TWO PROPOSED NEW DWELLINGS
LAND TO NORTH WEST OF NORTH LODGE, CODFORD.

ARBORICULTURAL ASSESSMENT

August 2023

This statement has been prepared in support of the Full Planning Application for the construction of a pair of contemporary dwellings on land to North West of North Lodge, High Street, Codford.

1. INTRODUCTION

1.1 The development proposal is for the erection of two detached contemporary dwellings and the formation of a new access off the High Street. The application site is not within a Conservation Area and there are no Tree Protection

1.2 The position and siting of the dwellings has been designed to accommodate the remaining trees within the application site together with a dedicated nature reserve.

1.3 No further trees will be required to be felled and the remaining trees will be integrated into the gardens. The application site has generally been left to evolve naturally following the division of the land to form the Codford bypass. In order to comply with the owners liability insurance requirements and general health and safety considerations a number of trees have been removed, particularly large trees overhanging the High Street, neighbours boundary and the A36. Consideration was given to nesting birds prior to their removal. Due to the density of trees within the site it was decided not to replace any of the removed trees.

1.4 The remaining trees comprising of field maple, poplar and sycamore are in good condition and do not require any further attention.

1.5 The footprints of the two dwellings have been sited within the remaining trees and generally outside the root protection areas. No impact upon their health is anticipated provided that protective fences are erected and maintained throughout the construction process. No excavation works or underground services are proposed within the RPA's of the retained trees.

1.6 Existing canopies of retained trees are at a sufficient height and clearance from the proposed dwellings or contained within the protective fencing.

2. EVALUATIONS

2.1 This statement should be submitted with the project Planning Application to demonstrate that the implications of the proposals on the remaining trees located on the site have been fully considered.

2.2 The information contained within this statement is provided to :-

a) identify and assess the quality and value of the trees on the site.

b) identify root protection areas for the retained trees.

c) evaluate the likely effects of development activities on the retained trees.

d) provide a tree protection plan and location of protective fencing and areas requiring additional protective measures where required.

2.3 The retained trees were visually inspected from ground level but no internal decay detection devices were used in assessing stem condition.

3. DATA PROVIDED

3.1 A measured survey of the tree locations was carried out and the Tree Schedule records all relevant information appertaining to each individual tree.

3.2 All retained trees have been visually inspected for existing health and only limited maintenance will be required in the future.

3.3 A nominal Root Protection Area for each tree has been calculated and plotted. This is a notional indication of the extent of root activity but actual distribution is unlikely to be symmetrical because of outside influences of hard surfaces, drainage and ground compaction.

3.4 The Tree Protection Plan also indicates the crown spread of each tree.

4. SITE LOCATION AND DESCRIPTION

4.1 The proposed development site extends to an area of 2150 square metres and is located on the Western outskirts of the village of Codford St. Peter. The site is bounded to the North by a 2 metre high stone wall, to the East by the garden of North Lodge, to the West by the nature reserve and to the South by a 3 metre high bund alongside the A36.

4.2 The building plots will be accessed from a no through road and is dominated by 10 mature trees of field maple, poplar and sycamore. The understorey comprises of cleared dense bramble scrub and coppice stumps. The nature reserve retains 13 mature trees.

4.3 The site lies within the Cranbourne Chase AONB.

5. ARBORICULTURAL IMPACT ASSESSMENT

5.1 The development proposals are for the erection of a pair of detached dwellings and the formation of a new access off the no through road.

5.2 The potential arboricultural implications are :-

a) Potential damage to retained trees below ground.

Generally the footprint of the proposed buildings is outside the root protection areas of the retained trees. No impact upon their health is anticipated provided the tree protection fence is installed and maintained for the duration of the construction. No excavation work or underground services are proposed within the root protection areas. If encroachment into the RPA in unavoidable then alternative methods may be required such as hand digging or thrust boring.

The proposed access to the two new dwellings is via individual access points off the road. The existing wall will be removed/adapted to comply with Highway Standards and any part of the

drive/turning circles which fall over RPA will be constructed using a permeable wearing surface over a geo grid, clean angular stone and a geotextile separation fabric.

b) Potential damage to branches during construction work.

Existing canopies of retained trees are of sufficient height and clearance from the proposed new buildings or contained within the protective fencing.

c) Future pressure for pruning following completion of the development.

All trees are a sufficient distance from the proposed buildings that no long term pressure for pruning or removal is anticipated.
Seasonal leaf litter may create a minor problem on surfaces that should be addressed as part of routine property maintenance.

d) Contamination of soil from building materials.

No materials that are likely to have an adverse effect on tree health should be stored or discharged within the root protection areas or 10 metres from a tree stem. Such materials include oil, bitumen and cement.

6. TREE PROTECTION

6.1 It is essential that the tree protection fencing is installed before any equipment, machinery or materials are brought onto the site and maintained for the duration of the development.

6.2 Tree protection fencing to be erected in position shown on the tree protection drawing using heras panels supported by stabiliser struts attached to base plates and secured with ground pins.

6.3 Once erected the barriers and construction exclusion zone should not be compromised or altered without consent from the Council Arboriculturist.

6.4 The protective fencing should remain in place until all excavation and hard landscaping works have been completed and equipment, machinery and surplus materials have been removed from site.

7. METHOD STATEMENT

7.1 This method statement outlines measures for protection of retained trees during the course of the development. It is intended to be a standalone document for use during the implementation of the proposed construction.

7.2 Copies of this statement are to be made available on site at all times.

7.3 Works Programme

a) pre-commencement site meeting.

b) installation of tree protection fencing.

c) installation of access drives.
d) removal of tree protection barriers.

e) site inspection and sign off.

7.4 The site foreman/supervisor will be responsible for the supervision and monitoring of all operations relating to the protection of the trees on the site.

A pre-commencement site meeting will be arranged with the project team to agree site logitics and ensure that all tree protection measures are fully understood.

7.5 SITE ACCESS, PLANT AND MACHINERY, SITE COMPOUND

a) Access for vehicles will be via the dual access drive to be formed.

b) Storage of materials, parking and welfare facilities will be located on hardstanding outside of the RPA's of the trees.

7.6 UNDERGROUND SERVICES

a) Foul water services will be routed to a new treatment plant and soak-away to the south of the site outside RPA's of retained trees.

b) All underground services, electricity, water and communications will be routed to the north of the site outside RPA's of retained trees.

c) Soak-aways will be excavated outside RPA's of retained trees.

7.7 SOFT LANDSCAPING

a) All soft landscaping will be undertaken after completion of the main construction phase.

b) All topsoil, seeding/turfing work within RPA's will be carried out manually without plant or machinery.

c) New shrubs or hedging will be planted during the first available planting season.

7.8 PRECAUTIONS

a) Protective fencing must not be moved or altered without consent.

b) No unauthorised excavation work will be carried out in the RPA's.

c) Dangerous materials like concrete, cement, oil, fuel, bitumen and vehicle washings are toxic to tree roots and may have serious implications for tree health if allowed to leach into the soil. They must be stored away from RPA's.

d) Builders sand not to used for backfilling as is toxic to tree roots.

e) No notice boards, cables or other services to be attached to trees.

f) No fires will be lit on site of any kind.

g) Any damage to trees or protective fencing to be reported immediately.

7.9 CONTINGENCY PLANS

a) In the event of any incidents occurring that may adversly effect tree health it must be reported within 24 hours.

b) Incidents which merit being reported include accidental/unauthorised damage to limbs, roots or trunks. Discharge and spillage of previously stated toxins within an RPA.