile</p>
Life Expectancy:	How many years before tree likely to need removing <10, 10-20, 20-40, >40
Crown Radius:	Where crown is symmetrical only one dimension is given for the diameter
S. Category:	<p>A - Those of high quality and value i.e. make a substantial contribution</p> <p>B - Those of moderate quality and value i.e. might be included in cat. "A" but slightly impaired</p> <p>C - Those of low quality and value i.e. adequate to remain until new planting is established or young tree with a stem diameter < 150mm</p> <p>R - Those of such poor condition that any existing value would be lost within 10 years</p>
Physiological Condition:	<p>Good - Healthy tree with no symptoms of significant disease</p> <p>Fair - Some disease noted and/or vitality is below what would be expected</p> <p>Poor - Significant disease noted and/or very low vitality</p> <p>Very Poor - Tree is dying</p>
Structural Condition:	<p>Good - No significant structural defects</p> <p>Fair - Defects noted but not sufficient to warrant immediate work</p> <p>Poor - significant defects. Monitoring and/or remedial works required</p> <p>Very Poor - Significant defects requiring immediate work or tree removal</p>
Form:	<p>This is included to assist in determining the amenity value of a tree based on appearance alone. There may be no obvious structural or physiological defects but because of poor form for the species it has little merit.</p> <p>Very Good - Excellent shape for the species</p> <p>Good - Very slightly asymmetric but likely to grow into "Very Good" category</p> <p>Fair - A form that may right itself but nonetheless is recognizable as typical of the species and has some individual merit</p> <p>Poor - Poor, asymmetric tree that may have no other apparent faults but has little aesthetic merit as an individual tree (but may have merit as part of a group)</p>
Crown Height Constraint:	<p>Height of the crown from ground level. A useful indicator to determine the practicality of developing below the crown. Rather than a measurement, a simple Y (Yes) or N (No) or N/A is provided. The yardstick is 2.6m or more.</p> <p>Y - Potential to develop below the dripline with either no treework or removal of limbs that will not adversely affect the health and appearance of the tree.</p> <p>N - No scope to develop below the dripline of the tree</p> <p>N/A - Tree to be removed (or beyond development operations)</p>
Treework:	<p>This is necessarily kept general at this stage since the report is not a tree-work specification. It indicates:</p> <p>H - High priority. For trees to be retained and where work required to make safe*</p> <p>L - No urgent work required but would benefit from a crown clean or some other intervention</p> <p>N - No treework identified as necessary in the foreseeable future</p> <p>R - Remove – tree identified to be removed because "R" category tree</p>

*** NB This survey does not represent a detailed hazard assessment of trees**