Arboricultural Impact Assessment

Date of the Inspection
3rd September 2023

Site
Kemple Side
Clitheroe Road
Knowle Green
Preston
PR3 2YS

Description
The post development survey for the creation of a garage

Instructed By
Paul Marsden

Author

Contents

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) on a post development site.

The Tree Survey recorded twelve individual trees, one hedge and five groups of trees within influencing distance of the development.

- No trees were categorised as category A high quality with 40 years life potential.
- Four individual trees, two groups and a hedge was categorised as B medium quality with 20 years life potential.
- Three trees and two groups were categorised as

- Four trees were categorised as category U, not realistically retainable.

The Post Development

- The development of a garage.

The Arboricultural Impact Assessment (AIA)

- The garage incurred onto the Root Protection Area (RPA) of two mature hybrid poplar *(Populus x canadensis)* trees.
- Landscaping of an entrance incurred between a tree and two groups of vegetation.
- The garage development has contaminated the soil profile which is near to trees and vegetation.

Tree Category	Trees to be retained	Trees to be removed
A	-	-
B	T1, T3, H5, T7, T8, G10	-
C	T2, G4, T6, T9, G12, G13,	-
U	-	T11, T14, T15, T16, T17

Tree Protection Plan (TPP)

- Clear building rubble from the bases (RPA's) of retained trees.
- Previously exposed roots of T2, T3, G12 and G13 are to be covered with a non permeable membrane to prevent soil contamination from building materials.
- Prior to the commencement of the construction tree work will be required as specified in Appendix A.
- The RPA of each tree should be measured and marked out, these areas will require a no dig methodology.
- The RPA's of the retained trees are a Construction Exclusion Zone (CEZ) unless protected by the Protective fencing.
- Protective fencing must be installed on top of specialised compaction boards prior the commencement of the construction.

The Arboricultural Method Statement (AMS)

- Will require approval by the Local Planning Authority (LPA).
- Installation of all tree protection measures.
- Pre commencement meeting to confirm all recommended protection is adequate.
- Continuation of the construction of the garage.
- Removal of the tree protection.
- Tree planting to mitigate tree loss.

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

1.0 Introductions

Instruction

1.1 I have been instructed via email by FarmPlus with regards to the post development of a garage which has caused detriment to several trees, this post development report with be within 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 proposal.
- 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 to accompany a full planning application to the local planning department for the proposed developments.

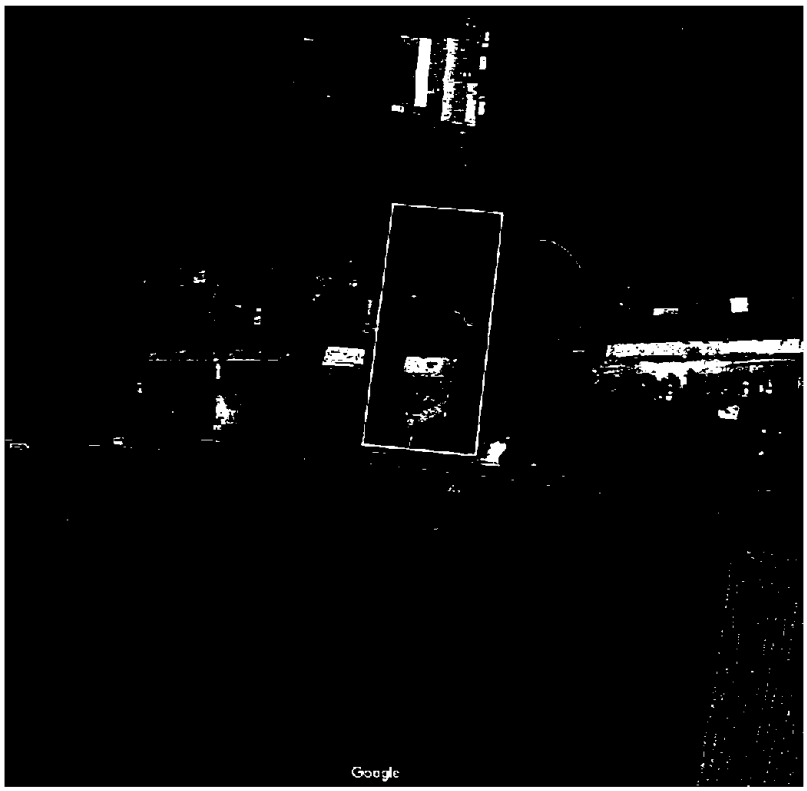
1.3 The tree survey was to be conducted in accordance with the guidance provided in BS5837 (2012) *Trees in relation to design, demolition, and construction - Recommendations* ('BS5837').

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 The existing residential property is located on a corner plot with a residential property and its associated garden to the west, a farm business and its parking is to the north, with the remaining two sides being public highways.

1.5.1 Generally the green infrastructure presents good visual amenity value due to its location, it also creates screening and wildlife benefits.



2.0 Tree Survey

Tree Survey

2.1 These trees provide good visual amenity value and create screening and privacy for residents, public highways, the elements and neighbouring businesses. Generally the quality of the existing green infrastructure is mostly medium to low quality with limited life potential, this is because of a neglect of any proactive management.

- Ash dieback *(Hymenoscyphus fraxineus)* was observed with several trees and causing advanced stages of decline.
- Several trees were observed to be housing mechanically weak structures with V unions and bark inclusion.
- T15 Conifer has already experienced failure of three limbs due to the aforementioned issue and is now full of decay with entire tree failure a likelihood.
- A number of the poplars to the rear were noted to have poor form with multiple unions and bark inclusion which greatly reduces their life potential.

2.2 The trees impacted upon by the development are detailed in table 2 below.

- The development of the garage has incurred onto the RPA's of two large trees with up to 1/3 being removed on T2 hybrid black poplar *(Populus x canadensis)* creating tree instability.
- Access resulted in the landscaping of existing surfaces by 1ft which passed through the RPA's of T11, G13 & G14.
- Building materials such as cement has the potential to be washed away by storm water contaminating retained trees.

Tree Category	Trees to be retained
A	-
B	T1, T3, H5, T7, T8, G10
C	T2, G4, T6, T9, G12, G13,
U	T11, T14, T15, T16, T17

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

General Data Capture

2.3 For reference, all individual trees are geo referenced with a Trimble TDC600 and 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 3.

Quality Assessment

2.3.1 A summary of the assessment on the quality of the tree can be seen in table 2.

3.0 Tree Constraints

Above Ground Tree Constraints

3.4 The above ground constraints posed by canopy spread are plotted on the Tree Constraints Plan (TCP) as a polygon around the tree, with the extent of the canopy spread in the corresponding BS5837 retention category colour.

Root Protection Areas

3.5.1 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. No trees have had their RPA adjusted.

3.5.2 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.

3.5.3 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.

3.5.4 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

3.6 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.

3.6.1 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 geology as having a clayey to loamy texture. This is unlikely to produce a shrinkable soil.

3.6.2 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.

4.0 The Development

4.1 The development is for:

- A garage.

5.0 Arboricultural Impact Assessment (AMS)

5.1 Presence of a Conservation Area Designation prevents any tree work being carried out on any tree. Therefore, any tree work must be notified to the Local Planning Authority (LPA).

5.2 Effects of the trees with regards to the development.

5.2.1 The development of the garage falls within the RPAs of T2 & T3 hybrid black poplar *(Populus x canadensis)*.

5.2.2 The development of the driveway entrance falls within the RPA of T11 conifer *(Chamaecyparis spp)* and G12 laurel *(Prunus lusitanica)*.

5.2.3 The development poses a risk with the potential for soil compaction and contamination.

5.2.4 An area for the storage of building materials is required, however, there is ample room within the rear garden.

5.2.5 Trees lining the boundaries of the proposed development have the potential for the leaching of building materials being washed into the soil profile. Additionally the development could result in soil compaction

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

5.3.1 No installations of services are to take place within an RPA.

5.4 Infrastructure requirements – highway visibility, lighting, CCTV, services etc

5.4.1 No services or other infrastructure requirements will have any impact on the retained trees.

5.5 Mitigating tree loss/new planting

5.5.1 Eight trees are proposed for removal on the grounds of health and safety.

5.6 Proximity of trees to the proposal

5.6.1 The impact of trees with the development and vice versa and allowing for future growth have all been considered with the development of the proposed garage. Tree size, quality and longevity, future growth, light/shading, leaf and fruit nuisance etc have the potential to be an issue. This applies to trees proximity to the development of the extension where the proposed development falls close to their RPA's.

5.6.2 The tree survey observed T2 & T6 hybrid black poplar *(Populus x canadensis)* have multiple stems with bark inclusion which require putting into a pollarding regime.

5.6.3 The current development of the garage has no tree protection and trees RPA's are exposed to elements.

5.6.4 Overall the processes and construction are unlikely to have a detrimental effect upon the health of the retained trees with regards to the garage development and the turning area. 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 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.

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	-	T3, T7	T2, T6,
Protect	-	T1, T3, H5, T7, T8, G10	T2, G4, T6, T9, G12, G13,
Post development considerations	Regular assessments	Regular assessments	Regular assessments

6.0 Arboricultural Tree Constraints

6.1 There are constraints with T2 & T3 hybrid black poplar *(Populus x canadensis)* whose RPA's have been breached by the development.

6.2 The development of the driveway/entrance incurs on to T11 conifer *(Chamaecyparis spp)* and G12 laurel *(Prunus lusitanica)*.

6.3 There is limited room on site for the storage of building materials as most of the rear garden comprises of trees and hedges.

7.0 Tree Protection Requirements

7.1 The following is required:

- The creation of a Construction Exclusion Zone (CEZ) with fencing.
- The installation of a non-permeable membrane along the vertical section of the incurred RPAs of T2 & T3 hybrid black poplar *(Populus x canadensis)*.
- The installation of compaction boards to allow for increased protection and an increased work space.
- The creation of a safe storage area for building materials.

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.
- Protective measures to highlight the Construction Exclusion Zones (CEZ).
- Measurements such as RPA's marked out.
- Identify fence positioning seen in Drawing 2 - Tree Protection Plan.
- Working within an RPA.
- Installation of protective membranes.
- Contractor storage areas for the proposed are within the existing garden areas.

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 construction material will be through the existing driveway and side entrance.

8.3.2 Contractors car parking

8.3.4 On site.

8.3.5 Site huts and toilets

8.3.6 On site.

8.3.7 Storage Space

8.3.8 There is room on site with hard surfaces at the front area to store building materials, there is a permeable grassed garden to the rear. Therefore designated areas on permeable surfaces such as grass will help with the storage of building materials and general site management. However, these will require protection against soil contamination and compaction.

8.4.0 Additional Precautions

8.4.1 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.

8.4.2 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.

8.4.3 No notice boards, cables or other services will be attached to any tree.

8.4.4 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.

8.5 **Tree Protection**

8.5.1 Fencing must be applied all around the new green spaces to create a CEZ once these areas have been completed. This shall rest upon ground protection for the duration of the development.

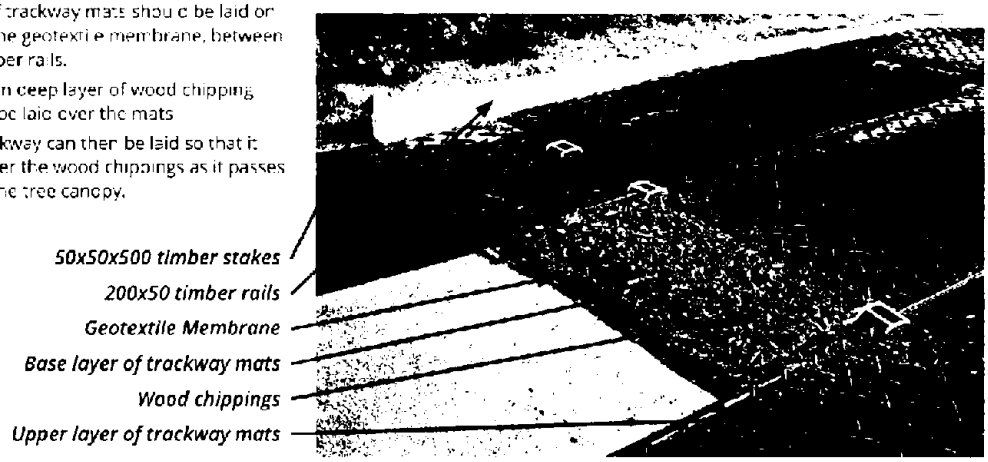
8.5.2 Temporary ground protection is required where development falls next to an RPA. This shall prevent soil compaction and contamination and allow for extended work space around development. Protective fencing shall rest upon this creating and CEZ.

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

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.



8.6 Hard Surfaces

8.6.1 Hard surfaces

8.6.1 Where hard surfacing within an RPA of a retained tree is to be removed, then direct 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 must be protected with Ground Protection.

8.6.2 There must be no compaction of soil within an RPA. However, the wearing course will be broken up using a hand held pneumatic breaker, hand tools and wheelbarrows to break up and remove the surfacing. Where it is necessary to remove the sub base this is to be undertaken using a fork to loosen the material and moved using shovels and wheelbarrows.

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 alternatively using Ground Protection.

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.

Landscaping of Surfaces to Install Infrastructure

8.6.5 The installation of indicative drainage requires a no dig methodology where hand tools only are to be used. The excavation of surfaces prior to the commencement of the development shall be supervised by the appointed arboricultural consultant.

8.6.6 8.7 states the installation procedure.

8.6.7 Landscaping

8.6.8 The landscaping around the garage requires a no dig methodology where hand tools only are to be used. The excavation of surfaces with T2 & T3 prior to the commencement of the proposed development shall be supervised by the appointed arboricultural consultant.

Movement of Materials

8.6.9 Where egress of the materials passes over the RPA's of retained trees shall be protected with a tarmac surface. Where a permeable RPA is required for movement then a Ground Compaction is required. This shall remain in place for the entirety of the construction.

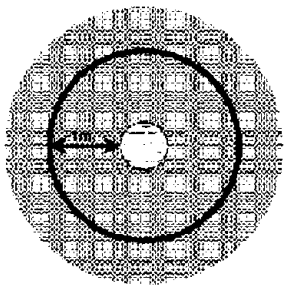
8.7 Installation of Underground Service's

8.7.1 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.

8.7.2 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



TREE PROTECTION ZONE

Key to Diagram

Trunk of Tree

Spread of canopy or branches

PROHIBITED ZONE - 1m from trunk. Excavations of any kind must not be undertaken within this zone unless full consultation with Local Authority Tree Officer is undertaken. Materials, plant and spoil must not be stored within this zone

Where excavations must be undertaken within this zone the use of mechanical excavation plant should be prohibited. Precautions should be undertaken to protect any exposed roots. Materials, plant and spoil should not be stored within this zone. Consult with Local Authority Tree Officer if in any doubt.

PERMITTED ZONE – outside of precautionary zone. Excavation works may be undertaken within this zone however caution must be applied and the use of mechanical plant limited. Any exposed roots should be protected.

Existing Underground Services

8.7.3 Existing services within the site should be retained where ever possible. Where existing services within RPAs require upgrading, the upmost 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.

8.7.4 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.

8.8 **Additional Precautions**

8.8.1 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.

8.8.2 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.

8.8.4 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.

8.9 Responsibilities

8.9.1 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.

8.9.2 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.

8.9.3 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 construction of the Garage within the RPAs (No-dig methodology)

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.

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 and Ground Protection.
4. Pre Commencement meeting confirming the fencing to specification.
5. Construction of the garage.
6. Removal of tree protection.

9.3 Sequence of Operations

1. Tree protective fencing and Ground Protection installed.
2. Site investigation by the appointed arboriculturalist to ascertain that all protection measures are in place.
3. Development of the garage.
4. Removal of tree protection.
5. Tree planting.

9.4 Sequence for a "No dig solution" for the protection of RPA's

Site meeting with the appointed arboricultural consultant to explain the process and supervise the investigation.

1. No dig areas marked up.
2. Tree roots must be immediately covered with hessian cloth and not exposed.
3. Prior to construction of the garage commencing then the RPA's of T2 & T3 should be lined with a non-permeable membrane.

9.5 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.

9.5.1 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.

9.6 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.

9.7 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 construction and to any storage of plant, materials and machinery	If necessary, liaise with contractor installing the protective fencing installed to the standard specified in 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 Construction	The construction of the new property and the two driveways	If necessary liaise with the local authority and the site foreman to ensure any issues are adequately resolved
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	Tree replacement in the next dormant season	Tree planting to be written with a tree planting schedule

10.0 Conclusion

10.1 The construction activity may affect future trees if appropriate protective measures are not taken. However, if adequate precautions to protect the retained trees are specified and implemented through the Arboricultural Method Statement included in this report, the development proposal will have no long-term detrimental impact on tree health or the contribution of trees to the character of the wider setting. For these reasons, I conclude that the proposed development would not cause an unacceptable or adverse impact on the long-term vitality of the retained trees, and therefore the character and appearance of the area. Furthermore, it fully aligns with the broad guidance set out in the National Planning Policy Framework.

11.0 Recommendations

11.1 It is recommended that the measures detailed in this report are implemented in full to provide retained trees with the highest level of protection during the process of 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 development. 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.

Signed [redacted] Date 8th September 2023

Consultant - [redacted]

Treestyle Consultancy Ltd

[redacted]

Licensed User

12.0 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 Ordinance 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

Barlow JF & Harrison G. 1999. Shade By Trees, Arboricultural Practice Note 5, AAIS, Farnham, Surrey.

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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