



View of the entrance to allow access to the site

ARBORICULTURAL IMPACT ASSESSMENT

Date of the Inspection

2nd December 2024

Site

Dilworth Cottage
Ward Green Lane
Longridge
PR3 2ZL

Description

The demolition of the existing property and the development of a new residential property

Instructed by

Ogden Design Consultants

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Executive Summary

Treestyle Consultancy was commissioned to complete a survey to specifications set out in British Standard 5837:2012 *Trees in relation to design, demolition & construction - Recommendations*. This document is an Arboricultural Impact Assessment (AIA) which explains the Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP).

The Tree Survey recorded mature trees, groups of trees and hedges located along the boundaries that are within influencing distance of the proposal.

- No trees were recorded as **category A high quality with 40 years plus life potential**.
- Eight individual trees were categorised as **B medium quality with up to 20 years life potential**.
- Three groups and three individual trees were recorded as **low quality and value with up to 10 years life potential**.
- No trees were recorded as **category U, not realistically retainable**.

Generally the green infrastructure provides good visual aesthetics. A few of the larger trees are of moderate quality with a number being self seeded and suppressed form. An overgrown conifer hedge lines the southern boundary.

The Proposal

- The demolition of the existing buildings and surfaces.
- The construction of a new residential property, garage and its associated driveway/parking.

The Arboricultural Impact Assessment (AIA)

- There are above and below ground constraints with trees lining the southern boundary with regards to the entrance.
- There are below ground constraints with trees with regards to the removal of hardstanding surfaces and infrastructure within the Root Protection Area (RPA's) of trees.
- The proposed development has above and below ground constraints with one small oak tree.
- The egress from the demolition passes over the RPA's of trees.
- The soft landscaping of rear gardens incurs onto RPA's.
- There is potential for building materials to be leached into the soil profile of the trees.

Table 1 - Summary of BS5837 Categorisation Colours in relation to the tree to be retained and removed, the explanation of this categorisation can be read in Appendix C - BS 5837:2012 Cascade Chart for Tree Quality Assessment

Tree Category	Trees to be retained	Trees to be removed
A	-	-
B	T1, T3, T6, T8, T9, T10, T11, T13,	-
C	G7	T2, G4, T5, T12, G14
U	-	-

The Recommended Sequence of Work Operations

- All recommended tree work scheduled in Appendix A to be carried out.
- Installation of tree protection measures for phase one.
- Site preparation and management of storage and facilities.
- Demolition of existing.
- Removal of hard surfaces.
- Creation of new hard surfaces.
- The development.
- Landscaping.
- Tree planting.

Tree Protection Plan (TPP)

- Prior to any construction commencing tree work must be implemented as specified in Appendix A.
- The Root Protection Areas (RPA's) of retained trees should be measured and marked out.
- The preparation of the landscape shall adhere to good management and be brought back (where possible) away from trees.
- Ground Protection shall be installed over their RPAs preventing soil compaction and contamination.
- The excavation of surfaces within an RPA must be performed with hand tools only and under arboricultural supervision.
- Fencing to be installed will remain for the duration of the demolition and development.
- Designated areas for the storage of building materials.
- The RPA's of the retained trees are a Construction Exclusion Zone (CEZ) unless protected by the aforementioned.
- Designated areas for the site facilities.
- Tree planting with post planting management.
- Soil contamination and compaction within an RPA must be avoided.

It is important that the caveats and limitations of this report are understood.

1.0 Introductions

Instruction

- 1.1 I have been instructed by Ogden Design Consultants to prepare an arboricultural impact assessment, tree protection plan, arboricultural method statement with regards to the proposed demolition, the construction of a new property and its external works in accordance with BS 5837 Trees in Relation to design, demolition and construction - recommendations 2012.

Scope

- 1.2 The scope of this instruction has been to:
- Undertake a tree survey to determine the range, age and quality of trees within influencing distance of the redevelopment.
 - Provide advice and guidance to the project design team on all matters relating to trees with the exception of ecological matters or landscape design.
 - Prepare the required reports and plans which will give guidance on how the development can be performed whilst allowing for tree retention and longevity.
- 1.3 The tree survey was to be conducted in accordance with the guidance provided in BS5837 (2012) *Trees in relation to design, demolition, and construction - Recommendations* ('BS5837').
- 1.4 All plans and reports following the tree survey were also to follow the recommended processes defined in BS5837 and any other industry advice that provides best practice guidance for managing the relationship between trees and construction processes.

Site description

- 1.5 Located within the rural area of Longridge east of the town centre and located at the junction of Lower Road and Ward Green Lane. There are predominately open fields all around the existing grounds with public highways to the north and west. The existing entrance can be seen on Ward Green Lane.
- 1.5.1 The area to be developed comprises of an existing property with an out building to the east. An area of hardstanding surfaces can be seen from the entrance to the garage.



2.0 Tree Survey

2.1 The survey recorded an overgrown hedge, groups of trees and mature individual trees all within the boundaries, these are listed below:

- The green infrastructure as a whole provides good visual aesthetics, with good wildlife benefits and screening from the elements. The general condition of the trees is low to moderate with a few good quality trees lining the south and western boundaries. However, there are many self seeded species and some with poor form.
- An overgrown hedge lines the southern boundary.
- Limited visual assessment with trees due to dense vegetation and ivy.
- There is a large ash (*Fraxinus excelsior*) with no symptoms of ash dieback (*Hymenoscyphus fraxineus*).
- A self seeded willow was noted as having multiple stems with bark inclusion and limited life potential.
- Generally high occupancy target areas being residential housing and public highways.

N.B. Target areas are places where a tree or tree part could fall and land on a vehicle, structure or a person causing damage or injury or disruption.

Tree Category	Tree Identification
A	-
B	T1, T3, T6, T8, T9, T10, T11, T13,
C	T2, G4, T5, G7 T12, G14
U	-

Table 2 - Summary of BS5837 Categorisation colours in relation to the tree numbers

General Data Capture

- 2.3 For reference, all individual trees are geo referenced with a Trimble TDC600 and a Catalyst DA2 with sub metre accuracy have been identified with the letter T and associated number on the Tree Schedule and on a plan showing the extent of tree constraints. The stem diameter of the trees on site was recorded using a rounded down diameter tape, measured at 1.5m above ground level. Measurements were recorded in millimetres, rounded to the nearest 10mm.
- 2.3.1 The height of the subject trees was estimated to the nearest metre.
- 2.3.2 Maximum crown spread of the subject tree was measured from the edge of the trunk to the tips of the live lateral branches taken at four compass points (N-E-S-W) using a Leica Disto digital laser measure. Crown spread measurements were taken in metres.
- 2.2.3 The trees age was estimated from visual indicators (such as tree size and appearance of bark) which is provided as a provisional guide.
- 2.2.4 Hedges are identified with the letter H and number on the associated schedule and plans. Each hedgerow was surveyed recording the species, the maximum height and the average width of the hedge. Any individual trees present within the hedgerow were recorded as an individual tree.
- 2.2.5 If direct access to a tree was not possible, estimations from appropriate vantage points were taken. Any limitations or estimations are presented within the survey limitations section and noted in the associated schedules.

Categorisation

- 2.3 In compliance with Table 1 of BS5837 the trees surveyed have been categorised according to their arboricultural quality and value (non-fiscal) which is summarised below in Table 2.

Quality Assessment

- 2.3.1 A summary of the assessment on the quality of the tree can be seen in table 3.

Category	Colour	Description
A	Green	Trees of high quality with an estimated remaining life expectancy of at least 40 years
B	Blue	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years
C	Grey	Trees of low quality with an estimated remaining life expectancy of at least 10 years
U	Red	Those trees in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years

Table 3 - Summary of BS5837 Tree Categorisation

3.0 Tree Constraints

Above Ground Tree Constraints

- 3.1 The above ground constraints posed by canopy spread are plotted on the Tree Constraints Plan as a circle around the tree with the extent of the canopy spread in the corresponding BS5837 retention category colour.

Below Ground Constraints

3.2 Root Protection Areas

- 3.2.1 The Root Protection Areas (RPA) of the trees were calculated in accordance with Section 4.6.1 in BS5837. This is calculated from the measurement of the stem diameter as recorded in the tree schedule attached to this report and is plotted on the TCP. Trees lining the southern boundary have had their RPA adjusted.
- 3.2.2 The RPA forms the initial Construction Exclusion Zone (CEZ) to protect the trees within and adjoining the site and is plotted on the plan by an orange line with the text RPA inscribed.
- 3.2.3 The RPA is initially plotted with the tree in the centre. Where site conditions may influence the shape and size of the RPA (e.g. the presence of roads, buildings or other structures), the shape and size of the RPA can be amended in accordance with Section 4.6.3 in BS5837.
- 3.2.4 The default position should be that no development will take place within the RPA of retained trees. However, where there is an overriding need for construction and associated activity within the RPA of trees, measures should be put in place to protect retained trees from harm while those activities are being carried out.

Soils

- 3.3 BS5837 recommends that a soil assessment be completed by a competent person to inform decisions relating to the RPA, tree protection, new planting design and foundation design. I am not able to provide this assessment as I have no formal qualifications in this area, and professional advice should be taken to provide any detailed reports.
- 3.3.1 However, generic soil data is freely available from online sources such as the Geology of Britain which can provide a broad indication of the underlying geology of a site. The results of a search for this site describes the texture is a slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
- 3.3.2 The soil type will have an impact on any recommendations for replacement or enhancement planting that may form a part of any landscape strategy for a planning application.

3.4 TPO's and Conservation Areas

- 3.4.1 South Ribble Borough Council interactive mapping showed there is no tree protection within the grounds.

4.0 Development Proposal

- 4.1 The proposal is for:
- The demolition of the existing structures and surfaces
 - The construction of a new residential property, a new garage and entrance.

5.0 Arboricultural Impact Assessment (AIA)

- 5.1 This impact assessment will set out the principal direct and indirect impacts of the proposals on the trees on site and set out suitable mitigation measures for unavoidable tree removals and to allow for the successful retention of significant trees where appropriate.

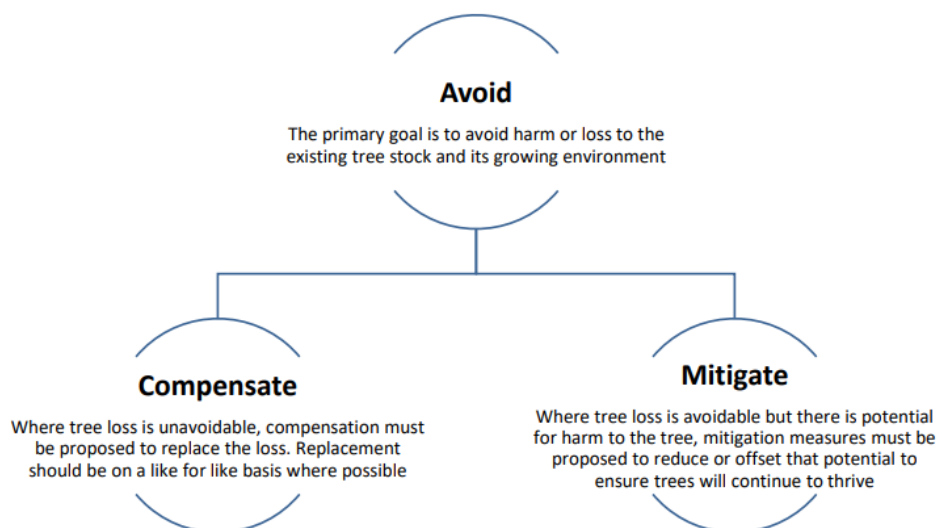
Development can have an adverse impact on trees and other woody vegetation within a site, which can result in:

- I. Immediate tree removal to facilitate the footprint of the development.
- II. Potential future tree loss through the early decline of trees due to soil compaction or damage
- III. Root disturbance and damage within a tree's rooting area
- IV. and iv. Canopy removal or damage due to plant movement.

Best practice guidance proposed by the arboricultural sector seeks to ensure that there is a harmonious relationship between trees and development that will ensure that both trees and structures can be retained in the long term.

Where practical, development should seek to work with the natural environment, and development schemes that might result in harm should follow a mitigation hierarchy to ensure harm is minimised.

To assist the planning decision makers, this scheme should use the following mitigation hierarchy to consider the influence that trees might have on site design while also continuing to make a positive contribution to the site and local character of the area, both during and post development:



The impact of any tree loss is assessed against a criterion in relation to the arboricultural significance of the loss, the detail of which is provided in Table 3. This table is not related to the quality categories provided in BS5837 but has a closer relationship to the sub-categories through assessing the impact that tree loss may have at the Site and its setting in the wider locality. This assessment is also useful in considering the impact of any potential loss against planning policy.

Table 3: Impact Assessment definitions

Scale of Impact	Definition
Major	Total loss or major/substantial alteration to key trees/features of the baseline (pro This would generally apply to tree(s) that are of exceptional or high quality and c
Moderate	Loss or alteration to one or more key trees/features of the baseline conditions su This would generally apply to tree(s) that are of good quality and condition and r
Minor	A minor shift away from baseline conditions. Change arising from the loss/altera This would generally apply to tree(s) that are of low quality and condition and/or
Negligible	Very little change from baseline conditions with any change barely distinguishab This would generally apply to tree(s) that are of low quality and condition, and/or
No Change	There is no change to the baseline conditions to trees from the development pro

The impact can be assessed as being either negative, positive or neutral, each of which (for the purpose of this report) are defined as:

- Negative – a negative impact is one where the proposal will result in the loss or degradation of the range or quality of trees on a site, and which will negatively impact the local community.
- Positive – a positive impact is where the proposal will result in enhancements to the range or quality of trees on site (achieved through retention of existing trees and new planting), or an improvement(s) to the growing environment of trees that will result in improvements to the social and cultural setting of the site to the benefit of the local community.
- Neutral – there is no change to the baseline setting of the site in arboricultural terms.

5.2 Effects of the trees with regards to the development.

Table 4 highlights the summary of works to be carried out

BS5837 Categorisation			
	A high quality 40 years plus life potential	B moderate quality up to 20 years life potential	C low quality Up to 10 years life potential
Remove	-	-	-
Prune	-		-
Protect	-	T1, T3, T6, T8, T9, T10, T11, T13,	T2, G4, T5, T12, G14
Arboricultural Investigation	-	T5	-
Post development considerations	Regular assessments	Regular assessments	Regular assessments

5.2.1 The grounds have seen little or no tree management for a long time. Concerns with the changing environment surrounding these trees raise the risk level from low to high with sensitive targets such as people, vehicles, buildings and structures.

5.2.2 Trees can shed leaves, deadwood and occasionally branches. They can shade buildings and areas for recreation which can result in the occupants requesting tree works that can have a detrimental affect to tree health.

5.2.3 As trees grow and naturally expand their root areas, canopy development and stem thickening can present future issues. As they increase in height they will produce extra shadow onto land that was previously open.

5.2.4 Trees can produce effective screening from neighbouring properties, noise from roads, absorb pollution, increase wildlife and reduce energy bills in winter. Additionally deciduous trees in winter allow sunlight through, they also screen people from hot sun in summer and help to reduce air-conditioning costs. Having mature trees on a newly created development can add a sense of establishment and longevity, create social calming and reduce stress levels.

5.3 Potential incompatibilities between the layout and the trees proposed for retention.

5.3.1 Drawing 1 - Tree Constraints Plan shows where development incurs onto RPA's of trees to be retained. Development shall be carried out without soil compaction or soil stripping and laid in accordance with the Arboricultural Method Statement section 13 (Hard Surfaces).

5.4 Infrastructure Requirements

5.4.1 Services could have direct impact on retained trees, this information has not been provided as of yet.

5.5 Mitigating Tree loss/new Planting

5.5.1 Tree planting 2 - 1 in line with South Ribble Borough Councils tree replacement policy.

5.6 Proximity of Trees to the Development

- 5.6.1 The impact of trees on the redevelopment and vice versa in allowing for future growth have all been considered. Tree size, future growth, light/shading, leaf and fruit nuisance etc have the potential to be an issue. This applies to all trees where there is potential for indirect impact on by the proposed demolition and development.
- 5.6.2 T6 monkey puzzle (*Araucaria araucana*) is located on the southern boundary where the removal of a wall and hard surfaces create below ground constraints. Similarly, the landscaping of post development may have above and below ground constraints with soft landscaping.
- 5.6.3 The development of the proposed property falls very close to T3 oak (*Quercus robur*).
- 5.6.4 The soft landscaping of rear gardens incurs onto T1 & T3 oak (*Quercus robur*).
- 5.6.5 Dozens of trees are located within the garden with above and below ground issues.
- 5.6.6 There is potential for building materials to be leached into the soil profile of the remaining trees and hedges.
- 5.6.7 Overall the processes of the construction are likely to have a detrimental effect upon the health of the retained trees if the site is poorly managed. As long as the recommendations made in this report are adhered to at all times by the contractors e.g. the positioning of a fence between the retained trees, the storage of building materials, construction activities which should be in place prior to the commencement of works and remains intact and in position throughout the duration of the construction activities then minimal damage should occur to the trees.

6.0 Arboricultural Tree Constraints

- 6.1 There are above and below ground constraints all around the proposed demolition and developments.
- 6.2 The demotion of the existing surfaces. Hard surfaces then fall near to T6 monkey puzzle (*Araucaria araucana*).
- 6.3 The development of soft landscaping incurs onto T1 & T3 oak (*Quercus robur*).
- 6.4 There are above ground constraints with all trees lining the southern boundaries.
- 6.5 Neighbouring trees lining to the north and eastern boundaries have above and below ground constraints.
- 6.6 The development has ample space all around, however, the lower profiles surrounding the proposal houses many trees. The existing hard standing area at the front of the property provide an area for the storage of building materials, however, storm water with building materials could create an issue to the surrounding green infrastructure.

7.0 Tree Protection Requirements

7.1 The following is required:

- The creation of Construction Exclusion Zones (CEZ's) with protective fencing.
- Protection of tree roots from compaction and contamination.
- The creation of a safe storage area for building materials.
- The creation of an area for site facilities.
- The proposed demolition passes over the RPA of trees.
- The proposed development incurs upon the RPA's of trees.

8.0 Tree Protection Plan (TPP)

8.1 Tree Protection Plan (TPP) to identify:

- Trees to be retained as seen in Drawing 2 - Tree Protection Plan are identified.
- Plant machinery will not cause canopy damage with the demolition and development, ground protection shall be installed around the boundaries.
- Ground protection on RPAs near to the development of hard surfaces.
- Protective measures such as the Construction Exclusion Zones (CEZ) are in place.
- RPA's are communicated.
- Non-permeable membranes lining tree RPA's beneath infrastructure.
- Soil compaction and contamination within an RPA are not a possibility.
- The location of contractor storage and facilities areas are managed in a practical way so as not to cause damage to trees.

8.2 **Construction Exclusion Zone (CEZ)**

- 8.2.1 Works undertaken within a CEZ must have arboricultural supervision and be carried out with hand tools only. The CEZ is to be afforded protection at all times normally by fencing, unless permitted access is required and is part of the TPP. A protective fence shall be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site, development or the removal of the existing surfaces commences. The fence shall have signs attached to it stating that this is a CEZ and that NO WORKS are Permitted within the fence. The protected fence may only be removed following completion of all construction works.
- 8.2.2 The fence is required to be sited in accordance with the TPP enclosed with this method statement as Appendix D - Tree Fencing. However, the situation may not suit the requirements in BS 5837 2012 and therefore an alternative which must be fit for the purpose of excluding any construction activity.

8.3 **Access Details**

- 8.3.1 All access for the construction equipment will be through the existing entrance to the west.

8.3.2 **Contractors car parking**

- 8.3.3 On site parking could be created to the east.

8.3.4 **Site huts and toilets**

- 8.3.5 On site, see mapping.

8.4 **Storage Space**

- 8.4.1 The area to the ease of the existing structure could be utilised for storage of building materials and site facilities.

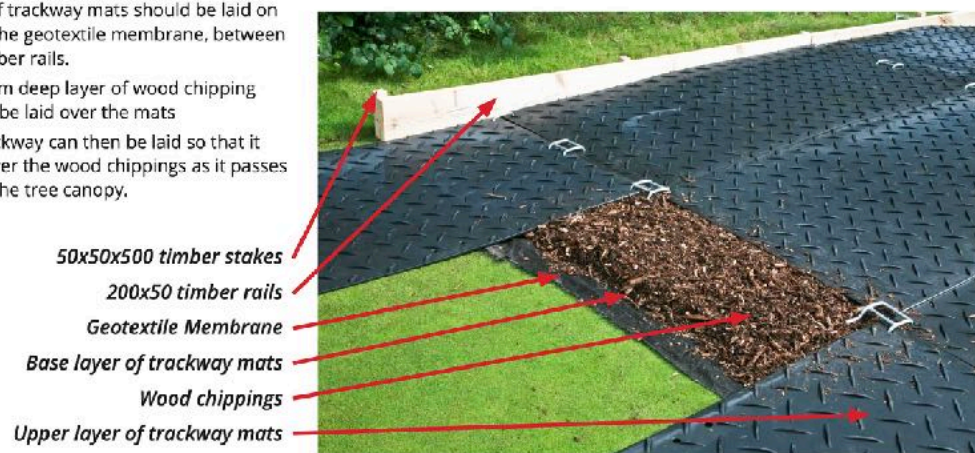
8.5 Tree Protection

- 8.5.1 Fencing shall be installed along the permeable surfaces of RPA's to create CEZ's which will rest upon ground protection for the duration of the demolition and development.
- 8.5.2 Ground protection is required where development falls next to an RPA. This shall prevent soil compaction and contamination and allow for extended work space around development. Protective fencing shall rest upon this creating and CEZ.

TREE ROOT PROTECTION METHOD

GroundGuards trackway mat systems are frequently used on construction sites to protect the ground from erosion and damage by construction vehicles. Where a temporary roadway must pass near to trees, the following extra precautions must be taken in order to provide cushioning for the ground under the tree canopy:

1. Edge rails of 200 x 50mm sawn timber should be installed where the trackway will pass under the tree canopy. These should be staked on either side of the trackway using 50 x 50 x 500mm timber stakes at 1.5m spacings.
2. A layer of geotextile membrane should be laid to cover at least the area under the tree canopy and preferably under the whole of the trackway.
3. A pad of trackway mats should be laid on top of the geotextile membrane, between the timber rails.
4. A 150mm deep layer of wood chipping should be laid over the mats
5. The trackway can then be laid so that it rises over the wood chippings as it passes under the tree canopy.



<https://www.ground-guards.co.uk/sectors/tree-root-protection/mu2-3/>

8.6 Hard Surfaces

8.6.1 Demolition of Existing Hard surfaces within an RPA

- 8.6.1 Where existing hard surfacing have the potential to fall within an RPA or are next to an RPA, then onsite arboricultural supervision is required. Its removal shall be brought back away from trees and hedges and any exposed RPA's and where relevant they shall have ground protection.
- 8.6.2 There must be no compaction of soil within an RPA. Surfaces will be broken up using a hand held pneumatic breaker, hand tools and wheel barrows to remove the surfacing. Where is necessary to remove the sub base this is to be undertaken using a fork to loosen the material and moved using shovels and wheel barrows.
- 8.6.3 In some situations and at the discretion of the appointed arborist it may be possible to use an excavator using a hydraulic breaker and a suitably sized toothless grading bucket. If an excavator is to be used it must be situated outside of the RPA's, on top of the hard surfacing working away from the RPA's or from ground boarding.
- 8.6.4 Whichever system is used there is to be no disturbance of the soil beneath. If roots are found they are to be covered, overlaid with a damp hessian cloth and a layer of either sharp sand, wood chip or top soil applied as soon as practically possible.

8.8 Installation of Underground Service's

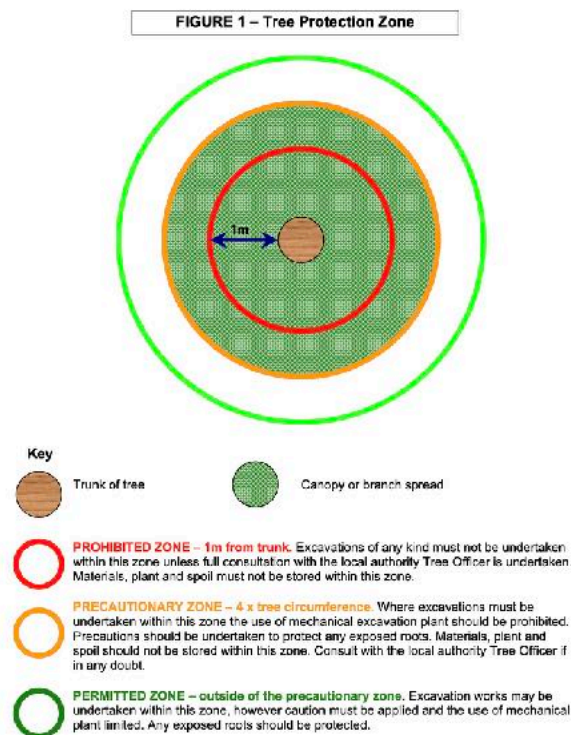
8.8.1 With a RPA of retained trees needing to be developed then no roots greater than 25mm shall be damaged. The use of an air spade to excavate the RPA required for services shall be performed under arboricultural supervision.

8.8.2 Please refer to this document with guidance NJUG Publication: Volume 4: Issue 2: 16/11/2007:

<http://streetworks.org.uk/wp-content/uploads/V4-Trees-Issue-2-16-11-2007.pdf>

<http://streetworks.org.uk/wp-content/uploads/2016/09/V4-Trees-Issue-2-Operatives-Handout.pdf>

NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees



Existing Underground Services

8.8.3 Existing services within the site should be retained wherever possible. Where existing services within RPAs require upgrading, the utmost care must be taken to minimise disturbance, and where feasible trenchless techniques are to be employed, and only where necessary should open excavations be considered.

8.8.4 There are three main types of trenches techniques, these include guided and unguided boring and pipe replacement by lining or bursting. These allow for the installation, maintenance or renewal of underground services without disturbance of soil in which roots are likely to be growing. Starting and receiving pits for the boring machinery are to be located outside of the RPA's of any retained trees, with the bore depth being maintained at a minimum depth of 600mm below the existing ground level.

8.9 **Additional Precautions**

- 8.9.1 No storage of materials, lighting of fires will take place within any construction Exclusion Zone. No mixing or storage of materials will take place up a slope where they may leak into a Construction Exclusion Zone.
- 8.9.2 No fires will be lit within 20 metres of any tree stem and will take into account fire size and wind direction so that no flames come within 5m of any foliage.
- 8.8.3 No notice boards, cables or other services will be attached to any tree.
- 8.9.4 Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials it is essential that any slope of the ground does not allow contaminants to run towards a tree root area.

Responsibilities

- 8.9.5 It will be the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regards to tree protection is adopted on site. The main contractor will be responsible for contacting the Local Planning Authority at any time issues are raised related to the trees on site. If at any time pruning works are required permission must be sought from the Local Planning Authority first and then carried out in accordance with BS 3998 Recommendations for Tree Works 2010.
- 8.9.6 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position until completion of ALL construction works on the site. The fencing and signs must be maintained in position at all times and checked on a regular basis by an on site person designated that responsibility.
- 8.9.7 The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

9.0 Arboricultural Method Statement (AMS)

9.1 Method for the demolition and development near to RPA's (No-dig)

9.1.1 The AMS has been written as guidance on how the development has to be carried out with regards to the protection of the green infrastructure. It is imperative that this is carried out correctly with good management. There are three key developments with the proposal which need to be addressed.

- Firstly site preparation of the site management with the installation of ground protection and fencing.
- Secondly the first phase where the demolition of the existing structures and surfaces.
- Then thirdly phase two where tree protection is moved into the correct place as documented in Drawing 2 - Tree Protection Plan so the development can commence.

9.2 An Overview of the Sequence of Operations

In overview, it is necessary to undertake the following sequence of operations in relation to arboricultural input for development operations.

1. Method Statement approved by the LPA.
2. Undertake tree works as recommended in [Appendix A - Tree Schedule](#).
3. Installation of the tree protection measures including the protective fencing through phase one.
4. Management of site with storage and facilities.
5. Pre Commencement meeting confirming the fencing to specification.
6. Demolition.
7. Phase two protection to allow the construction.
8. Soft landscaping.
9. Removal of tree protection.

9.3 The following timeline table informs the key principles for development operations proceeding in relation to arboricultural requirements conditioned as part of this method statement. The action and timescales within this table must be adhered to in order to discharge the arboricultural method statement planning condition for this site. The precise time and order of some of the development operations may need to be changed due to site specific operational requirements, yet any operations that may affect the trees on the site must be done so under arboricultural supervision by a suitably qualified and experienced arboricultural consultant.

Table 5 highlights the sequence of the operations with regards to the arboricultural method statement.

Sequence of Operations		
Stages	Action	Arboricultural Input
1 Approval	This AMS is submitted to and approved in writing by the LPA	If necessary, liaise with contractor and LPA to discuss methodologies detailed
2 Tree Works	If required, the tree removals should be carried out as the first operation on site and in accordance with Appendix A - Tree Schedule	Review the tree work requirements with the tree contractor. If necessary liaise with the contractor on site during tree work
3 Tree Protection	Installing the tree protective measures will take place prior to any storage of plant, materials and machinery.	If necessary, liaise with appointed arborist for the following: Protective fencing according Appendix E - Fencing
4 Site Meeting	Following installation of tree protective measures, the LPA shall be invited to inspect the fencing and discuss any other site operations that have implication for the trees	Meeting with the representative of the LPA and the site manager. Alternatively, contractor can confirm the fencing and tree works are as specified by taking photographs of the tree protection measures
5 The Demolition & Construction	The installation of the ground protection for the access and egress will aid the landscaping and eventually the construction	The appointed arborist is to adequately resolve issues at each stage of the demolition and development. Any work within an RPA must be overviewed by the appointed arborist
6 Site Finishing	Removal of the tree protection measures must only be undertaken when all site traffic and machinery has left the site	If acceptable to the LPA the contractor can take photos of the site to give to the LPA to gain approval for the removal of protective fencing
7 Tree Planting	Once construction and any landscaping has been completed then tree planting can commence	Tree planting should be read in conjunction with a tree and landscaping scheme

10.0 Conclusion

- 10.1 The management of demolition and development activities can be performed without being detrimental to tree health as long as good management practices are upheld.
- 10.2 Where the demolition of hard surfaces incurs onto a tree RPA then there is a potential for tree roots to be damaged. This can be in the form of direct damage where roots have been torn and severed, or indirectly where soil compaction and contamination can cause irreversible damage. Frequently poor management results in entire tree failure several years later.
- 10.3 Similarly, the development of hard surfaces or landscaping within a RPA can also cause the aforementioned issues.
- 10.4 The retention of T3 oak (*Quercus robur*) is optional. Whilst retention may be possible future growth issues could be problematic as the constraints could impact with its full life potential.

11.0 Recommendations

- 11.1 Many trees are of moderate to low categorisation, nevertheless they provide good screening and wildlife benefits. However, this does not reduce the importance of tree protection. It is essential a two phase operation is implemented which highlights the tree protection requirements for both demolition and construction. Phase one will see tree protection installed but will allow for the removal of hard surfaces within a RPA which will be overseen by the appointed Arboriculturalist Consultant. Once completed then phase two should be implemented involving fencing and ground protection being installed as demonstrated in Drawing 2 - Tree Protection Plan where it shall remain for the duration of the construction.
- 11.2 The tree surgery works proposed as part of this survey are recommended to mitigate any identified problems that may be caused by trees in close proximity to the proposed redevelopment. To this end, should these recommendations be overruled, this survey stands as the opinion of Treestyle Consultancy Ltd, and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the Local Planning Authority, cannot be the responsibility of this practice.
- 11.3 Post demolition the trees should be reassessed for their condition and wind throw potential due to their sudden exposure.

Signed  Date 18th December 2024

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2.0 Caveats and Limitations

- 12.1 While all reasonable efforts have been made to identify the condition and quality of the trees on site, the statements made in this report and schedules do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey.
- 12.2 I can confirm that the survey has been undertaken in accordance with industry best practice recommendations and guidance, but no warranty is provided in relation to changes to the site that occur after the date of the survey that may have an impact on the tree stock present at the time of the survey.
- 12.3 Unless stated differently in captions, all photographs used in this report have been taken by the author at the time of the site visit.
- 12.4 The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is sooner.
- 12.5 The survey has been undertaken with the benefit of a mapping supplied by The Ordnance Survey. The location of all trees and groups detailed in this report have been taken from the topographical survey and no warranty is given as to the accuracy of this data.
- 12.6 This survey has been limited to identifying arboricultural features within the site. It does not include any ecological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837.
- 12.7 Although I am occasionally involved in landscape, ecological and planning issues, I have no formal qualifications in these areas and any comments made in this report to such matters are limited to the general context in view of my familiarity through my day-to-day work, and professional advice should be obtained on these matters where required.

13.0 References

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Principles of Tree Hazard Analysis and Management - D Lonsdale No 7

14.0 About the Author

- 14.1 Treestyle Consultancy's principle assessor is Andrew McLoughlin, the Managing Director of Treestyle Consultancy Ltd since 2001. I have a MARborA in Arboriculture. Qualified Arboriculturalist since 1998. I am also a qualified teacher and a LANTRA instructor and assessor. ISA Tree Risk Assessment Qualification, Quantified Tree Risk Assessor. Ancient and Veteran Tree Expert. Up to date Curriculum Vitae (which include records of up to date Continued Professional Development - CPD) can be provided upon request.

15.0 Site Photography





Left is the proposed area to be developed firstly looking east, then south and finally west with T8 oak far right

