



Arboricultural
Association

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Arboricultural Survey & Report

Conducted in accordance with British Standards 5837/2012

68 Lakewood Road

Chandler's Ford

Eastleigh

SO53 5AA

GR: SU 44053 22252

February 2024

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**Contract Details**

Grid Reference:	SU 44053 22252
Client	Cam Fi Law
Architect/Planning Consultant	King Architecture & Design
Planning App'	
Date of Survey	11/01/2024
Date of Report	11/09/2024
Report Reference	ASR_68 Lakewood Road_Law_September_2024
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1 Delivery of Tree Related Information into the Planning System.

Local Authorities have a **statutory duty** to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g. by TPO/Conservation Area) or not, is a material consideration that is taken into account in dealing with planning applications.

Consideration should be given to:

- Legal designations e.g. Tree Preservation Orders / Conservation Areas
- Planning policy – National policy (NPPF) / Regional / Local
- Guidance and Industry Best Practice
 - BS8545:2014 (*Trees: from Nursery to Independence in the Landscape – Recommendations*)
 - BS5837:2012 (*Trees in Relation to Design, Demolition and Construction - Recommendations*),
 - BS4428:1989 (*Code of Practice for General Landscape Operations*),
 - NHBC Chapter 4.2 (*'Building near Trees'*),
 - BRE CP75/75 (*Availability of sunshine*),
 - BRE 209 (*"Site Layout Planning for Daylight and Sunlight"*).

Whilst the level of detail expected by individual LPA's or even individual LPA Tree Officers can vary, the expected level of detail as recommended by BS5837 - 2012, is as follows.

Delivery of Tree Related information into the Planning System – Table B.1 (BS 5837-2012)		
Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention / removal plan (draft)
Planning Application	- Tree survey (in the absence of pre-application discussions) - Tree retention/removal plan (finalised) - Retained trees and RPAs shown on proposed layout	- Existing and proposed finished levels - Tree protection plan - Arboricultural method statement– heads of terms - Details for all special engineering within the RPA and other relevant construction details



	- Strategic hard and soft landscape design, including species and location of new tree planting - Arboricultural Impact Assessment	
Reserved Matters / Planning Conditions	- Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method - Dimensioned tree protection plan - Arboricultural method statement – detailed - Schedule of works to retained trees, e.g. access facilitation pruning - Detailed hard and soft landscape design	- Arboricultural site monitoring schedule - Tree and landscape management plan - Post-construction remedial works - Landscape maintenance schedule

This report has been written adhering to the recommendations and guidance given within British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations. It is therefore a BS 5837 compliant arboricultural assessment report providing sufficient information for the Local Planning Authority (“LPA”) to consider the effect of the proposed development on local character from a tree perspective.

This report is written in a manner to support an application for outline planning permission with all matters reserved, although, it may in the first instance, be used in conjunction with a pre-app. The exact details that must be followed to ensure successful tree retention on this specific site will depend upon the final layout of the proposed development. Thus, some amendments to this report may, or may not be necessary.

The survey and report seek:

- To identify and clarify the quality and value (in a non-fiscal sense) of the existing tree stock within the context of proposed development, allowing informed decisions to be made concerning which trees should be removed or retained in the event of development occurring.
- To identify the constraints and considerations, both above and below ground, associated with retained trees in the context of proposed development. Where necessary, care has been taken to avoid misplaced tree retention as attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.
- It is the site manager’s responsibility to ensure that the details of the various Method Statements and any agreed amendments are known and understood by all site personnel. Copies of the agreed documents must be kept on site and be readily available at all times.
- This report should form part of the site induction for all personnel.



2 Summary of Content

This report includes:

- A summary of the development proposals,
- An analysis of how trees will be affected
- *Briefly* describes how retained trees will be protected and managed during the development activity.

All trees of material consideration within, and where possible, immediately adjacent to the proposed development site, have been inspected. For practical reasons (inaccessibility) or reasons of Health and Safety, some dimensions are estimated, these are shown with an ‘E’ next to the measurement.

A [Tree Schedule](#) is provided which identifies trees / tree groups / hedgerows / woodlands (hereafter referred to collectively as ‘Trees’) that might potentially be affected by the development proposals.

A [Tree Protection Plan](#) (TPP) and [Tree Constraints Plan](#) (TCP) are either included at the end of the report in A3 format for ease of viewing or are included as separate documents which must remain associated with this report. The accuracy of these plans is dependent on the phase within the planning process that this survey was commissioned and whether a topographical survey was provided on which to plot individual trees.

Colour coding as recommended in BS5837-2012 is used throughout to emphasize the assessed value of trees.

Categorising Trees		
Category A (high quality) Category B (moderate quality)	Category C (low quality)	Category U (unsuitable for retention)
This category of tree should, whenever feasible, be protected from harm and preserved within a development site. The presence of such trees may pose constraints to proposed development. Specialist construction methods maybe required.	This category of tree is best retained whenever possible but should not be permitted to pose constraints to new developments. These lower quality trees should, when lost because of development, be mitigated for by replacement planting on site.	This category of tree is that which, irrespective of development, should probably be removed and replaced through mitigation. Their loss should not pose any constraint to development.



Wildlife and Ecological Perspective: - Bat Roost/Bird Nest

It is equally important to recognise that the value of a tree must also be assessed and determined by its potential for offering roosting habitat for protected species: bats/birds and other forms of biodiversity.

The presence of bats within a tree will not prohibit development, but lawful procedure must be followed to ensure appropriate Bat Emergence Surveys are completed to inform accurate Mitigation for their presence.

Constraint: - Where category 1*, 1, or 2 trees are indicated, Bat Emergence Surveys are required where ANY unmitigated works may cause disturbance/harm or death to protected species through disturbance/ damage/ modification or destruction of potential roosting habitat. Disturbance also includes introduction of artificial lighting spill onto or in the vicinity of a tree.

A Bat Emergence Survey will provide an assessment of their habitat status and information on how to proceed lawfully with their removal. Trees are categorised as below:

- 1*** - Tree with multiple, highly suitable features capable of supporting larger roosts.
- 1** - Tree with definite potential, supporting fewer suitable features than Category 1* trees or capable of supporting roosts for single/low numbers of bats. 1* and 1 is classified as high roost suitability
- 2** - Tree with no obvious potential for roosting bats although due to its size and maturity the tree may support some features with limited potential to support bats. 2 is classified as being moderate-low roost suitability.
- 3** - Tree with no roosting potential.



3 Site Details

The site is a detached dwelling along Lakewood Road (68) towards the northern end of Chandler's Ford. No 68 is within a large plot with a wooded garden. The surrounding properties are similar to no 68. Access to the site is along Lakewood Road on the western boundary.

The proposal brief seeks to construct a garage/annex structure towards the south western corner of the site. A number of alterations are proposed to the existing dwelling including an extension on the eastern elevation. A layout plan of the site is shown below in Figure 1.

The site was surveyed and 13 trees (T1-T13) and 2 tree groups (G1-G2) were catalogued.

- A number of trees are the subject of a TPO (listed in section 7).
- T1, T5, T7 and T8 are category A trees.
- T2, T4 and T6 are category B trees.
- The remaining trees are category C.
- All trees can be retained at the present time.

The existing dwelling is outside of all trees, with the exception of T11, T13 and G1's, normative RPAs. The area of hardstanding around the dwelling and the patio on the eastern elevation of the dwelling intersect the normative RPAs of these listed trees. These incursions in all cases (T13 is a small tree) are within the distal portions of the RPA. There are a number of proposed alterations to the dwelling. The bay windows at the front will be removed. The front elevation will be extended approximately 1.5m at the northern corner. There will be a slight decrease in footprint from the existing northern elevation allowing a pedestrian access between the dwelling and the boundary. These changes are outside of any trees RPAs and will not impact any of the retained trees.

The extension to the rear of the building will extend the dwelling to the east by approximately 3m in the northeastern corner and 8m in southeastern corner. The patio in the rear garden is elevated above the garden level and steps down to meet it. The patio is likely to have restricted any significant tree root growth towards the dwelling. Due to the shape of the patio there are two areas where the proposed extension is beyond the patio line. At the southern end the extension is beyond the edge of the steps, this does not intersect any trees normative RPA and will not impact any retained trees. In the northern corner the extension occupies the space between the boundary and the patio. The extension abuts the edge of G1's normative RPA however, it is likely that there are fibrous roots beyond the RPA. The patio will be removed and this could allow for a slightly enhanced growing area by uncovering the area of G1's normative RPA currently beneath the patio. The tree in G1 closest to the dwelling may require a slight crown lift to allow for these works to take place. However, if possible G1 is best left uncut to retain the shape.



It is considered that the trees can be retained and the proposals proceed as proposed without causing significant harm to G1. Once the patio has been removed ground protection should be placed between the proposed rear elevation and the tree protection fence as shown on the TPP. Specification for ground protection is shown below. Any replacement of the patio should be decking or similar on spot foundations.

The garage/annex complex is to the south of the existing driveway towards the southwestern corner of the site. The footprint of this building is almost entirely within the normative RPAs of the adjacent trees. The footprint of the building is within the RPAs of T6, T7, T8, T11 and a small incursion into T9. T6 is category B Oak both T7 and T8 are category A Beech trees, T11 is a category C Oak with basal decay and T9 is a Lawson. T6, T7, T8 and T11 are covered by a TPO. There is limited scope to offset the RPAs as the neighbouring dwelling is in close proximity to T7, T8 and T11. T6 is adjacent to the road and a significant proportion of its normative RPA is already covered by hardstanding.

The garage can be constructed in this area using piled foundations. Micro screw piles would be the preferred option. Inspection pits should be dug to 600mm depth to avoid any major structural roots (roots larger 50mm) when placing the piles. If roots are encountered then placement of piles should be altered to accommodate. Piling should only take place under arboricultural supervision. Cardboard of 100mm should be laid directly on the ground between the piles. Boxing should be assembled and the concrete slab should be poured directly onto the cardboard. The cardboard will decompose and leave an aerated void beneath the garage. 100mm is considered sufficient to provide adequate aeration and prevent the garage from requiring too much of a ramp to access it. This will leave the roots undisturbed. Water from the roof of the garage should not be collected and allowed to drain into the aerated void to prevent the building creating a rain shadow. Whilst piles are placed a form of ground protection is required to reduce the risk of ground compaction. This should either be in the form of Trakmats or 18mm shuttering board overlaying 150mm of woodchip. If woodchip is the chosen option this can be levelled once the shuttering board is removed and can be used as a substitute for the cardboard.

Once the slab is in place the remainder of the building can be constructed. Materials should be stored on the existing driveway. Any extension of the driveway to reach the garages will need to be constructed using a no dig method.

Ground protection and arboricultural supervision will be required whilst the piles are being placed. A tree protection fence will need to be assembled before any other works take place. The route of the fence is shown on the TPP. Access beyond the fence will be allowed for the householder but no activity associated with construction is permitted. The fence line should follow the edge of the driveway (southern side) before heading south across the front lawn. The new building should be enclosed by the fence on the western, southern and eastern elevations and partially on the northern elevation. The fence should be no more than 1m away from the footprint of the building. This will allow for a working space around the building. The fence should travel along the edge of the hardstanding on the southern elevation before heading north through the rear garden to meet the northern boundary.



It is not considered that the development will have a negative impact on the long-term health of any trees retained on site where mitigation is appropriately adhered to.

Ecological Surveys Ltd



4 Development Proposal

Figure 1 Illustrated Proposal

General Notes

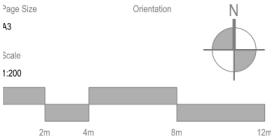
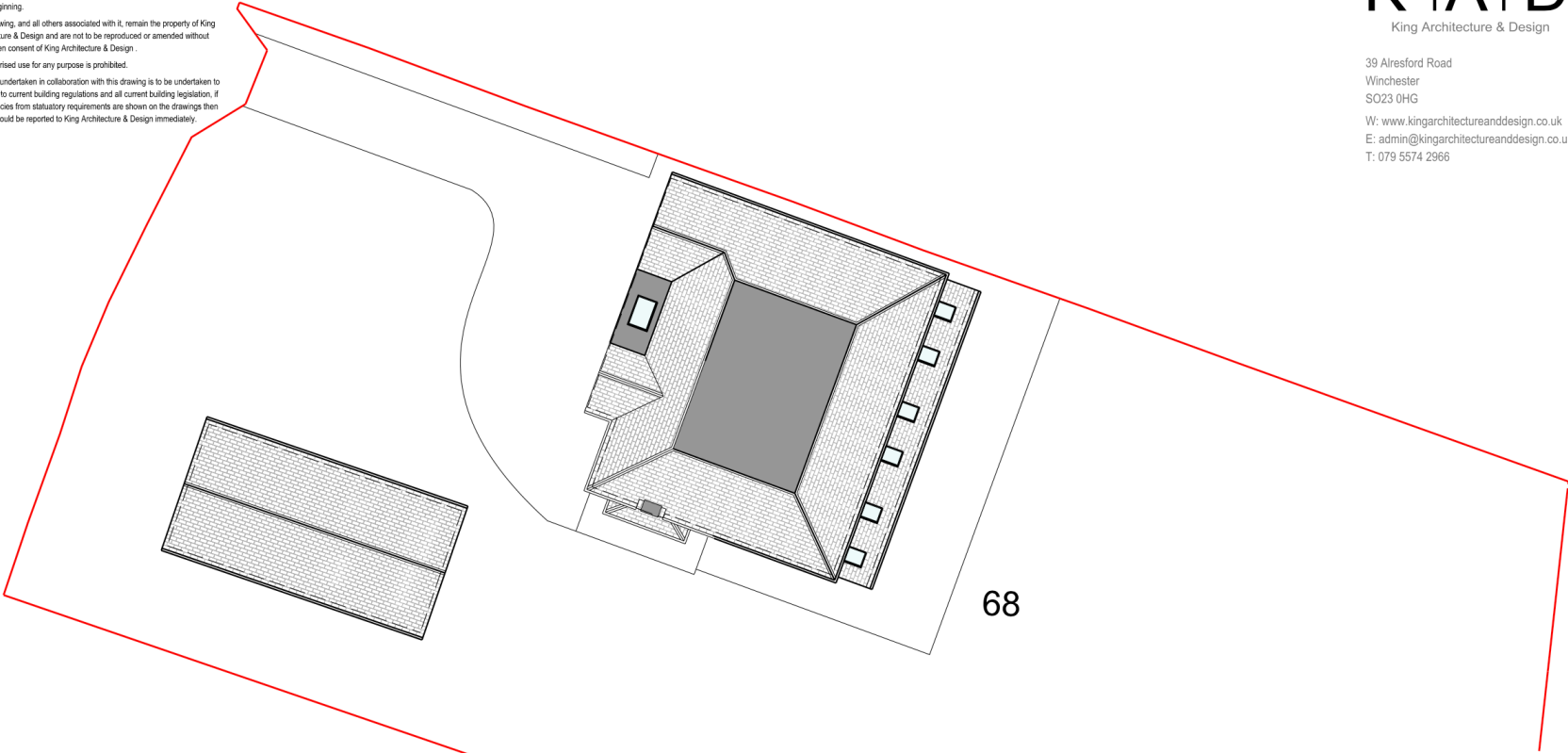
Scale from this drawing for planning purposes only.

Contractors are to check all dimensions on site prior to any construction work beginning.

This drawing, and all others associated with it, remain the property of King Architecture & Design and are not to be reproduced or amended without the written consent of King Architecture & Design.

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All work undertaken in collaboration with this drawing is to be undertaken to conform to current building regulations and all current building legislation, if divergencies from statutory requirements are shown on the drawings then these should be reported to King Architecture & Design immediately.



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Rev	Date	Description
Project Address		
68 Lakewood Road, Chandler's Ford, Eastleigh, SO53 5AA		Client Cam & Sabrina Law Local Authority Eastleigh Borough Council
Project Status		
Planning		Drawing Description Proposed Site Plan
Project No.		
125		Drawing No. P - 100
Date		
09/04/2024		Revision -



5 Tree Data Schedule of Results.

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T1	Sweet Chestnut	16	900	N	9	N	4	EM	40+	Physical G F P Structure G F P	R = 10.8m	V = 366m ²	A
				E	9	E	4						
				S	9	S	4						
				W	9	W	4						
Preliminary Management, Recommendations & Comments: - Offsite to north.													
Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T2	Scot’s Pine	17	390	N	2	N	4	EM	10+	Physical G F P Structure G F P	R = 4.7m	V = 69m ²	
				E	2	E	4						
				S	4	S	4						
				W	2	W	4						
Preliminary Management, Recommendations & Comments: - Slightly lop-sided, sparse lower crown.													
Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T3	Cypress	9	150	N	1	N	3	SM	10+	Physical G F P Structure G F P	R = 1.8m	V = 10m ²	C
				E	1	E	3						
				S	1	S	3						
				W	1	W	3						
Preliminary Management, Recommendations & Comments: - Suppressed by T2.													
Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T4	Silver Birch	16	440	N	3.5	N	5	EM	20+	Physical G F P Structure G F P	R = 5.3m	V = 88m ²	B
				E	5	E	5						
				S	6	S	5						
				W	5	W	5						

**Preliminary Management, Recommendations & Comments: - South leaning, slightly lopsided.**

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T5	Scot's Pine	17	550	N	2	N	5	EM	40+	Physical G F P Structure G F P	R = 6.6m	V = 137m ²	A
				E	2	E	5						
				S	2	S	5						
				W	3	W	5						

Preliminary Management, Recommendations & Comments: -

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T6	Oak	16	960	N	7	N	10	EM	20+	Physical G F P Structure G F P	R = 11.5m	V = 415m ²	B
				E	7	E	10						
				S	7	S	10						
				W	7	W	10						

Preliminary Management, Recommendations & Comments: - Slightly one-sided. Primarily stands in pavement of Lakewood Road.

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T7	Beech	17	930	N	12	N	1.5	EM	40+	Physical G F P Structure G F P	R = 11.1m	V = 387m ²	A
				E	12	E	2						
				S	5	S	1.5						
				W	11	W	1.5						

Preliminary Management, Recommendations & Comments: - Offsite.

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T8	Beech	17	900	N	4	N		EM	40+	Physical G F P Structure G F P	R = 10.8m	V = 366m ²	A
				E	11	E							
				S	9	S							
				W	9	W							

Preliminary Management, Recommendations & Comments: - Offsite.



Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T9	Cypress	10	310	N	2	N	0	SM	10+	Physical G F P Structure G F P	R = 3.7m	V = 43m ²	C/U
				E	2	E	0						
				S	2	S	0						
				W	2	W	0						

Preliminary Management, Recommendations & Comments: - Suppressed by T8. Poor form.

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T10	Cypress	11	330	N	2	N	1.5	SM	10+	Physical G F P Structure G F P	R = 3.9m	V = 48m ²	C/U
				E	2	E	1.5						
				S	2	S	1.5						
				W	2	W	1						

Preliminary Management, Recommendations & Comments: - Suppressed by T11. Poor form

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T11	Oak	16	970	N	7.5	N	5	EM	10+	Physical G F P Structure G F P	R = 11.6m	V = 423m ²	C
				E	11	E	5						
				S	11	S	5						
				W	7	W	5						

Preliminary Management, Recommendations & Comments: - Decay at base of tree. If remedial pruning required reduce and reshape recommended.

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
T12	Oak	8	450	N	0	N	1.5	EM	10+	Physical G F P Structure G F P	R = 5.4m	V = 92m ²	C
				E	4.5	E	1						
				S	7	S	1.5						
				W	2	W	1.5						

Preliminary Management, Recommendations & Comments: - Heavily leaning. Decay on lower stem.

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
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T13	Holly	5	120	N	3	N	1.5	Y	20+	Physical G F P Structure G F P	R = 1.4m	V = 6m ²	C
				E	2.5	E	1.5						
				S	3	S	1						
				W	3	W	1.5						

Preliminary Management, Recommendations & Comments: - Close to existing dwelling.

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
G1	Cypress x3	16	Max 430 Rest 320	N	3.5	N	0	SM	10+	Physical G F P Structure G F P	R = 5.1m	V = 82m ²	C
				E	3.5	E	0						
				S	3.5	S	0						
				W	3.5	W	0						

Preliminary Management, Recommendations & Comments: - Some topped historically. RPA based off max stem dia.

Tree No.	Species	Ht (m)	Stem Dia(mm)	Crown Spread (m)		Lowest Branch		Age Class	SULE	Condition	Root Protection Area Radius	Root Protection Area Volume	BS Cat
G2	Cypress	11	Max 180	N	3.5	N	0	SM	10+	Physical G F P Structure G F P	R = 2.1m	V = 14m ²	C
				E	3.5	E	0						
				S	3.5	S	0						
				W	3.5	W	0						

Preliminary Management, Recommendations & Comments: - Adjacent to G1. Heavily leaning into garden. RPA based off max stem dia.

Ecology



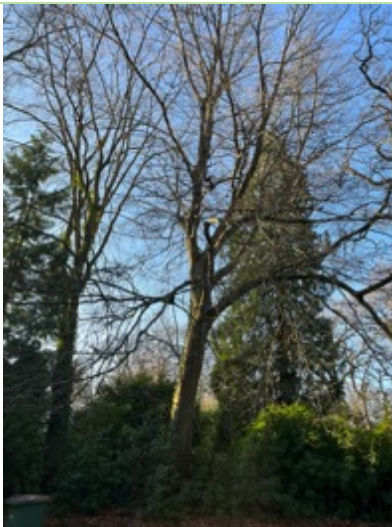
6 Site Images



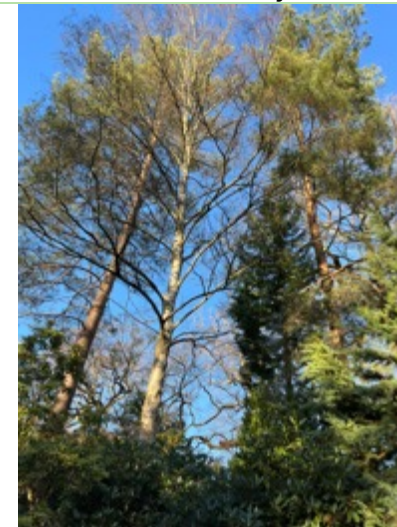
T11



T11, T10, T9, T8, T7 and T6 – adjacent to area of garage.



T8 and T7



T5, T4, T3 and T2



7 Arboricultural Impact Assessment (AIA)

The purpose of the AIA is to consider the direct and indirect effects of the proposed design

Constraints: - Designations: Tree Preservation Orders / Conservation Areas

With reference to Eastleigh Council's interactive mapping system:

- The site is not within a conservation area.
- A number of trees onsite are the subject of a tree preservation order. Lakewood Road and Queens Road TPO number: 247.
- T1, T2, T4, T5, T6, T7, T8 and T11 are covered by the TPO.
- Two Sweet Chestnuts have been removed from the road frontage that were originally covered.
- G1 is in the place of a Birch previously covered.
- Trees at the eastern end of 68 Lakewood Road are also covered. These trees are not catalogued as there at distance for the dwelling and will not be impacted by the proposed works.

Tree Preservation Order (TPO) allows for trees to be protected either as individuals, groups, areas or woodlands. Tree Preservation Orders have the effect of preventing the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of trees other than with the consent of the Local Planning Authority. Certain exclusions do apply to Tree Preservation Orders such as the removal of dead, dying or dangerous trees, but these should be used with caution and always following the advice of the LPA Tree Officer.

Conservation Area: - Any works to trees within a Conservation Area (with some minor exceptions) will require six-week prior notice to be given to the local planning authority. Certain exclusions do apply to Conservation Areas such as the removal of dead, dying or dangerous trees, but these should be used with caution and always following the advice of the LPA Tree officer.

National Planning Policy Framework (NPPF): This sets out national planning policy. Paragraph 175 states that:

Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy.

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Felling Licences: Parts of the site associated with the domestic property will not be subject to the provisions of the Forestry Act. Felling licenses are generally required for felling living trees unless they are fruit trees, or trees growing in a garden, orchard, churchyard or designated open space.

Tree felling licence: when you need to apply - GOV.UK (www.gov.uk)

**Trees to be Retained within the proposal**

All trees can be retained.

Trees Proposed Removed to facilitate Development

No trees are proposed for removal.

Further Tree Works

No further works are generally required for the proposals to proceed.

G1 may require crown lifting to facilitate works, however, the preferable option would be to leave it uncut to retain the existing shape.

T11 has basal decay and a significant reduction and reshape is advisable to allow for long term retention. These works are not a requirement for the proposals to proceed.

Category A & B trees

Potentially adversely affected by encroachment within the RPA without special measures.

If applicable, refer to Tree Protection Plan and Method Statements for further details.

Further Ecological Constraints

- Nesting potential in the onsite trees.
- No further ecological constraints with regard to the onsite trees have been identified.

Solutions

- Piled foundations will be required for the garage.

Method Statement

- A Method Statement for a No-Dig Driveway is provided within [Appendix k](#)
- A sequence for events and timings is shown in Section 8P

8 Development Proposal Assessment.**a. Wildlife and Ecological Perspective: - Bat Roost/Bird Nest**

Constraint: Where category 1*, 1, or 2 trees are indicated, removal of these trees may necessitate Bat Emergence Surveys. A Bat Emergence Survey will provide an assessment of their habitat status and information on how to proceed lawfully with their removal.

1* - Tree with multiple, highly suitable features capable of supporting larger roosts.

1 - Tree with definite potential, supporting fewer suitable features than Category 1* trees or capable of supporting roosts for single/low numbers of bats. 1* and 1 is classified as high roost suitability



- 2 - Tree with no obvious potential for roosting bats although due to its size and maturity the tree may support some features with limited potential to support bats. 2 is classified as being moderate-low roost suitability.
- 3 - Tree with no roosting potential.

Roosting Assessment

Category 1*, 1 or 2 trees onsite?	NO trees have been identified as having roosting potential.
Bat Emergence Surveys Required	Bat Emergence Surveys are required where <u>unmitigated works</u> may cause disturbance/harm or death to protected species through disturbance/ damage/ modification or destruction of potential roosting habitat.

Nesting Assessment

No active nesting was observed on the day of survey. Nesting potential within the majority of catalogued trees.

- All British birds and their nests are protected whilst in use; therefore, if a nest is found during construction work, all activity must cease within proximity and ecological advice (Tel: 01503 240846 or 07736 458609) sought immediately.
- Hedgerow/trees may not be removed/flailed/destroyed during nesting/breeding season for birds or dormice (beginning March-October end) unless a qualified ecologist accompanies prior to cutting and declares the ground and trees clear, and no other constraints apply.
- It is possible that bird nest site/s could be newly established in association with this site during future, bird nesting season/s.

b. How the Development Proposal Affects Local Character -

From a Tree Perspective: -

There will be no impact to the local character from a tree perspective as there are no trees proposed for removal.

Also refer to Mitigation Section 9.

c. Shadow Influence on Dwellings/Buildings/Amenity Space.

The shadow arc (if shown) is not a representation of the absence of skylight/daylight and does not take into account the natural light permeating the trees crown – this varies depending on the species etc. Additionally, seasonally considerations (angle of the sun and possible leaf fall) will affect the degree and nature of shading.

The internal layout, use of buildings and the arrangement of windows is also important. Heavy or prolonged shadowing of main living areas may be inadvisable whilst the shadowing of side elevations and ancillary rooms may be insignificant.

d. Infrastructure Requirements – Services etc.

It is often difficult to clearly establish the detail of services until the final plans are known and construction is in progress. Where possible, existing services should be used and all new services ought to be outside RPAs of retained trees. However, where existing services within RPAs require upgrading or new services need to be installed in RPAs, trenchless insertion methods ought to



be used with entry and retrieval pits being sited outside the RPAs. Providing roots can be retained and protected, excavation using hand-held tools might be acceptable for shallow service runs.

e. Potential Incompatibilities between Layout and Retained Trees.

Occasionally, plans are advanced which are potentially incompatible with trees that should be retained. In the first instance, consideration, should be given to amending designs and layout to avoid conflict. However, in extreme circumstances it might be possible to formulate engineering options which permit the development to proceed, whilst still protecting potentially impacted trees. This can be a costly alternative so is rarely the first option.

f. RPA and Canopy Protection during Construction

Root Protection Areas assume a circular area of rooting - calculated in accordance with BS5837-2012. RPAs represent minimum soil rooting area required to sustain the tree (capped at 707m²). The RPA is circular by default with a maximum radius of 15m from the tree - any deviation from this must be supported with professional arboricultural assessment.

RPAs may have been modified to reflect actual site conditions and may not be shown as circular on accompanying plans. Incursion into the RPA during any part of the investigation, demolition, design & construction phases of the project will require specialist arboricultural input. RPA's must be protected during the development process. Consequently, as recommended in BS 5837 - 2012 (Table B1), a Heads of Terms - Arboricultural Method Statement (AMS) is included within the Appendices of this report. The location/s of the CEZ are shown on the TPP.

Whilst the RPA might equate to a radius of 'X' metres it is possible that the Construction Exclusion Zone (CEZ) might exceed this area if the canopy of the tree/s exceed this area.

Early assessment of impact will facilitate the process and avoid abortive design works.

g. Future Pressure for Tree Removal.

Whilst it is rarely possible to be conclusive regarding future pressure for tree removal, some tree characteristics may offer an insight. Consideration should be given to whether trees are evergreen or deciduous, density of foliage, and potential nuisance factors such as susceptibility to honey dew drip, branch drop, fruit fall etc. Additionally, young trees (up to approximately ½ their potential age) generally require enough space to mature if long term retention is planned. Care must be taken with older trees as they are generally more susceptible to damage, and less tolerant of injury/harm through a) root damage; b) compaction of soil; and c) excessive and/or repeated pruning. Ideally, adequate space should be allowed for long term physical retention and future maintenance.

The trees on this site are unlikely to come under pressure for removal within the foreseeable future.

h. Direct & Indirect Damage.

All site storage areas, cement mixing and washing points for equipment and vehicles must be outside RPAs unless otherwise agreed with the local planning authority. Where there is a risk of polluted water runoff into RPAs, heavy-duty plastic sheeting and sandbags must be used to contain the runoff and prevent contamination.

All landscaping activity within RPAs has the potential to cause severe damage and any adverse impact must be minimised by following the guidance set out in the appendices. The inclusion of



temporary Construction Exclusion Zones are required and are indicated within Mitigation and the Tree Protection Plan.

i. Proximity of Trees to Structures.

The default position should be that structures are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction in the RPA, technical solutions might be available that prevent damage to trees. Account should be taken of the proposed orientation and aspect of new buildings, the type of building, its use and location relative to the tree, and the species attributes of the tree. Buildings, footpaths and hard-standing areas should be designed with due consideration to the proximity of retained trees, especially in terms of their foliage, flowering and fruiting habits. Where conflicts might arise, detailed design should address these issues.

Where tree roots have the potential to come into contact with foundations, advice can be found in NHBC Chapter 4.2 (*'Building near Trees'*),

http://nhbccampaigns.co.uk/landingpages/techzone/previous_versions/2011/Part4/section2/default.htm

Specific guidance is beyond the remit of this report and expert advice should be sought if required.

j. Construction: Access, Working Space, Storage of Materials & Topsoil.

To permit access, CEZ's may extend beyond the protective barriers. Assuming no suitable existing hard surfacing is in situ, any such areas must be covered by ground protection, based on the recommendations within BS: 5837 - 2012. The precise design and the sequencing of the installation and removal should be agreed with the Local Planning Authority before any demolition and/or construction activity starts. Further details can be found within the appendices.

k. Excavations or Changes in Ground Levels near Retained Trees

Proposed changes in ground levels must be advised in order that appropriate precautions can be undertaken. Generally, changes in levels within or adjoining RPA's are not permitted without suitable mitigation and this can often be very expensive to achieve.

l. Installation of Hard Surfacing in RPAs.

Please refer to [appendices](#) for specific details of how to achieve the above without causing damage to tree/s on site.

m. End use of Space near Retained Trees

Tree Number	Proposed use of space near retained tree/s indicated
	-

n. Removal of Existing Structures and Hard Surfacing.

If applicable, please refer to [appendices](#) for specific details of how to achieve the above without causing damage to tree/s on site.

o. Potential for New Planting to provide Mitigation for any Losses.

Where it is unavoidable, the loss of trees can be offset / mitigated for by planting new and site-specific species of trees. Specific advice on planting new trees is provided in British Standard



8545 (2014) *Trees: from Nursery to Independence in the Landscape – Recommendations*. Any new planting on site should conform to this standard.

There is no planned tree loss onsite and therefore no need to provide mitigation plantings. New tree plantings may form part of the overall site landscaping.

p. Heads of Terms: Construction Method Statement: -

Suggested sequence of events

1. Assemble Tree Protection/Construction Exclusion Zone fencing as indicated in Tree Protection Plan (end of report).
2. Place ground protection in footprint of proposed garage. Ground protection will be in the form of Trakmats or 18mm shuttering board on 150mm of fresh woodchip.
3. Place piled foundations under arboricultural supervision.
4. Carry out main construction work.
5. Dis-assemble tree protection fencing.
6. Carry out new plantings.

9 Mitigation

There are a number of actions which either by intent, or negligence which can have major negative impacts on the health of a tree and even cause death.

Therefore, the following guidance must be strictly adhered to:

- Protective fences must be positioned as shown within Tree Protection Plan/Tree Constraints Plan. These must be in position prior to and throughout the scheduled works. They can only be removed on completion of works.
- Damage to major limbs must be prevented: Ragged wounds speed infection
- Parking of vehicles / cars within the root protection area (RPA) may cause contamination from oil, or other substances and compaction of the soil may result. Parking of vehicles is therefore, prohibited within the (RPA).
- Attachment of signs, fences, cables or winches to a tree will cause direct damage and promote decay and therefore are prohibited
- Refuelling, or use of chemicals within the RPA protected area is prohibited
- Storage of materials within the RPA will cause compaction and therefore damage to the tree and is thus prohibited
- Lowering the soil level will damage the trees roots as most are very near the surface. This is therefore prohibited
- Raising ground levels even for short periods and by only a few centimetres can suffocate tree roots causing severe dieback and is therefore prohibited.
- Fires within the RPA or under the canopy of a tree will cause serious and irreversible damage to the tree. Fires within 5m of the RPA / canopy have the potential to cause damage and the larger the fire, the greater the distance over which it poses a threat to the tree. Consequently, fires within 5m of trees on this site are prohibited.

Mitigation for Replacement Hedgerow Habitat
No hedgerow is proposed for removal.

**Mitigation for Replacement Tree Planting**

0 trees of species equal to or greater native biodiversity value are to be planted to replace those felled to facilitate this development.

Refer to Section 14 for native tree selections.

Mitigation for Protection of Existing Habitat (CEZ)**Temporary Construction Exclusion Zone.**

- Trees/hedgerows that are being retained should be protected from damage during construction by erecting Heras (or similar) fencing around these features. Construction Exclusion Zones (CEZs) should therefore be set up: - as shown on the TPP.
- The only exception to this is at existing access points. Heras fencing is not intended to restrict the access of species to other areas of the site, therefore, mindful procedure by site workers and visitors to the site is always necessary.
- No development work should be undertaken within the CEZs and no materials, machinery, chemicals etc. should be stored within these zones. No development or any associated works should be located within these construction exclusion zones. Appropriate signs should be placed at regular intervals along the fencing to ensure everyone on site is aware of the CEZ and understands its relevance: for example, CONSTRUCTION EXCLUSION ZONE – NO ACCESS.
- Any areas proposed for planting post-development should also be fenced off where possible to prevent compaction of the soil through vehicle movements.

**Mitigation for Reduction/Restriction of Artificial Lighting Spill
Where Bat Roosts are Present.**

An Artificial Lighting Strategy to restrict or reduce the impact of artificial lighting spill on important ecological features: hedgerows/trees.

Ideally, lighting spill from within or around the newly developed areas should be kept to the minimum level permissible with NO lighting directed towards any tree.

LED and/or low-pressure sodium lamps with glass glazing should be utilised where external lighting is required instead of mercury or metal halide lamps. This type of lighting can be utilised more directionally and will reduce the range of light wavelengths emitted thus significantly reducing the levels of UV light which may attract increased levels of invertebrate bat prey items.

- Light ONLY when and where it is needed for health and safety.
- Prevent light-spill and spread: - eliminate bare bulbs, upward pointing lights, keep light near to or below the horizontal. E.g. flat cut-off lanterns. Such light should be positioned to only illuminate the required areas, limiting light spill, both horizontally and vertically. Additionally, hoods, cowls, louvers and/or shields may be utilised to further direct any lighting.
- Decrease light intensity, avoid the UV spectrum: attracting insects is NOT an aim.



- Reduce height of lighting columns. Or allow for lower main beam angles to reduce glare.
- Timer switch on any proposed outdoor lighting to facilitate dark periods.
- Increase spacing between lanterns

It is becoming increasingly common for LPA's to request an independent site lighting strategy and expect it to be submitted as early as the reserved matter stage. Consideration should be given to this prior to submission particularly on larger sites or those with important bat / dormouse habitat / corridors, rather than wait to be compelled to do so.

10 Tree Protection Plan (TPP) & Tree Constraints Plan (TCP)

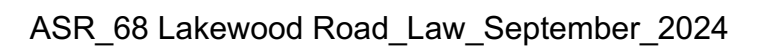
The Tree Protection Plan and Tree Constraints Plan are included within this Arboricultural Report.

Tree Protection Plan (TPP)

- Tree are numbered as per the Tree Schedule.
- The circular interpretation of root protection areas ("RPA") of category A, B and C trees with high **A (Green)** moderate **B (Blue)** and low **C (Gray)** and unsuitable for retention **U (Red)** categories.
- Trees proposed for removal are indicated by a red dotted outline
- Where necessary, canopy spreads and shadow arcs may also be indicated
- North is to the top of the plan.

Tree Constraints Plan (TCP)

The Construction Exclusion Zone ("CEZ"), which is the area of restricted access, to be protected by temporary barriers (fencing and/or ground protection) (purple shaded area) and the location of precautionary areas outside the CEZ where limited, but careful access is permitted.



Ground protection required once existing patio removed.

Area requiring ground protection whilst piles are placed.

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T1, T2, T3, T4, T5, T6, T7, T8, T9, T10, T11, T12, T13, G1, G2

Page Size
A3

Scale
1:200

Orientation
N

2m 4m 8m 12m

Trees / Tree groups / Hedgerow location are shown using the BS5837 Colour coding detailed below. This will invariably show the Root Protection Area (RPA), and where the Canopy Spread exceeds the RPA diameter, this will also be shown.

Where Topographical Surveys have not been supplied best estimates are made regarding the trees position.

In order to ensure Protection measures are provided in the correct location, it is advised that this drawing is not used for scaling, but that the Tree Data Schedule is interrogated, and precise measurements used to establish the line of Tree Protection measures.

The colours representing the assessed value of trees

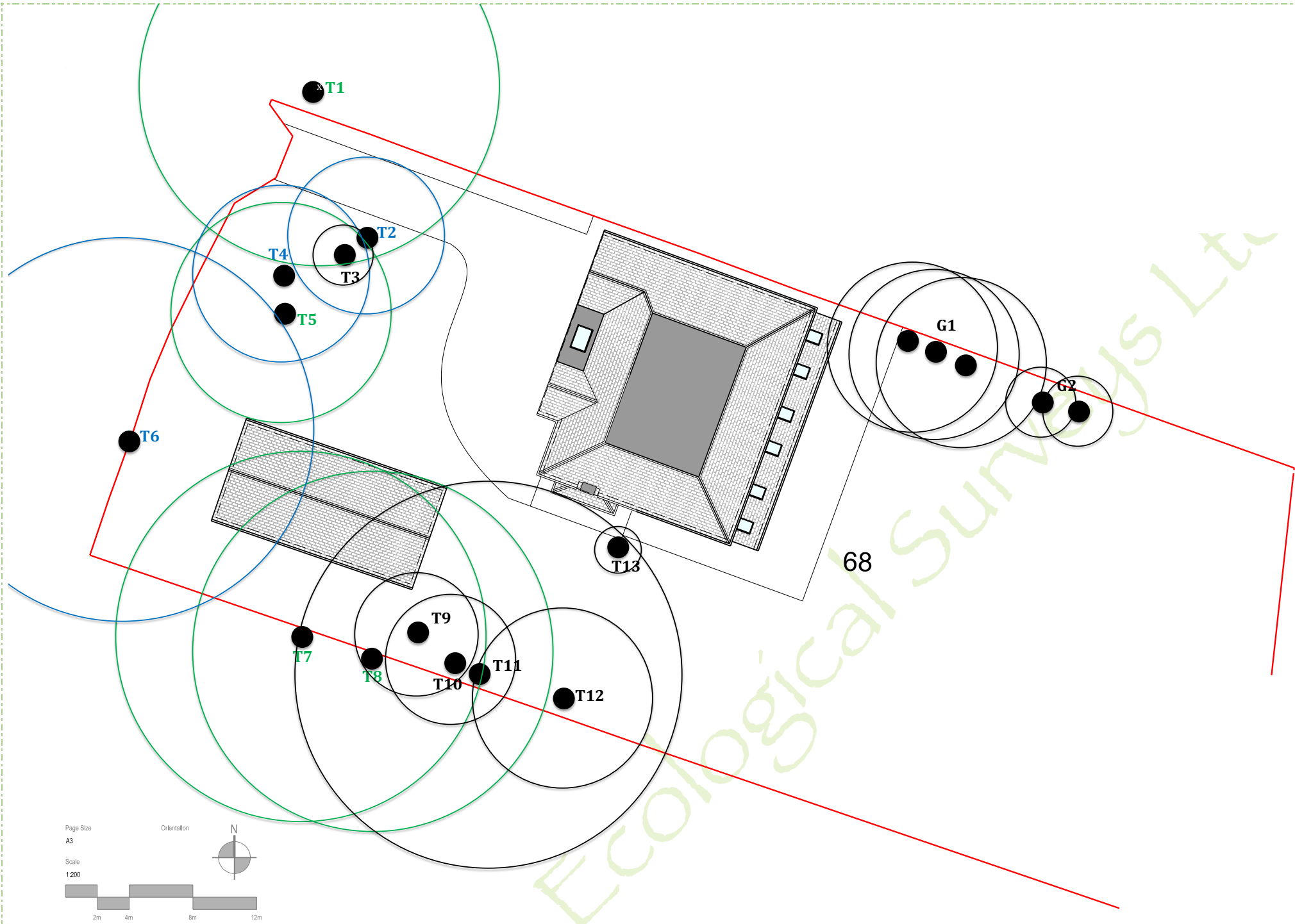
	RPA of Category A Trees High Quality
	RPA of Category B Trees Moderate Quality
	RPA of Category C Trees Low Quality
	RPA of Category U Trees Poor Quality
	Position of Tree Protection Fencing
	Ground Protection required in this area
	Unless otherwise stated, North is to the top of the drawing.



Notes: Locations of the trees have been triangulated off known features and have been plotted as accurately as possible.



TREE CONSTRAINTS PLAN



Trees / Tree groups / Hedgerow location are shown using the BS5837 Colour coding detailed below. This will invariably show the Root Protection Area (RPA), and where the Canopy Spread exceeds the RPA diameter, this will also be shown.

Where Topographical Surveys have not been supplied best estimates are made regarding the trees position.

In order to ensure Protection measures are provided in the correct location, it is advised that this drawing is not used for scaling, but that the Tree Data Schedule is interrogated, and precise measurements used to establish the line of Tree Protection measures.

The colours representing the assessed value of trees	
	RPA of Category A Trees High Quality
	RPA of Category B Trees Moderate Quality
	RPA of Category C Trees Low Quality
	RPA of Category U Trees Poor Quality
	Unless otherwise stated, North is to the top of the drawing.



Notes: Locations of the trees have been triangulated off known features and have been plotted as accurately as possible.



11 Enhancement

Enhancement (measures that improve the biodiversity/ecological condition) of all sites post development is a planning requirement. The law, central government planning policy and local planning policy point towards the enhancement of a site's biodiversity as part of the development process.

Ecological enhancement measures must be over and above any avoidance, mitigation and compensation measures required to neutralise the impacts of the development on wildlife. An increased need for effective Enhancement has been reinforced by recent research conducted by a United Nations-backed panel called the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES) stating up to million plant and animal species face extinction. Whilst we in the UK are not directly responsible for all of this loss, we can try to protect the threatened species within the UK.

Consequently, enhancement requirements within this report should be seen as the minimum expectations and we would urge all clients to carefully consider how they are able to make positive contributions to protecting and enhancing our natural environment within their planning submissions.

New Enhancement planting has not yet been agreed with the client.

- The site is relatively well wooded.
- Any new plantings should be made towards the eastern end of the site away from the dwelling.
- A mixture of or a native species should be used for any new plantings.

Specific advice on planting new trees is provided in British Standard 8545 (2014) Trees: from Nursery to Independence in the Landscape – Recommendations. All planting on site should conform to this standard.

END



12 Appendices

a. Arboricultural Supervision

Site meetings and arboricultural supervision are not always required. Each site must be assessed on its own merits. The following table details specific roles and timings which might be required.

Site meetings with the LPA Tree Officer may not be necessary on small sites		
Time Frame	Attendees	Action
Pre-commencement	Arboricultural Consultant LPA Tree Officer Site Manager	To discuss tree protection measures, Arboricultural supervision and notification of interested parties.
In progress	Arboricultural Consultant Site Manager	Supervision and notification of agreed tree protection measures.
Post completion	Arboricultural Consultant	Inspection of retained trees and notification agreed.

Tree protection cannot be reliably implemented without Arboricultural input. The nature and extent of that input varies according to the complexity of the issues and the resources available on site. An Arboricultural consultant may need to be instructed by the project management team to oversee the implementation of the protective measures and management proposals set out in an Arboricultural method statement. Should Planning Conditions pertaining to Trees be imposed, the project management should instruct an Arboricultural consultant to undertake the required supervision.

b. Report Limitations

Each tree was subjected to a quick visual check level of inspection. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during this level of inspection and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. Trees are living organisms whose health and overall condition can change rapidly.

Owing to the time that may elapse between the original survey and the start of development, all trees should be re-inspected as part of the standard risk management process before any works start on site. Our assessment of the trees was carried out on the basis that a re-



inspection would be carried out within a year of the assessment visit and our advice on tree condition must be reviewed annually from the date of that visit. The period of validity may be reduced if significant changes occur to either the trees or to the landscape within the immediate proximity of the trees. Such changes include, but are not restricted to; storm damage, flooding and alterations to soil levels surrounding or in close proximity to trees.

Any recommended tree works are based on the quick visual check level of inspection noted above and only intended to address significant hazards identified during that inspection.

c. Relevant Strategic and Policy Considerations

The Climate Change Act (2008) sets out a statutory strategic need to adapt to climate change at a national and local level, which is reiterated through the emphasis on sustainability in the National Planning Policy Framework. It is now widely accepted that trees, along with other woody plants, offer significant climate adaptation benefits to the built environment where people live and work. These benefits include, amongst others, the buffering of temperature extremes and the buffering of rainwater runoff, which can significantly reduce the adverse impacts of climate change.

Additionally, there is an increasing body of research providing reliable evidence that trees impart other significant health-related benefits to the people that live and work near them. These benefits include, amongst others, the potential to improve psychological wellbeing by reducing stress and anxiety through the relaxing nature of their presence. It seems that access to greenspace and trees makes people happier and encourages them to take more exercise, which has a direct and positive impact on physical health and wellbeing. On a subtler level, the ecological enhancement that can be achieved through appropriate tree management makes a positive contribution to environmental sustainability.

These concepts are explored and set into a built-environment context in the recent Trees and Design Action Group's publications 'Trees in the Townscape': *A Guide for Decision Makers* and *Trees in Hard Landscapes: A Guide for Delivery*. Furthermore, specific advice on planting new trees is provided in British Standard 8545 (2014) *Trees: from nursery to independence in the landscape – Recommendations*. All planting on site should conform to this standard.

It would seem reasonable to accept the general principle that more and bigger trees will deliver more benefits from their presence. Clearly, this must be applied with balance and proportionality, it nonetheless remains an important guiding principle in the planning process and it has been a prominent consideration in our analysis on this site.

Development activities may cause harm if not carried out with care. We have reviewed the situation carefully and our experience is that these trees could be successfully retained without any significant adverse impact if appropriate protective measures are properly specified and controlled through an arboricultural method statement.

**d. Heads of Terms - Arboricultural Method Statement**

Heads of terms	Overview of appropriate protective measures (to be detailed in response to a planning condition once consent has been given)
Identification of areas to be protected	The tree protection plan shows all the areas where protective measures are necessary. The construction exclusion zone ("CEZ") boundary is shown on the plan as the heavy dashed black line, with the lighter diagonal hatching behind. If necessary, further precautionary areas outside the CEZ are shown on the plan as a yellow-coloured fill, where a high level of care is required. This work will be subject to arboricultural supervision.
Tree works	Tree works, based on our assessment of the proposal and the original site inspection, are set out in the work recommendations column of the tree schedule in Appendix 2. The location of each tree by number is shown on the tree protection plan and any to be removed are indicated with a red crown outline. All tree works must be reassessed before any site activity starts as part of the standard risk management process.
Fencing	Protective fencing must be installed at the locations shown on the tree protection plan by the heavy black dashed line. If agreed with the LPA, fencing can be set back to improve access, provided the exposed ground is protected with ground protection. This work will be subject to arboricultural supervision.
Ground protection	Ground protection must be installed wherever RPAs are exposed and not enclosed by fencing. This will be where fencing has been agreed to be set back, and in all precautionary areas. This work will be subject to arboricultural supervision.
Existing surfacing to be retained	The existing hard surfacing will be retained and utilised where possible. Any surfacing disrupted during the course of the construction activity will be reconditioned or upgraded as necessary. This work will be subject to arboricultural supervision.
Installation of new surfacing	New surfacing within RPAs is proposed as shown on the tree protection plan. These will be installed in accordance with the appropriate guidance. This work will be subject to arboricultural supervision.
New and existing services	All excavation for the installation of new services or the upgrading of existing services must be carried out in accordance with the appropriate guidance. This work will be subject to arboricultural supervision.
Removal of protection	All protective barriers must remain in place until the construction activity is finished and there is no realistic risk of damage to the protected soil surfaces. This work will be subject to arboricultural supervision.



Tree planting	Space has been allowed for a comprehensive new tree planting scheme. It would be appropriate for the precise detail to be agreed with the LPA through a planning condition.
Landscaping	All landscaping activity must be carefully controlled once the protective measures have been removed. This work will be subject to arboricultural supervision.
Other risks to trees	Any significant risk to trees from activities outside RPAs, but close enough to have a knock-on impact, must be assessed and appropriate precautions put in place to reduce that risk. Such risks include, inter alia, chemical pollution, cranes and high loads.

e. Heads of Terms - Construction Method Statement

Sequence of Events.

The management details that must be followed to ensure successful tree retention on this specific site will depend upon the final layout of the proposed development.

Heads of Terms Construction Method Statement	
A construction method statement is a description of how operations that may affect trees will be carried out to minimise any adverse impact on them. The details of how the site will be managed are construction and contractual matters that can only be finalised once the post-consent detailed planning begins. For that reason, at this stage in the planning process, it is only possible to list a heads of terms summary of the issues that will require more detailed consideration once consent is issued. The issues that are likely to require further explanation on this site include:	
1.	The order of work on site, including demolition, site clearance and building work.
2.	Erection and maintenance of security hoarding near trees.
3.	Who will be responsible for protecting the trees on site.
4.	Detailed proposals for inspecting and supervising the tree protection, and how problems will be reported and solved.
5.	How accidents and emergencies involving trees will be managed, including accidental damage to roots and their treatment.
6.	Details of facilitation pruning and access into site. What size vehicles will be used under canopies and will large machinery be lifted over trees.
7.	The parking arrangements for workers and visitors.
8.	A schedule of emergency contact numbers.
9.	Areas for loading and unloading of materials and storage of materials and plant.
10.	Where site facilities will be sited and when will they be installed.
11.	Crane location and zones of movement.
12.	How machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site.



13.	Wheel washing facilities near trees
14.	Measures to control the emission of dust and dirt during construction near trees.
15.	Recycling and storage of waste near trees.
16.	Details of earthworks, grading and mounding and removal of spoil, including any planned lowering or raising of ground levels.
17.	Details of upgrading/removing/replacing existing surfacing and areas where this will happen, including detailed and precise cross-sections where no-dig surfacing is to be installed.
18.	How and when any temporary surfacing will be laid and removed.
19.	Details of piling operations.
20.	Precise services locations, including the method of excavation when near trees.
21.	Proposed locations of site facilities/crane location/material storage/loading bays etc.
22.	Finished excavation lines for basement works.
23.	How post-construction damage through compaction to soil near existing trees and new trees will be ameliorated.

Note: It is not our role as Arboricultural Consultants to detail the timing and implementation of these measures, although we can input into the process and will need to confirm that the final proposals will not adversely affect retained trees.

Ecological Surveys Ltd



f. Explanation of codes used within the Tree Schedule.

Tree categories and values are somewhat subjective and trees with a high biodiversity value are likely to be assessed with a higher value than might otherwise be the case.

Tree Survey - Key		Tree – Age Classes		Tree – Condition Physiological		Tree Survey - Codes	
Ht	Height in metres and rounded to the nearest metre	NP	New Planting	(G)ood	No significant health problems	T	Trees individually detailed
Stem Ht	Stem diameter in mm at 1.5m high.	Y	Young <1/3 rd of life expectancy	(F)air	Symptoms of ill-health that can be remediated	H	Hedgerows
Crown Ht	Estimated height of Crown Clearance	MA	Middle Aged – Between 1/3 rd and 2/3 rd of life expectancy	(P)oor	Symptoms of ill-health that cannot be remediated	W	Woodland
Crown Sprd	Estimated spread of crown in cardinal direction	M	Mature - >2/3 rd of life expectancy	Structural		TG	Tree Groups
RPA	Root Protection Area. Given in m ² and as a radii.	OM	Over Mature – species maximum life expectancy	(G)ood	No significant Structural issues	BS Cat	British Standards Categories
E	Estimated	V	Veteran – Expectancy old for its species. Usually with high biodiversity value.	(F)air	Structural issues that can be remediated	M/S	Multi – Stemmed Trees
British Standard BS5837 – Tree Categories – A = High Quality (Ordinarily retained) B = Good Quality (Ordinarily retained) C = Poorer Quality (Retained if possible) U = Unsuitable for Retention (Would normally be removed irrespective of development)				(P)oor	Structural issue that cannot be remediated	SULE	Safe Useful Life Expectancy. BS5837 is not a <i>Tree Condition Survey</i> . Therefore, this should be considered at best as a very rough guide.



g. Cascade Chart for Tree Quality Assessment

Category and definition Criteria (including subcategories where appropriate)

Trees unsuitable for retention

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

- Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)
- Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline
- Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees suppressing adjacent trees of better quality

Note: Category U trees can have existing or potential conservation value which it may be desirable to preserve

1. Mainly arboricultural qualities

2. Mainly landscape qualities

3. Mainly cultural values, including conservation

Category A and B trees are ordinarily retained. Category C trees should be retained where possible but NOT present a barrier to development.

Category A

Trees of high quality with an estimated life expectancy of at least 40 years

Trees that are particularly good examples of their species, especially if rare or unusual: or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)

Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features

Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)

Category B

Trees of moderate quality with an estimated remaining life expectancy of at least 20 years

Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation

Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to a wider locality

Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)

Category C

Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm

Unremarkable trees of a very limited merit or such an impaired condition that they so not qualify in higher categories

Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits

Trees with no material conservation or other cultural value



A typical tree – showing the Root Protection Area (RPA) in red.

This drawing illustrates the potential extent of rooting of a tree. The actual amount is dependent on species, soil conditions and location. If all the roots of a mature beech were laid end to end, it is estimated that the roots would extend to approximately 2 miles in length. This is dwarfed by the extent of the associated mycorrhiza which is estimated at over 25,000 miles!

Protecting as large an area as possible, is clearly beneficial if the objective is to retain the tree in good health. Individually engineered solutions may be available if encroachment is essential.

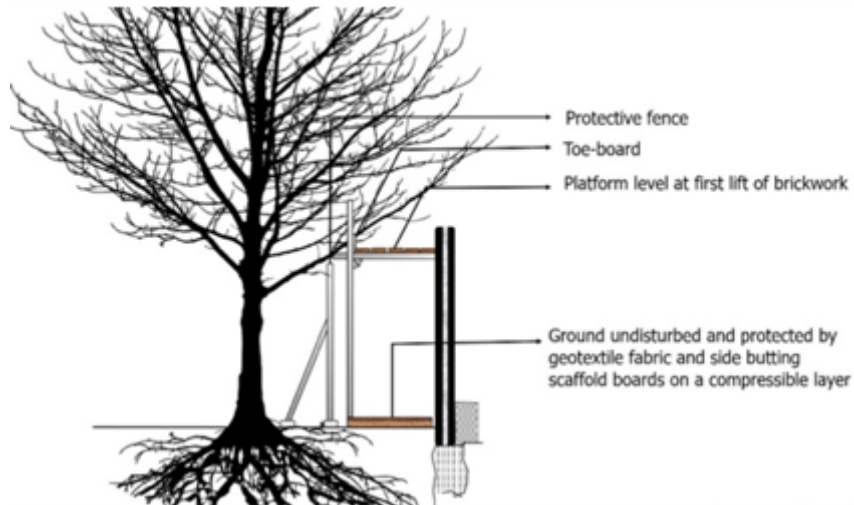


- Note that most of the roots are shallower than is normally believed. In fact, the overwhelming majority of roots are generally in the top 60cm of the soil.
- Note also that even when following the BS 5837 /2012 standard, that a significant amount of root loss might be suffered by the tree.
- Construction Exclusion Zones (CEZ) are intended to protect the soil and therefore the roots of trees.

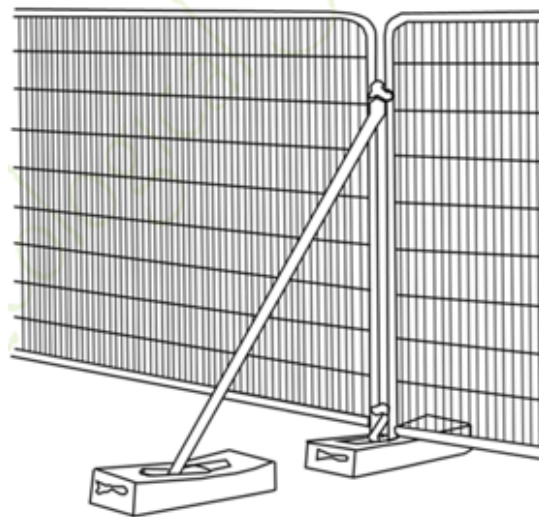
Ecoloc



i. Default Tree Protection Barrier Information



This arrangement can be used if it is necessary to work within a Tree Root Protection Area.



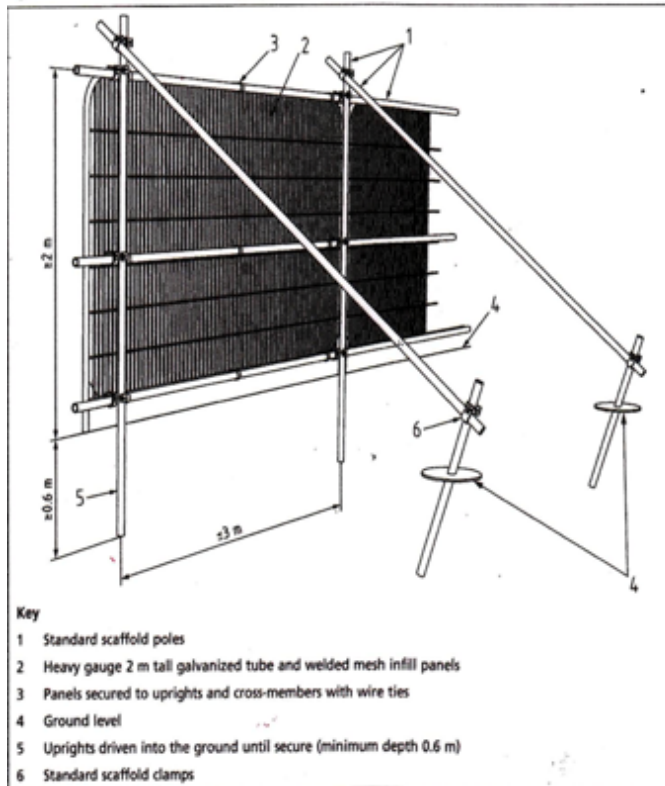
Heras (type) Fencing is typically chosen as Tree Protection Fencing. This is not actually specified under BS5837 and other forms of fencing may be suitable. Whatever form of fencing is agreed must be capable of protecting the RPAs from impact.

The use of 'feet' on hard surfaces and in lower risk areas is usually acceptable.

However, in higher risk areas it is usually expected that scaffold poles are used as bracers and on especially sensitive or large-scale schemes,



Figure 2 Default specification for protective barrier



scaffolding might be required with fencing panel fixed directly to the scaffold supporting framework.

Figure 2 is taken from BS5837 -2012.



Protective Fencing

This fencing must be maintained in accordance with the approved plans and drawing for this development.



Signs clearly stating that the area must not be entered without express permission from an Arborist / LPA Tree Officer and that its purpose is to protect the enclosed trees, must be erected upon the fencing every 5 metres. Signs can be purchased from specialist retailers.



j. **Avoiding harm to Trees.**



1	Damage to major limbs must be avoided: Ragged wounds speed infection.
2	Parking of heavy vehicles must not be permitted near the Root Protection Area (RPA). Compaction and oil contamination may result and must be avoided.
3	Do not attach anything to a tree - Attachment of signs, fences, cables and winches etc to a tree causes direct damage and encourages infection and decay.
4	The use of properly positioned and erected Protective Fencing must prevent damage to, and death of trees.



5	Fires must not be lit in a position where flames / heat can damage a tree - A distance of 5 metres beyond the tree canopy must be considered the absolute minimum and consideration of wind direction, size of the fire, materials being burned etc must be taken into account when deciding on a safe distance. If in doubt, do not light a fire.
6	Do not raise ground levels - Trees need to breathe through their roots, which is why most trees are shallow rooted (typically less than 75cm deep) so raising ground levels, even for short periods and by only a few centimetres can suffocate roots causing die back and death of the tree.
7	Lowering ground levels will similarly damage the root system and cause die back and death.
8	Do not store any materials within the RPA as this can cause compaction and seepage of chemicals can poison a tree.
9	Do not refuel machinery near trees and do not store or mix cement / mortar within or close to the RPA as such chemicals will kill trees.

k. **BS5837 Terms and Definitions**

For the purposes of British Standard 5837:2012, the following terms and definitions apply:

Access Facilitating Pruning	One-off tree pruning operation, the nature and effects of which are without significant adverse impact on tree physiology or amenity value, which is directly necessary to provide access for operations on site.
Arboricultural Method Statement	Methodology for the implementation of any aspect of development that is within the root protection area or has the potential to result in loss of or damage to a tree to be retained.
Arboriculturist	Person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.
Arboricultural Supervisor	Arboriculturist who works with the construction project team to ensure that the Arboricultural Method Statement is followed and can advise on off-specification issues that may arise.



Competent Person	Person who has training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached. <i>Note: a competent person is expected to be able to advise on the best means by which the recommendations of this British Standard may be implemented.</i>
Construction	Site-based operations with the potential to affect existing trees.
Construction Exclusion Zone	Area based on the root protection area from which access is prohibited for the duration of a project.
Root Protection Area (RPA)	Layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority.
Service	Any above- or below-ground structure or apparatus required for utility provision. <i>Note: Examples include drainage, gas supplies, ground source heat pumps, CCTV and satellite communications.</i>
Special Engineering	Design of a structure with the physiological requirements of trees as the priority.
Stem	Principal above-ground structural component(s) of a tree that supports its branches.
Structure	Manufactured object, such as a building, carriageway, path, wall, service run, and built or excavated earthwork.
Tree Protection Plan	Scale drawing, informed by descriptive text where necessary, based upon the finalized proposals, showing trees for retention and illustrating the tree and landscape protection measures.
Veteran Tree	Tree that, by recognized criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned. <i>Note: these characteristics might typically include a large girth, signs of crown retrenchment and</i>



Tree Preservation Order (TPO)	A Tree Preservation Order allows for trees to be protected either as individuals, groups, areas or woodlands. Tree Preservation Orders have the effect of preventing the cutting down, topping, lopping, uprooting, willful damage or willful destruction of trees other than with the consent of the Local Planning Authority. Certain exclusions do apply to Tree Preservation Orders such as the removal of dead, dying or dangerous trees, but these should be used with caution and always following the advice of the LPA Tree Officer.
ConservationArea	Any works to trees within a Conservation Area (with some minor exceptions) will require six-week prior notice to be given to the local planning authority. Certain exclusions do apply to Conservation Areas such as the removal of dead, dying or dangerous trees, but these should be used with caution and always following the advice of the LPA Tree officer.

This section may or may not be required. If it is, specific recommendations / Method Statements will be included. If it is not immediately required for Planning purposes, it may prove of value at some future juncture

I. Guidance for Working in Root Protection Areas (RPAs)

Introduction

The following sets out the guidance for working in RPAs that should be followed to ensure successful tree retention. It is based on the guidelines and recommendations set out in British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations (hereinafter BS:5837) and the National Joint Utilities Group: Guidelines for the planning, installation and maintenance of utility services in proximity to trees. Volume 4, issue 2. London: NJUG, 2007 (hereinafter NJUG 4).

General Guidance for Working in RPA's

What is the purpose of this guidance?

The purpose of this guidance is to set out the general principles that must be followed when working in RPAs as follows;

- pre-site commencement: to demonstrate that tree protection issues have been properly considered and sets out how they must be implemented, and,
- post site commencement: to inform all site personnel of their obligations towards protected trees and how to meet them.



What are RPAs?

RPAs are the areas of root protection where;

- a) roots must not be severed, cut or broken i.e. no excavation, no soil stripping
- b) ground levels must not be changed i.e. no soil stripping, no soil level raising
- c) soil must not be compacted - no movement of vehicles

All RPAs close to the construction area are illustrated on the tree protection plan within this report. Any and all works within RPAs must be carried out with great care if trees are to be successfully retained.

When must this Guidance be Followed?

This guidance must be followed by all personnel entering into or working within an RPA.

The main scenarios where this guidance must be followed are;

- a) demolition,
- b) construction of new hard surfacing,
- c) construction of new structures,
- d) subterranean construction,
- e) underground and above-ground utility apparatus, and
- f) landscaping activities.

Broad definitions of surfacing, services, structures and landscaping are set out in the following sections.

In recognition of the fact that trees are sensitive to disturbance, the British Standards Institution has published recommendations on how to protect them during their development. BS 5837:2005 recommends that there should be a root protection area in which development should not be permitted.

In 2007 the Arboricultural Advisory and Information Service published Arboricultural Practice Note 12: Driveways Close to Trees (APN12) which suggested that driveways could be installed within the root protection area subject to roots and the soil not being damaged. APN12 advises that an above-ground, no-dig construction should be used. This advice was incorporated into the recent British Standard (5837 -



2012) which recommended that the most effective means of achieving this was through the use of three-dimensional cellular confinement system, such as a Terram Geocell.

m. Method Statement For “No-Dig” Construction

In Line with Arboricultural Practice Note 1 - “Driveways Close to Trees”

Prior to commencing any construction on site, erect protective fencing around trees to form an exclusion zone (see above plan). This will ensure that roots will not be severed during the construction work and the soil in the area of the exclusion zone will not be compacted, enabling oxygen to continue to diffuse into the soil beneath. Construction should be undertaken in dry weather between May and October when the ground is driest and least prone to compaction.

1. Kill ground vegetation using a translocated herbicide (glyphosate), ensuring that the selected herbicide doesn't damage the root of the tree(s) below the surface of the path.
2. Remove the dead or organic material from the site and ensure that large stones and shrub stumps are removed from the proposed route.
3. Any stumps should be ground rather than excavated to minimize soil disturbance.
4. The resulting hollows and any other holes in the path should be filled with sharp sand.
5. Lay geotextile matting across the full width of the access. This will prevent the intrusion of roots into the sub-base whilst still allowing nutrients and gaseous exchange.
6. Lay Terram 100 Geocell (cellular confinement system). Other Systems are available.
7. The drive is to be supported against 150 x 20mm tanalised softwood boarding and 200mm long tanalised soft wood pegs driven into the ground at 1500mm centres.

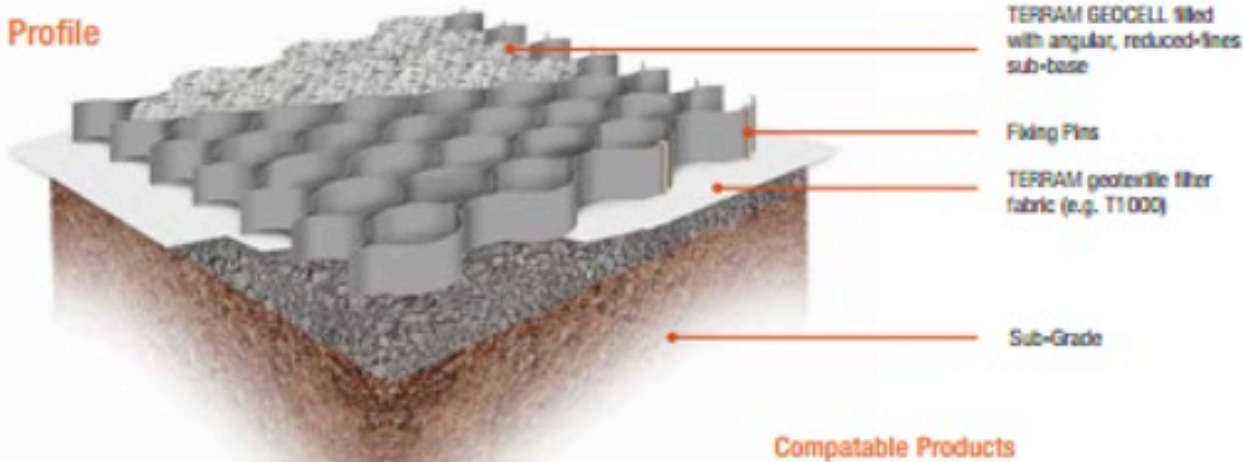


8. Using hand shovels, carefully push 20mm – 40mm gravel chippings (no fines) into the Geo 100 Geocell matting to form an aggregate sub-base.
9. The chippings should be placed at one end of the matting and pushed/spread across the matt to prevent compacting the soil, working on either side of the track.
10. Compact the subbase to ensure binding with the geogrid and to minimise future rutting.
11. Lay second layer of terram geotextile matting across the full width of the path. This will prevent the intrusion of fines into the gravel chippings.
12. Add layer of 'no fines, sharp sand and compact if using pavers as surface treatment.
13. If required, place proposed (permeable) surface treatment on top of the compacted sub-base to form the finished surface to the path and bank up the edging with topsoil, which is to be grass seeded in spring/autumn. This will form a gentle slope from the edging back onto the existing ground level.



Protect tree roots from vehicle traffic, whilst maintaining water and nutrient absorption using TERRAM GEOCELL.

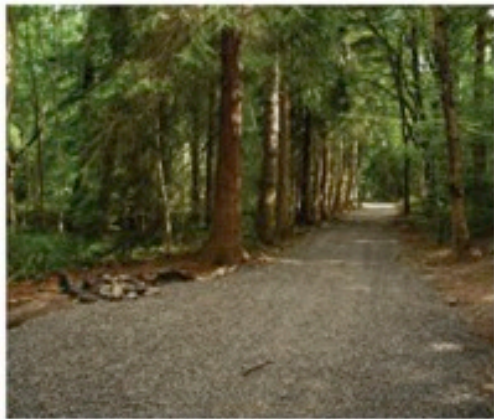
Typical Profile



Before application



During construction



On completion

**Arboricultural Supervision:**

It is essential that all works relating to the installation of the no-dig solution are supervised by a qualified Arboriculturist from the beginning of the project through to completion as it is known that the common failing in no-dig solutions is lack of professional supervision. This process will be strictly adhered to throughout the course of this project.

Providing the methods described above are adhered to during the entire construction process, a permanent surface can be constructed without causing demonstrable harm to the trees by minimising the effect on the trees root system. All work within RPAs must be carried out with care if trees are to be successfully retained. An Arboriculturist must be consulted if there is any risk of misunderstanding or misinterpretation.

Ongoing work must be inspected regularly and on completion, the work must be signed off by the Arboricultural consultant.

n. Demolition within RPA's

The existing building is outside of any trees RPA so this is not necessary on this site.

o. Construction of New Hard Surfacing within RPA's

Refer to Method Statement For ["No-Dig" Construction](#). A similar approach can often be adopted for patios or other areas. There are restrictions on the amount and type of surfacing that can be constructed with RPA's. Specific advice should always be sought prior to any works commencing, although such works are not currently proposed on this site.

p. Construction of New Structures within RPA's

Not currently proposed on this site.

q. Underground and above-ground utility apparatus within RPAs**Basic Principles:**

Mechanical trenching for the installation of underground apparatus and drainage severs any roots present and can change the local soil hydrology in a way that adversely affects the health of the tree. For this reason, particular care should be taken in the routeing and methods of installation of all underground apparatus.

Wherever possible, apparatus should be routed outside RPAs. Where this is not possible, it is preferable to keep apparatus together in common ducts. Inspection chambers should be sited outside the RPA.

Where underground apparatus is to pass within the RPA, detailed plans showing the proposed routeing should be drawn up in conjunction with the project Arboriculturist. In such cases, trenchless insertion methods should be used with entry and retrieval pits being sited outside the RPA. Provided that roots can be retained and protected excavation using hand-held tools might be acceptable for shallow service runs.



r. Landscaping within RPA's

Basic Principles:

The general treatment of areas around newly planted and existing trees should allow for adequate infiltration of water and free gas exchange, reduction of water evaporation and the retention of an open soil structure to encourage root growth.

Soil Compaction and Remediation Measures:

Soil that has been compacted will not provide suitable conditions for the survival and growth of vegetation, whether existing or new, and is a common cause of post-construction tree loss on development sites.

Compacted soil will adversely affect drainage, gas exchange, nutrient uptake and organic content, and will seriously impede or restrict root growth. The risk of soil compaction is greatest in soils with significant clay content and in wet conditions.

Soil compaction should be avoided around existing vegetation, including trees, and in areas where new planting or seeding is proposed.

Where soil compaction has occurred in the vicinity of existing trees, arboricultural advice should be taken before carrying out any remedial or other works within RPAs to mitigate risk of further damage to roots.

Remedial works may include sub-soil aeration using compressed air, and the addition of other materials, preferably of a bulky, organic nature (but excluding peat), to improve structure. Heavy mechanical cultivation such as ploughing or rotivation should not occur within the RPA.

Any cultivation operations should be undertaken carefully by hand in order to minimize damage to the tree, particularly the roots. Decompaction measures include forking, spiking, soil augering and tilled radial trenching. Care should be taken during such operations to minimise the risk of further damage to tree roots.

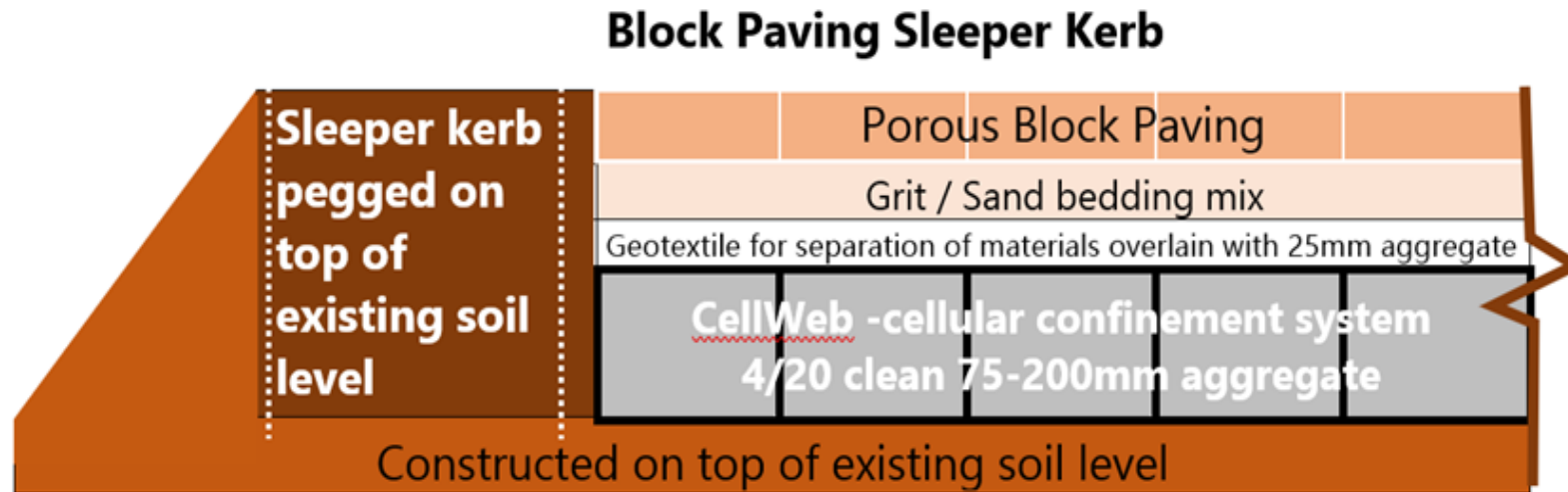
Use of Herbicides:

The use of herbicides in the vicinity of existing trees should be appropriate for the type of vegetation to be killed, and all instructions, warnings and other relevant information from manufacturers should be strictly observed and followed. Care should be taken to avoid any damaging effects upon existing plants and trees to be retained, species to be introduced, and existing sensitive habitats, particularly those associated with aquatic or drainage features.

**s. Tree work within RPAs:**

Care should be taken to ensure during tree removal or remedial work that damage to the retained trees and/or disturbance to the RPA is avoided. Precautions should include dismantling techniques to reduce the risk of accidental damage, and ground protection measures where excessive pedestrian movements or use of plant and machinery might lead to compaction.

If temporary access is required for plant or vehicles within the RPA, this should be provided by means of temporary ground protection.

13 Block Paving Sleeper Kerb

Note – Sub-base could be required depending on the existing ground CBR% and the type of traffic on the surface. Provision of a sub-base will mean raising the height of the drive / path, not digging it out. The CBR test is fully described in BS1377: Part 9: 1990: Soils for civil engineering purposes.



14 References

- British Standard 5837:2012 Terms and Definitions
- British Standard 5837:2012 Process Flow Chart
- British Standard 5837:2012 Tree Categories
- Reference Documents and Contacts

British Standard 3998:2010 Tree Works – Recommendations

British Standard 5837:2012 Trees in relation to design, demolition and construction Recommendations.

Available from:

British Standards Institution

389 Chiswick High Road London W4 4AL

Telephone: 020 8996 7000 Web:

www.bsi-global.com

National Joint Utilities Group Publication Volume 4 “Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees”

Available from:

National Joint Utilities Group

30 Millbank

London SW1P 4RD Telephone: 020 7963 5720

Web: www.njug.co.uk

Tree Preservation Orders – A Guide to the Law and Good Practice

Available from:

Department for Communities and Local Government Communities and Local Government Publications

PO Box 236

Wetherby LS23 7NB

Telephone: 0870 1226 236

Download:

<http://www.communities.gov.uk/publications/planningandbuilding/tposguide>

Arboricultural Practice Note 12: Through the Trees to Development

Available from:

Arboricultural Advisory and Information Service (AAIS)

Alice Holt Lodge, Wrecclesham, Farnham, Surrey, GU10 4LH

Telephone: 01420 22022

Web: www.treehelp.info

Nature crisis: Humans 'threaten 1m species with extinction' (2019) Matt McGrath

Site accessed: 06/05/2019 <https://www.bbc.co.uk/news/science-environment-48169783>



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