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ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

Site address:

27 Randall Road, Chandlers Ford

08 June 2022

Ref: AIAMS22-1008



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ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

Site address: 27 Randall Road, Chandlers Ford
Instructed by: Mr & Mrs Pyatt
Prepared by: Thomas Gregory DipArbL4 (ABC) TechArborA
Date: Wednesday, 08 June 2022
Report Ref: AIAMS22-1008

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1 INTRODUCTION

1.1 SCOPE

I have been instructed by Mr and Mrs Pyatt of 27 Randall Road to prepare an Arboricultural Impact Assessment and Method Statement to cover all trees located within the site and those offsite that may influence development and to demonstrate that the proposed development is achievable in arboricultural terms. This report has been produced in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations (BS5837). It is intended to demonstrate the site's arboricultural constraints and assist in the design process. The objective is to assess the trees and other vegetation onsite and provide suitable recommendations regarding the proposal's potential impact on trees and vice versa.

1.2 TREE SURVEY OUTLINE

Visual inspection of the trees within the site boundary was undertaken from ground level using binoculars where necessary. All implicated trees have been given a unique reference number and their position plotted to a survey drawing. A schedule was prepared listing tree number, common name, stem diameter at 1.5m above ground level (or in accordance with Annex C of BS5837), approximate tree height, crown spread (cardinal points), crown clearance and age class. Any specific observations or recommendations with regard to management were also noted.

Each tree was assessed and assigned to one of the following categories:

- Category A: those of high quality and value with an estimated remaining life expectancy of at least 40 years.
- Category B: those of moderate quality and value with an estimated remaining life expectancy of at least 20 years.
- Category C: those of low quality and value with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter of less than 150mm.
- Category U: those 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.

In order to avoid damage to the roots or rooting environment of retained trees, the root protection area (RPA) has been calculated for each of the Category A, B and C trees. This is a minimum area around a tree which is deemed to contain sufficient roots and rooting volume to maintain the tree's viability. Protection of the roots and soil structure in this area should be considered a priority. These figures have been calculated using the formulas within Section 4.6 and Annex D of BS5837.

Trees are living, dynamic organisms. Their size, health and overall condition changes as they grow and can be affected by external conditions. For this reason, the arboricultural development survey and any management recommendations given are valid for a period not exceeding one calendar year from the date of issue of this report.

No soil test was carried out whilst onsite and so the soil type is unknown.

1.3 STATUTORY TREE PROTECTION

No formal checks have been made by Plane Arboriculture Limited with the local planning authority in respect of statutory tree protection, although the client has advised that both oak trees within the site are covered by a Tree Preservation Order. On that basis it is strongly recommended that the local planning authority is contacted prior to any works being carried out and an application submitted if appropriate. This is to ensure that necessary permissions are sought if required to avoid an offence being committed.

2 ARBORICULTURAL DEVELOPMENT SURVEY

The 'Tree Survey Schedule' can be found in 'Appendix 1' and the 'Tree Constraints Plan' can be found in Appendix 2'.

2.1 TIME OF SURVEY

The survey was undertaken in the morning of Friday 20th May 2022.

2.2 GROUND AND SITE CONDITIONS

The site in question is a residential property in a fairly built-up area accessed via private driveway. The property has other residential properties on either side and to the rear. The rear garden consists of decking, a swimming pool and lawn.

The site requires consideration from an arboricultural perspective due to the presence of multiple trees within and around the site.

2.3 TREE ASSESSMENT

A total of 2 individual trees are located within and around the site and the objective assessment resulted in BS5837 categories of 'B' being attributed to them.

There are no low-quality trees ('C' and 'U' category trees) which would represent little importance from an arboricultural perspective and would not constrain the site layout.

The two individual trees ('A' and 'B' category trees) located within the site have more individual importance and should be incorporated into the site layout if possible.

The survey data and site observations have been used to illustrate the site's arboricultural restrictions in the form of a Tree Constraints Plan (TCP) which can be found at Appendix 2.

3 ARBORICULTURAL IMPACT ASSESSMENT

The 'Arboricultural Impact Assessment Plan' can be found in 'Appendix 3'. In order to achieve the protection of trees which are suitable for retention, the potential impact on trees and their environment from the proposed development should be considered and vice versa.

3.1 DESIGN AND LAYOUT

The design and layout of the site aims to incorporate the components of all 'B' category trees (crown and rooting area) and provides a suitable level of clearance to allow for their long-term safe retention, i.e. root protection area and crown clearance.

Proposals show the removal of the existing patio and decking area located to the rear of the dwelling. This is to be replaced with a new double storey extension.

The finished floor level of the new extension will match that of the existing floor level in the dwelling. The existing ground levels allow for low impact foundations to be used (such as concrete pad/pile and above ground beam or a reinforced concrete raft), which will minimise ground disturbance within the root protection areas of the trees.

Future pressure to remove trees is often a concern when building close to existing trees, particularly when within the potential crown spread. The threat of this is not considered likely to increase in this instance as the trees are mostly set back from the building. This relationship has been considered at length during the design process and the use of bifold glass doors and windows will help make the extension feel very light and airy.

It is expected that some minor pruning will be required in the future to maintain a suitable clearance. However, this will have a minimal impact on the trees' overall physiological condition and would likely go unnoticed from the public domain. This would likely need to be repeated every 3-5 years and would not be a costly operation.

3.2 UTILITIES AND SERVICES

Any underground services required will need to respect the root protection areas of the retained trees and should be carefully planned to avoid location within the root protection area.

3.3 CONSTRUCTION ACTIVITIES

All deliveries, parking, associated vehicle movements, materials storage and handling, and site welfare provision should also respect root protection areas of retained trees.

3.4 TREE WORK RECOMMENDATIONS

In the interests of maintaining good quality tree cover and in order to facilitate the development, both trees are to be pruned, which shall be in accordance with BS3998:2010 Tree Work – Recommendations.

3.5 CONCLUSION

I am content that this development is achievable in arboricultural terms subject to various tree protection measures specified and adhered to during the construction process.

4 ARBORICULTURAL METHOD STATEMENT

The 'Tree Protection Plan' can be found in 'Appendix 4'.

The root protection areas of the principal trees have been assessed and the findings recorded in the tree survey and illustrated on the Tree Protection Plan. As some of these trees are vulnerable to inadvertent damage from this proposed development, the following guidance shall be observed to prevent damage or other long-term harm.

4.1 GENERAL REQUIREMENTS

A hard copy of the arboricultural method statement and tree protection plan shall remain onsite for the duration of demolition, construction and landscaping works and be available to site operatives at all times. All operatives at the site shall be briefed about tree related factors as part of their site induction.

Any variation from the methodology described in this method statement shall be discussed with the supervising arboriculturalist and agreed with the Local Planning Authority.

4.2 SITE ACCESS

The access to and from the site for development purposes shall be via the existing entrance. Depending on the type and size of vehicles accessing the site, a banksman shall be employed to oversee delivery arrivals and unloading to ensure that materials and plant are all delivered outside of the root protection areas.

Any inadvertent damage to trees and hedgerows which occurs shall be immediately referred to the Local Planning Authority and any pruning works deemed necessary and consented by the Local Planning Authority shall be in accordance with BS3998:2010 Tree Work – Recommendations.

4.3 TREE WORK RECOMMENDATIONS

In the interests of maintaining good quality tree cover and in order to facilitate the development, two trees will require pruning. The tree work recommendations are recorded in the 'Tree Works Schedule' which can be found at Appendix 1.

This shall be carried out as the first stage of development and shall be in accordance with BS3998:2010 Tree Work – Recommendations.

Trees shall be checked for protected species before works are undertaken. It is against the law to disturb bats or their roosts under the Conservation of Habitat and Species Regulations. Nesting birds are protected by the Wildlife and Countryside Act. If protected species are discovered, Natural England shall be contacted for advice.

4.4 TREE PROTECTION BARRIERS

The root protection areas of retained trees must be left free from disturbance, and protected from contamination or compaction during the proposed works.

Following the initial tree works, but prior to any construction traffic entering the site, tree protection barriers shall be installed as per BS5837:2012 Figure 3 (a copy of which can be found in 'Appendix 4'). These barriers shall be robust and fit for purpose and shall be installed as shown on the 'Tree Protection Plan'.

Tree protection fencing notices shall be printed off in colour and laminated and shall be securely fixed to the tree protection barriers at 5m intervals, this can be found in 'Appendix 3'.

The areas protected by fencing shall be referred to as the construction exclusion zones. The following actions shall be prohibited within the construction exclusion zones:

- Vehicular access;
- Regular pedestrian access unless on suitable ground protection;
- Storage of construction materials;
- Storage or handling of harmful chemicals;
- Any change in ground level;
- Construction activities including hard surfacing.

The barriers and notices are then to remain until such time as all external works in relation to the construction of the new development and any hard surfacing is complete. In the event that works are paused, the protection barriers may be temporarily removed until such time that works continue.

4.5 TEMPORARY GROUND PROTECTION

Following the initial tree works and the installation of the tree protection barriers, but prior to any construction traffic entering the site, temporary ground protection shall be installed as shown on the 'Tree Protection Plan'.

The purpose of the ground protection is to spread the load of anything placed on top so as to minimise ground compaction. This ground protection should be robust and fit for purpose. An example of ground protection suitable for pedestrian traffic is a 100mm layer of woodchip with 18mm ply laid on top and pinned to the ground with robust staples or road pins. Alternatives may be used depending on the likely traffic but should be approved by the Local Planning Authority prior to installation.

4.6 MATERIALS AND CONSTRUCTION EQUIPMENT

Materials storage and handling, contractor parking, site welfare activities etc shall be kept away from the root protection areas.

Provision needs to be made to avoid the storage and handling of harmful chemicals in proximity to trees. Harmful chemicals include fuels, oils, builder's sand (which has a high salt content) and cement. Cement mixing shall only occur where there is no potential for cement washings to leech into a root protection area. Provision shall also be made to prevent fuelling or the handling of cement from occurring in areas proposed for further planting.

A suitable location for site cabins, contractor parking and site facilities for operatives shall be agreed with the project arboriculturalist during a pre-commencement meeting. These facilities shall be located outside the root protection areas of retained trees (unless on retained tarmac surfaces). Provision must also be taken to prevent exhaust fumes or hot air from generators or kitchen facilities from damaging the canopies of retained trees.

4.7 LOW IMPACT FOUNDATIONS

Where the extension extends into the root protection areas of retained trees, low impact foundations shall be used. These will be designed to eliminate excavations in order to prevent direct damage to the trees on neighbouring land. Full foundation specifications have yet to be confirmed. However, it is expected that concrete pad and ground beams shall be utilised.

- The location of the new foundations and pad locations shall be marked out.
- Excavations for the concrete pads within the root protection area shall be carried out by using hand tools (e.g. low impact pneumatic tools and digging spade). All spoil shall then be moved by hand or in wheelbarrows either to

be stored on the tarmac driveway or immediately removed from site. Excavations for the concrete pads outside the root protection area may be removed using a toothless bucket with machinery to be operated from outside the root protection area.

- The turf and top layer of soil within the root protection area shall be removed using hand tools (e.g. digging spade) down to a maximum depth of 50mm. shall then be moved by hand or in wheelbarrows either to be stored on the tarmac driveway or immediately removed from site. The turf and top layer of soil outside the root protection area may be removed using a toothless bucket with machinery to be operated from outside the root protection area.
- A peg and board frame shall be used to contain the concrete for the ground beams. 50mm x 50mm timber stakes shall be hammered into the ground along the setting out line. 25mm x 125mm timber rails shall be fixed across the stakes with screw fixings.
- Polythene sheeting shall be laid over areas to be concreted and securely wrapped over the timber frame to avoid any leakage of concrete.
- The concrete foundations shall then be poured, levelled and allowed to set prior to the timber frame being removed.

4.8 UTILITIES AND SERVICES

All new above and below-ground services shall be arranged and routed to avoid the root protection areas of the retained trees. Any existing underground services etc. which are to be reused but are found to require work or renewal, shall be reinstated whilst respecting the root protection area requirements.

All machinery, materials and any operations shall be kept off the root protection areas and works shall be carried out in accordance with NJUG10 'Guidelines for the planning, installation and maintenance of utilities in proximity to trees' and BS5837: 2012.

4.9 RESTRICTED ACTIVITIES

During the course of works onsite, all potentially tree-harmful operations such as, but not restricted to: the mixing of concrete, cement, paint, stain or adhesives; the storage or handling of tools and materials; the provision of staff welfare facilities such as portable chemical toilets; or the storage of skips and

construction waste – shall be restricted to areas outside the root protection areas of the retained trees. Particular care shall be taken to assess any levels and falls across the site, and to prevent accidental run-off of potentially harmful substances into the root protection areas of the retained trees, and to neighbouring land. Specific areas for the storage and handling of materials, the mixing of products and the disposal of potentially plant-harmful substances shall be identified and specifically allocated for these operations and activities. There shall be no fires on the site whatsoever.

4.10 SUPERVISION

Arboricultural supervision will be required for the following stages of development:

- To sign off that the tree protection barriers and temporary ground protection have been installed in the correct locations and to the agreed specification.
- To review the routing of new services and to provide guidance on best practice for installation where necessary.
- To ensure the prescribed methodology is followed for construction works within the root protection areas.

4.11 ARBORICULTURAL COMPLETION

Once the development is completed, the tree protective fencing and temporary ground protection shall be carefully dismantled by hand and the adjacent trees shall be visually inspected for any signs of damage related to the development. If any damage is noted, appropriate advice shall be sought.

These arboricultural details shall be referenced against Arboricultural Development Survey ADS22-1008 dated 20th May 2022 and the Tree Protection Plan.

4.12 CONCLUSION

I am content that this development is achievable in arboricultural terms provided the above method statement is adhered to and would expect to see the Local Planning Authority place appropriate and reasonable conditions on this application in relation to tree protection measures.

5 APPENDICES

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5.1 APPENDIX 1 – TREE SURVEY SCHEDULE

Survey date:	Surveyor:	Site:	Report reference:
20-May-22	Thomas Gregory	27 Randall Road, Chandlers Ford	ADS22-1008

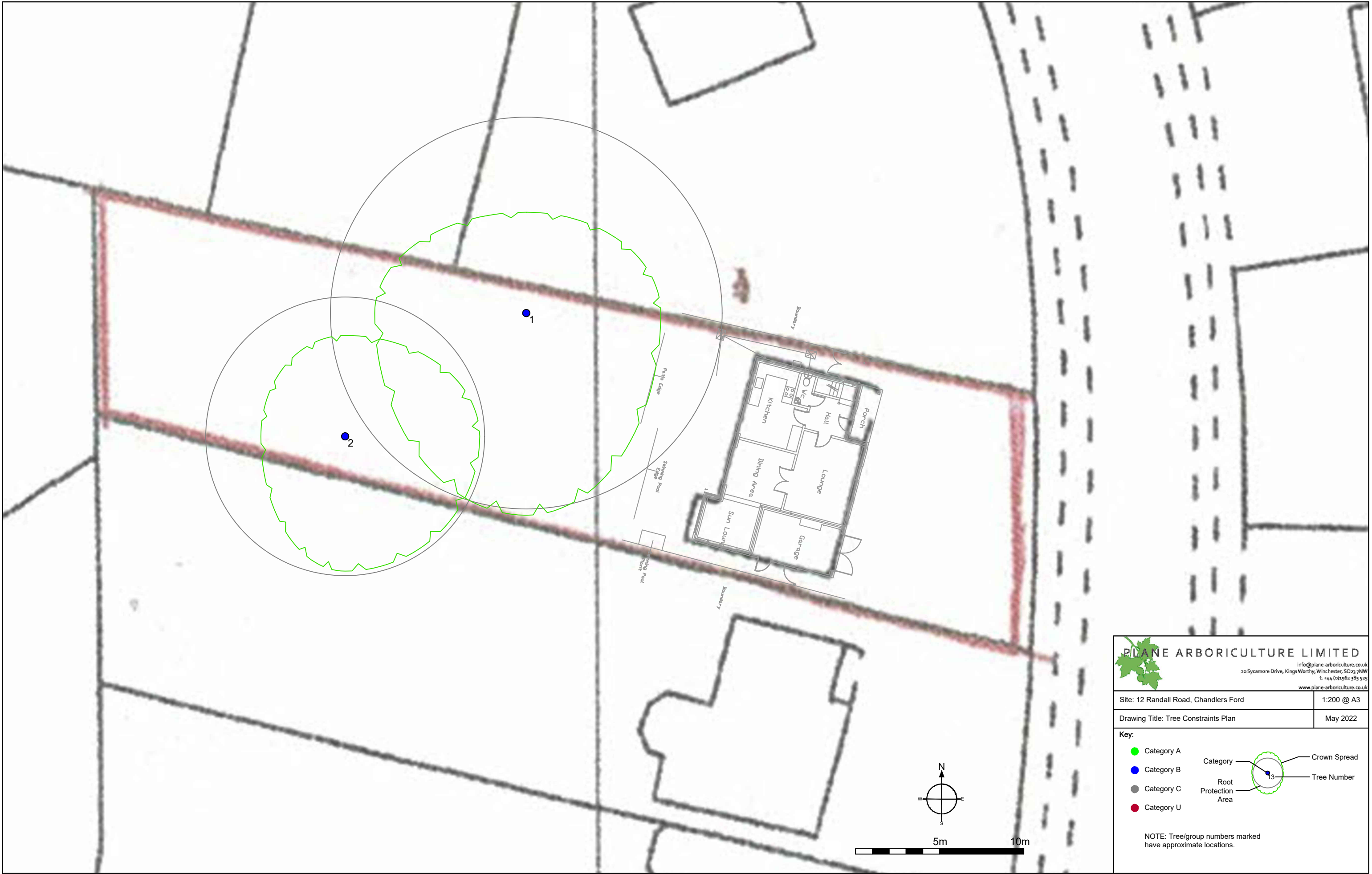
Tree reference number	Common Name	Height (m)	Number of Stems	Stem diameter 1 (mm)	Stem diameter 2 (mm)	Stem diameter 3 (mm)	Stem diameter 4 (mm)	Stem diameter 5 (mm)	Canopy Spread N (m)	Canopy Spread S (m)	Canopy Spread E (m)	Canopy Spread W (m)	Height of crown clearance (m)	Age class	Physiological condition	Structural condition	Category grading	Preliminary management recommendations	Notes
1	Oak	20	1	970					6	12	8	9	3	Mature	Fair	Fair	B	Remove epicormic growth up to 6m	Previously reduced and crown lifted
2	Oak	20	1	690					6	8	8	5	3	Mature	Fair	Fair	B	Remove majore deadwood (over 0.5m in length and/or 50mm diameter) Remove epicormic growth up to 6m	Previously reduced and crown lifted

KEY:

Height	Canopy Spread	Stem Diameter
Overall height estimated in metres	Canopy spread measured in metres (Cardinal Points)	Measured to the nearest 10mm at 1.5m above ground level unless otherwise stated (*average stem diameter)

Age Class		Phsiological Condition		Strucural Condition	
Young	tree within first quarter of average life expectancy	Good	no health problems	Good	no structural defects
Early-Mature	tree within second quarter of average life expectancy	Fair	symptoms of health problems that may be easily remedied	Fair	structural defects that may be easily remedied
Semi-Mature	tree within third quarter of average life expectancy	Poor	symptoms of health problems that cannot easily be remedied	Poor	structural defects that cannot realistically be remedied
Mature	tree within final quarter of average life expectancy	Dead	dead		
Over-Mature	tree beyond average life expectancy				

5.2 APPENDIX 2 – TREE CONSTRAINTS PLAN



Site: 12 Randall Road, Chenders Ford	1:200 @ A3
Drawing Title: Tree Constraints Plan	May 2022

Key:

● Category A

● Category B

● Category C

● Category U

Category

Root Protection Area

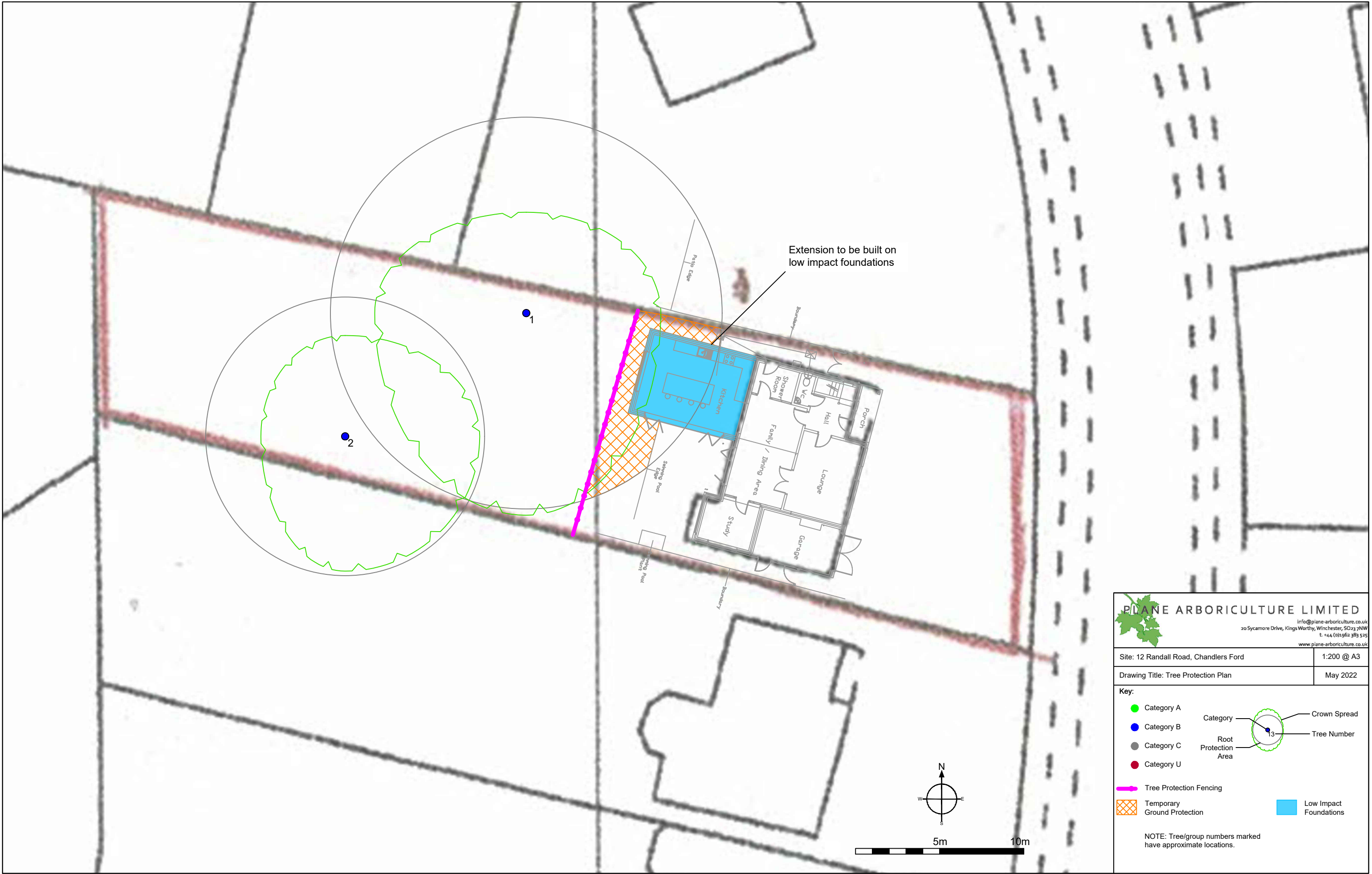
Tree Number

Crown Spread

NOTE: Tree/group numbers marked have approximate locations.

5.3 APPENDIX 4 – ARBORICULTURAL IMPACT ASSESSMENT PLAN

5.4 APPENDIX 5 – TREE PROTECTION PLAN





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Site: 12 Randall Road, Chancellors Ford	1:200 @ A3
Drawing Title: Tree Protection Plan	May 2022

Key:

● Category A

● Category B

● Category C

● Category U

— Tree Protection Fencing

Temporary Ground Protection

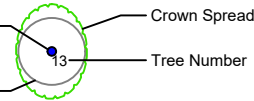
Low Impact Foundations

Category

Root Protection Area

Tree Number

Crown Spread



NOTE: Tree/group numbers marked have approximate locations.

5.5 APPENDIX 6 – TREE PROTECTION FENCING NOTICE A4

CONSTRUCTION EXCLUSION ZONE

NO ACCESS

**NO STORAGE OR OPERATIONS
WITHIN FENCED OFF AREAS**

NO DIGGING OR TRENCHING

NO STORAGE OF PLANT OR MATERIALS

NO VEHICLE ACCESS

NO FIRE LIGHTING

NO CHEMICAL HANDLING



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5.6 APPENDIX 7 – ABOVE-GROUND STABILIZING SYSTEMS

Figure 3 Examples of above-ground stabilizing systems

