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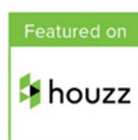
Arboricultural Impact Assessment

**PLANNING APPLICATION FOR EXTENSIONS AT THE SPINNEY, EDGEFIELD LANE,
BROWN EDGE, ST9 9NS**



Photo courtesy of Google Maps

September 2025



Introduction/Context

This report presents the information gathered on the site at The Spinney, Brown Edge on 30th July 2025 in relation to the proposed development and their arboricultural impacts within the site.

The purpose of this report is to make an appraisal of the trees that stand on the afore mentioned site, evaluating their condition and the amenity value of the trees to determine how they impose on the development proposals. The report provides assessments on any tree that is to be removed and how retained trees can be protected during the process of the development. Information will be provided to cover the following criteria: an evaluation of the condition and amenity value of the trees on site. How the proposed development is likely to impact upon the trees. Information on any trees that are designated for removal. Information on how the trees retained will be protected during the development process.

The site was surveyed on the afternoon of Wednesday 30th July. The survey only consisted of a visual tree assessment, no further methods or equipment were used to identify conditions of the relevant trees. The survey was conducted from ground level and the weather conditions of clear skies and sunshine gave fair visibility. Crown spread and trunk girths and canopy heights were measured during the survey, however, trees are living organisms and although their condition and structures can be assessed, total confidence in this is not realistic as going forward, the lifespan of the tree can be highly unpredictable and susceptible to climate conditions etc.

The site consists of a single semi-detached dwelling and other associated outbuildings. To the West of the dwelling is the fringe of a portion of mature mixed woodland which straddles Edgefield Lane. The three trees on site are a Mature, Cat A Beech (*Fagus sylvatica*) and two Cat B Scots Pine (*Pinus sylvestris*). None of the trees on site or the wider woodland benefit from any protections measure, be that from a TPO, ancient woodland protection, or any other measure as part of a SSSI or are of conservation.

None of the trees are to be removed or pruned as part of the development, so there is no consideration of the impacts of the trees continued contribution to the amenity of the surrounding area. The trees are within falling distance of the proposed development, hence this assessment, however, the calculated RPZs of the trees do not reach the extent of the dwelling, or any areas of the proposed extensions.

Proposal

The householder application is for a first-floor extension over the top of an existing lean-to structure, as well as a single storey extension to replace an existing conservatory, of the same footprint.

Where the existing side lean-to element of the building is to be built over with a new first floor extension, to increase the size of the second bedroom, the foundations will be exposed to determine the suitability of building the extension over the top of the existing structure. It is assumed that the depth of the foundations will be the same as those for the main house. As this depth is deemed to be adequate to support the two storey walls of the existing house, should the lean-to foundation be the same, the extension can be constructed over the top without the need for underpinning. Should this not be the case and underpinning is required, the area of excavation is outside the RPZ of all trees on site. In addition to being outside the protected areas, the difference in ground level from the threshold of the building and the nearest tree (T3) is 1.4m with further minimises the risk of root interference. It is therefore deemed that this extension will have no impact of the existing trees on site.

The existing conservatory is constructed on a raised platform area, formed by a retaining wall around the perimeter of the conservatory and rear elevation of the main building. It is assumed that the foundations of the existing conservatory will not be suitable for the replacement structure that is reposed to go in its place. This is due to the fact that the majority of conservatories were not subject to Building Regulation approval, given the nature of the structure, so foundations are often lacking the minimum requirements. There is also evidence of slippage of the surrounding earth where the existing conservatory is adjoined to the dwelling. This replacement extension will require excavations for new foundations; however, the entire footprint of the proposed structure is outside the RPZ of all trees on site. The conservatory is also surrounded by existing hardstanding, in the way of a patio area and is 0.9m lower in ground level to the point at the base of the nearest tree (T1), with retaining structure between. It is therefore deemed that this extension will have no impact of the existing trees on site.

Landscaping/Access

There shall be no alterations to landscaping features that will have any impact of the trees on site. The existing areas of hardstanding and all other retaining structures which deal with the changing ground levels on the site shall be retained as existing.

Impacts/Mitigation

Given the root protection zone of T1, 2 and 3 are all outside the areas of excavation required for the construction of the proposed extensions, it is not considered necessary to implement on temporary or permanent ground protection measures.

Similarly, the changing ground levels across the site, and existing landscaping features such as drystone walling, retaining walls and areas of hardstanding suitably segregate the gassed area on the higher ground level, where the trees are present, from the areas of hardstanding around the dwelling. It is not considered that any protective barriers are required to prevent damage to the roots or branches of the trees, given they are already enclosed, and it would not be practical to store any materials or machinery in the area around the trees. Regardless, it should be stated that under no circumstances should any materials or machinery be kept within the RPZ of any tree as the root flares are particularly visible on the ground, with protruding roots, suggesting shallow ground coverage.

Tree canopy areas, RPZs and their locations are shown on the separately submitted site plans of PL01.

Tree Schedule

	Tree Name	Classification	Diameter (mm)	Height (approx.m)	Description
T1	Beech (<i>Fagus sylvatica</i>)	Cat A	610	18	Crown lifted Even canopy
T2	Scots Pine (<i>Pinus sylvestris</i>)	Cat B	470	18	Mature form Uneven canopy
T3	Scots Pine (<i>Pinus sylvestris</i>)	Cat B	330	18	Mature form Uneven canopy