

7 MIDDLETON ROAD, FELPHAM

TREE RETENTION AND PROTECTION PLAN ARBORICULTURAL ASSESSMENT

Arboricultural Impact Assessment Report

Introduction

The following report describes the existing site at 7 Middleton Road, Felpham, the nature of the development proposals and the relationship and impact of the proposed development upon the existing trees within the proximity of the proposed development.

Existing Site

The development site relates to part of the rear garden to 7 Middleton Road, Felpham. There are a number of trees along the eastern boundary with 9 Middleton Road. Two medium aged trees are in very close proximity to the location for the proposed new dwelling.

The existing trees within and adjacent to the site boundary of the development site have been surveyed and recorded; the impact of the proposed development on the existing trees has also been indicated within the drawing *Sheet 7 — Tree Protection*.

Proposed Development

The development proposals comprise the erection of a detached dwelling along with the demolition of the existing large outbuilding which occupies the full width of the rear of the plot. The house is located close to the boundary trees. The existing outbuilding abuts the rear of the two trees.

Tree Removal

The proposals include the removal of one tree, a birch.

Impact Assessment and Tree Protection

There is one immature tree lying just outside the site boundary and directly east of the existing outbuilding and slightly north east of the proposed dwelling.

The demolition works of the outbuilding will be undertaken beneath the retained immature horse chestnut and would be within the normal RPA for this tree.

All works within the normal RPA for this tree must be undertaken by hand. It is also critical that good construction practice is implemented both for the demolition works and also for the construction works associated with the new dwelling.

In accordance with BS 5837:2012 - *'Trees in Relation to Design, Demolition and Construction'* Ground Protection Measures and Tree Surgery Works shall be required in order to allow for the viable retention and future development of the retained tree through the construction period.

Mitigation Measures and Precautionary Design

Whilst the default recommendation within BS 5837:2012 - *'Trees in Relation to Design, Demolition and Construction'* is that any proposed structures should be situated outside of any RPA of trees to be retained, where constraints are such that construction justifiably impinges the root protection area, it should be demonstrated that:

- The trees remain viable and that the area lost to encroachment will be less than that which currently exist;
- The soil environment within the RPA be improved with mitigation measures.

The trees shall undergo additional Tree Protection and Ground Protection Measures in accordance with BS 5837:2012 - *'Trees in Relation to Design, Demolition and Construction'*. These shall include Tree Protective Fencing in order to protect the SPA of these trees and guard against any damage to the tree roots.

Ground Protection Measures shall include the employment of a Manual Excavation Method within the areas so indicated on Sheet 7. In addition within the 'Manual Excavation Zone' the new dwelling shall be constructed with either a piled or reinforced raft foundation construction. This is to ensure that trench foundations are avoided in this area. No roots in excess of 25mm shall be cut within this zone.

Conclusion

The existing tree to be retained along the eastern boundary of the proposed development site offers limited amenity value within the current urban context of the site. It cannot be seen from public viewpoints but does provide an amenity for neighbouring properties rear aspects.

All Existing Tree and Ground Protective Measures and Tree Protective Fencing shall be laid out in accordance with that set out on Sheet 7. Clearly demolition of part of the outbuilding has to commence before this fencing can be erected. It is proposed that the western part of the outbuilding be cleared first and then the eastern part can be cleared with rubble being placed on the cleared, western, area. As soon as demolition has been undertaken the protective fencing will be erected.

The impact upon the existing tree within the development site is considered to be mitigated within the development proposals in accordance with BS 5837:2012 - *'Trees in Relation to Design, Demolition and Construction'*.