

ARBORICULTURAL CONSTRAINTS AND OPPORTUNITIES REPORT

Rayleigh Road, Hutton

REF: 14-2323/3842/01

DATE: January 2015

Prepared For:

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1. INTRODUCTION

1.1 Terms of Instruction

1.1.1 This report has been commissioned by Elizabeth Finn Care Trust. It provides an arboricultural assessment of the proposed development of land at Rayleigh Road, Hutton in Essex.

1.2 Report Limitations

1.2.1 This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, soils, ecology or other unrelated matters.

1.3 Documents Provided

1.3.1 As background information the following documentation was provided:

- OS Base map data

1.4 The Site

1.4.1 The site is located at Rayleigh Road, Hutton and grid reference TQ 6354 5908. The assessment covered the whole of the site.

1.4.2 At the time of the assessment the site mostly consisted of improved grassland and broadleaved woodland.

1.4.3 The site was surrounded by arable land to the north and east and residential buildings with associated gardens to the south and west.

1.4.4 A site location plan can be seen in Plate 1 below.

Site Location Plan



Plate 1 – Site location

2. METHODOLOGY

2.1 Preliminary Appraisal

- 2.1.1 The aim of the field survey was to provide information to establish the arboricultural value and subsequent potential constraints that trees pose to the site.
- 2.1.2 The field survey was conducted on 2nd February 2015 by Robert Davidson in reasonable weather conditions.
- 2.1.3 There were no limitations in carrying out the survey

3. CONSTRAINTS AND OPPORTUNITIES

The following comments should be read in conjunction with the attached Tree Constraints Plan (TCP) (Ref: M14-2322 V1). Each constraint or opportunity is clearly identified and relates to the following target notes section (Section 3.1). Constraints shown on the TCP would form an approximate recommended Construction Exclusion Zone (CEZ). All features are located by eye and are estimated. Estimated distances are shown on the TCP where relevant.

3.1 Target Note 1

Mature oak within the site boundary.

3.1.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of the tree and its stem diameter are recorded to determine an exact CEZ.

3.1.2 Opportunity

The tree is of high quality on the edge of a small copse/woodland. Retention of this tree would be highly recommended to add maturity and screening to any proposed development.

3.1.3 Recommendation

- Retain and protect throughout development.

3.2 Target Note 2

Mature oak within the site boundary.

3.2.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of the tree and its stem diameter are recorded to determine an exact CEZ.

3.2.2 Opportunity

The tree is of high quality on the edge of a small copse/woodland. Retention of this tree would be highly recommended to add maturity and screening to any proposed development.

3.2.3 Recommendation

- Retain and protect throughout development.

3.3 Target Note 3

Area of woodland within the site boundary.

3.3.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of principal trees and their stem diameters are recorded to determine an exact CEZ.

3.3.2 Opportunity

The woodland screens high value properties to the east. The woodland could be used to enhance the development proposal if it were managed for recreational use.

3.3.3 Recommendation

- Retain and protect throughout development.
- Consider a management plan for the woodland.
- Consider recreational use or use as public open space within any management plan for the woodland to increase developable area within the site.

3.4 Target Note 4

Small area of woodland within the site boundary.

3.4.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of individual trees and their stem diameters are recorded to determine an exact CEZ.

3.4.2 Opportunity

The woodland screens properties to the west.

3.4.3 Recommendation

- Retain and protect throughout development for screening value.

3.5 Target Note 5

Area of poor quality self-set trees within the site boundary.

3.5.1 Constraint

None

3.5.2 Opportunity

Remove to increase developable area.

3.5.3 Recommendation

- Remove to increase developable area.

3.6 Target Note 6

Small area of poor quality trees/hedgerow species within the site boundary.

3.6.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of individual trees and their stem diameters are recorded to determine an exact CEZ.

3.6.2 Opportunity

Provides limited screening to properties to the south but could be replaced by better quality specimens.

3.6.3 Recommendation

- Retain and protect throughout development for screening value.

3.7 Target Note 7

Mature London plan on the site boundary.

3.7.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of the tree and its stem diameter is recorded to determine an exact CEZ.

3.7.2 Opportunity

The tree is of high quality on the site boundary. Retention of this tree would be highly recommended to add maturity and screening to any proposed development.

3.7.3 Recommendation

- Retain and protect throughout development.

3.8 Target Note 8

Scattered semi-mature trees on the site boundary. The majority of the trees are covered in ivy and of moderate quality.

3.8.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of the trees and their stem diameters are recorded to determine an exact CEZ.

3.8.2 Opportunity

The trees provide screening for properties to the west but there is opportunity for access to any proposed development within this area.

3.8.3 Recommendation

- Assess access requirements for any proposed development.
- Protect throughout development if retained.
- The trees will require a risk assessment due to their condition and proximity to a public highway.

3.9 Target Note 9

Scattered low quality trees/hedgerow on the site boundary.

3.9.1 Constraint

None

3.9.2 Opportunity

Site access for any proposed development

3.9.3 Recommendation

- Assess access requirements for any proposed development.

3.10 Target Note 10

Scattered semi-mature trees on the site boundary. The majority of the trees are covered in ivy and of moderate quality.

3.10.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of the trees and their stem diameters are recorded to determine an exact CEZ.

3.10.2 Opportunity

The trees provide screening for properties to the west.

3.10.3 Recommendation

- Protect throughout development if retained.
- The trees will require a risk assessment due to their condition and proximity to a public highway.

3.11 Target Note 11

Mature Holm oak located outside the site boundary.

3.11.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of the tree and its stem diameter is recorded to determine an exact CEZ.

3.11.2 Opportunity

The tree is of high quality outside the site boundary. Retention and protection of this tree is mandatory within any proposed development.

3.11.3 Recommendation

- Protect throughout development.

3.12 Target Note 12

Mature oak outside the site boundary.

3.12.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of the tree and its stem diameter is recorded to determine an exact CEZ.

3.12.2 Opportunity

The tree is of moderate/high quality outside the site boundary. Retention and protection of this tree is mandatory within any proposed development.

3.12.3 Recommendation

- Protect throughout development.

3.13 Target Note 13

Mature avenue of high quality Corsican pine. Ownership undetermined.

3.13.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of the tree and their stem diameters are recorded to determine an exact CEZ.

3.13.2 Opportunity

The trees are of high quality on or just outside the site boundary. Retention of these trees would be highly recommended to add maturity and screening to any proposed development. If the trees are not within the site ownership, protection of them will be a mandatory requirement of any development.

3.13.3 Recommendation

- Retain and protect throughout development.
- The trees will require a risk assessment due to their proximity to a public highway.

3.14 Target Note 14

Mature oak outside the site boundary.

3.14.1 Constraint

An approximate area of exclusion from development is shown on the TCP. However it is advised that the precise location of the tree and its stem diameter are recorded to determine an exact CEZ.

3.14.2 Opportunity

The tree is of high quality outside the site boundary. Retention and protection of this tree is mandatory within any proposed development.

3.14.3 Recommendation

- Protect throughout development.

APPENDIX 1: TREE CONSTRAINTS PLAN

(REF: M14-2322 V1)



LEGEND

- High Quality Arboricultural Feature Constuction Exclusion Zone (CEZ)
- Medium Quality Arboricultural Feature Constuction Exclusion Zone (CEZ)
- Low Quality Arboricultural Feature Constuction Exclusion Zone (CEZ)
- Site Boundary
- Approximate Measurements
- 1 Arboricultural Target Note



TITLE: Tree Constraints Plan	
PROJECT/SITE: Rayleigh Road, Hutton	
CLIENT: Elizabeth Finn care Trust	
MAP REF: M14-2322	
REVISION: V1	
DATE: 06/02/15	SCALE: 1:1000@A3
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