

Arboricultural Impact Assessment

BS5837:2012



Prepared By: Chris Garner – Principal Consultant

Date: 06 November 2017

Site: The Ramshorn Holiday Estate,
Ramshorn Road, Oakamoor, ST10 3BZ

Ref: EA-2017-071 (AIA-2)

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1 INTRODUCTION

1.1 Instruction

- 1.1.1 The report is produced at the instruction of Mr William Bidwell. The instruction was received by e-mail on the 31st August 2017 (via Louise Hinsley) after earlier discussions by e-mail and phone.
- 1.1.2 The instruction is to produce a tree survey and arboricultural impact assessment as a formal report in accordance with BS5837:2012 to be submitted as part of an application for full planning consent.

1.2 Tree Survey

- 1.2.1 The tree survey is undertaken by a suitable qualified Arboriculturist (see appendix 2) and was produced independent of any proposed layout. The completed survey will be used to identify trees on the site and categorise those which are most suitable for retention in order to enhance the development. Detail on tree categorisation can be viewed in appendix 4.
- 1.2.2 The tree survey was carried out on the 9th September 2017 and 13th October 2017.
- 1.2.3 The tree survey collected relevant information in accordance with BS5837:2012 which are as follows:
 - a) Tree identification number (which is linked to the plan)
 - b) Species using common names. Scientific names will be identified in appendix 3
 - c) Height (Metres) measured with a laser distometer
 - d) Stem diameter (mm) at 1.5M above ground measured with a girthing tape.
 - e) Branch spread to the four cardinal points (Metres) measured with a laser distometer
 - f) Existing height above ground of first branch and direction. (Metres)
 - g) Existing height above ground of canopy. (Metres)
 - h) Life Stage. Young, Early Mature, Mature, Over Mature. See appendix 3 for definitions.
 - i) General observations
 - j) Estimated remaining contribution in years. <10, 10+, 20+, 40+
 - k) Grading category as per appendix 4.
 - l) RPA (expressed as a radius)
 - m) RPA (expressed in square metres)

1.2.4 Full detail of the tree survey which informs the quality and value of the trees can be found within appendix 3.

1.3 Scope of the Report

1.3.1 The aim of the report is to give guidance and recommendations on the relationship between trees, design, demolition and construction activities with the purpose of creating a harmonious and sustainable situation in which trees and built structures can co-exist.

1.3.2 The report will aim to identify the value and quality of woody vegetation on and around the site. The data gathered during the survey will be used to identify the impact that the vegetation will have on the proposed development and vice versa.

1.3.3 As a result, the information gained will be used to make recommendations to ensure the protection of all existing vegetation which is to be retained.

1.3.4 It will also give an indication of which trees are to be removed and provide a suitable justification and make recommendations for mitigation planting where appropriate.

1.3.5 Subsequent to, and depending on the results of the report, there may be a requirement to produce an Arboricultural Method Statement in order to secure the protection of the trees through the construction phase and into the future.

1.4 Limitations and Copyright

1.4.1 The content of the tree survey is intended to inform the most appropriate way forward in terms of development. It is not intended to be used as a detailed tree risk management survey. All observations were made from ground level only and are visual in nature. Should trees with significant defects which present an imminent danger be identified during the survey, this will be brought to the attention of the client immediately and as a separate matter. Should trees require a more detailed inspection (e.g. aerial inspection or decay detection) but the condition is not considered to be imminently dangerous, then this will be identified within the survey and addressed through preliminary management recommendations.

1.4.2 The report does not make reference to protected species (e.g. Bats) and the investigation of the presence of such species remains the responsibility of the client. The disturbance of such species may carry heavy penalties and the client is advised to seek professional advice before implementing any of the recommendations contained within the report (or Arboricultural Method Statement) if their presence is suspected.

1.4.3 No samples were taken from site for lab analysis or for any other purpose.

1.4.4 Copyright – all rights to the report are reserved by the author. No parts of the report are to be sold, lent or hired to any third party not directly involved with the site or the planning application without the written consent of the author.

1.4.5 Comments made in relation to tree health are reflective of their physical condition at the time of the survey. Changes in condition may occur due to external influences (e.g. construction

activities, pathogens, climatic events, etc.) and the author cannot take responsibility for changes in condition once the site visit has been completed.

1.4.6 The report is valid for a period of 1 year.

1.4.7 I have not checked with the local planning authority for the existence of any TPO's or the presence of a designated conservation area. Written consent may therefore be required from the LPA before implementing any of the works contained within the report, if either of these planning restrictions are in place. This remains the responsibility of the client.

1.4.8 Disclaimer. Should any part of the report is altered or tampered with in any way, then this will invalidate the entire document.

1.5 Documents Provided

1.5.1 I was provided with the following documents by the client's agent (Ms Louise Hinsley) via e-mail:

- Previous site plans
- Proposed site plan

2 SITE DESCRIPTION

- 2.1 The site is located within a rural area approximately 12m east of Stoke-on-Trent. The area immediately surrounding the site is native woodland dominated by Oak and Birch, as is the site itself. Access to the site is along a woodland track off Ramshorn Road.
- 2.2 The site is a mature woodland with mainly Oak as the climax species and birch pioneers grown between. The area surveyed is an undeveloped part of the Ramshorn Holiday Estate. To the west are a number of luxury lodges installed via previous planning applications.
- 2.3 The site slopes gradually up to the north from the access point on Ramshorn Road.
- 2.4 I have not been provided with any information on soil type or modified plasticity index at this time.
- 2.5 The proposal is to install an additional three holiday homes although the number was not known at the time of surveying the trees. The position and number of cabins has been determined once the better quality trees have all been plotted onto the plan and the development area is identified.

3 VEGETATION DESCRIPTION

- 3.1 The area surveyed is dense woodland with trees far too closely grown to survey individually with any real meaning. As such a walk-over survey was carried out within the instructed areas with the better trees selected and recorded. It is intended that these trees should be retained with those surrounding thinned to provide space to install the new cabins.
- 3.2 The majority of the trees picked up by the survey are oak which are considered to be retention category B2 being of moderate quality.
- 3.3 The surrounding area is dominated by closely grown birch, pine, and oak. The majority of these smaller trees have stem diameters of up to 250mm and individual retention categories of C1. The woodland as a whole would have a retention category of A2.
- 3.4 Clearance heights along the access track were checked and recorded as 7m above ground. Access facilitation pruning for delivery vehicles will therefore not be required.

4 ARBORICULTURAL IMPACT ASSESSMENT

4.1 The Impact of the Development on the Trees

4.1.1 Foundations / Footprint

The proposed log cabins have been thoughtfully positioned so that the majority of the foundations will not impact on the better quality trees. The one slight exception would be the western plot which cuts into 0.25m² of the RPA of T18. T18 has a total RPA of 137m² and so the incursion accounts for less than 0.2% of its required rooting mass. Such a small incursion shall not have a negative impact as the RPA can be extended in all other directions. The foundations of the eastern plot will also be in close proximity to the RPAs of T28 and T29 although not in direct contact.

As a precaution it is recommended that all excavations within 2m of RPAs are excavated strictly by hand with exposed roots subjected to appropriate root pruning and protection.

4.1.2 Drives, parking areas and pathways

The existing track will be used as the incoming drive and will not require modification and so will not impact on the trees. The proposed driveway extensions to the parking areas around the cabins will cut into 14m² of the RPA of T15, and 4.2m² of the RPA of T24. This will equate to 8.6% and 2.6% of the trees total RPAs respectively. Such a small incursion should again not have a negative impact although all excavations should be carried out with care along with appropriate root pruning and protection as required.

4.1.3 Services

I have not been provided with any information on the installation of services for the buildings at this time but it is assumed that the services will be brought along the existing access road. As RPAs cross the road it is advised that all excavations are carried out strictly by hand and with the assistance of an airspade. Roots with a diameter of less than 25mm could be pruned with clean sharp secateurs. Those with a diameter of greater than 25mm will need to be retained and protected in accordance with industry best practice to be specified by the Arboriculturist.

4.1.4 Tree removals

The application will not require the removal of any of the higher quality trees from the site. There will need to be some clearance of the lower quality trees within W1 to create a glade in which the buildings can fit. These works will not impact negatively on the woodland but will mimic the natural process of woodland succession creating a clearing with increased light levels and a change in horizontal structure. Such works will also create different niche habitats to the benefit of woodland wildlife and so arguably have a positive impact overall.

4.1.5 Tree pruning

No pruning works are required to implement the development.

4.1.6 Damage to root systems

The trees will be protected by the installation of tree protection barriers in positions as detailed on the tree protection plan.

4.1.7 Damage to above ground parts of the tree

The trees will be protected by the installation of tree protection barriers in positions as detailed on the tree protection plan.

4.1.8 Pressure for future tree removal

The pressure for future removal is likely to be very low as this is a woodland holiday park. It is highly unlikely that those which choose to holiday at this site will have a negative view on trees and woodlands.

4.1.9 Storage and mixing of heavy and toxic materials

There is sufficient space for the storage and mixing of materials as identified on the TPP.

4.1.10 Space for future tree development

The majority of the trees on site are already at maturity and therefore there will not be a need for excessive space for future tree development.

4.1.11 Demolition

No demolition works are required.

4.2 The Impact of the Trees on the Development

4.2.1 Potential for direct damage

All buildings will be sufficiently distant from retained trees to make direct damage extremely unlikely as long as they are engineered appropriately. Hard surfaces which run through the RPA's of retained trees will need to be suitably engineered to reduce the risk of damage.

Any new tree planting will need to be positioned so as to avoid direct damage to any of the new structures.

4.2.2 Potential for indirect damage

I have not been provided with any detail on soil type or modified plasticity index.

4.2.3 Shading

Clearly the site is going to be subject to dense shade as it is situated within a mature woodland, but this is the character of the site and is not considered to be a negative impact.

4.2.4 Seasonal nuisance

As above leaf fall onto the site will be significant but this should not be an issue as this is a woodland retreat so leaf fall is to be expected. It is advised that the gutters and downpipes of the cabins be fitted with leaf guards to reduce maintenance.

4.2.5 Privacy and screening

All vegetative screening around the boundary will be retained and there may be some scope for additional tree planting if the council desires it. It is respectfully suggested that if additional tree planting is required then this should be secured through an appropriately worded planning condition.

4.3 Issues to be addressed by the Arboricultural Method Statement

4.3.1 It may be possible to secure tree protection through conditioning the draft TPP but if additional information is required in the form of an Arboricultural Method Statement then it is respectfully suggested that this should be secured through an appropriately worded planning condition. The following issues shall be addressed:

- i. Site construction access
- ii. Contractor's car parking.
- iii. Phasing of on-site operations.
- iv. Welfare facilities (requirement and siting)
- v. Storage and mixing areas.
- vi. Tree Protection (barriers)
- vii. Tree Protection Plan (final version – if amendment is required)
- viii. The installation of foundations and hard surfaces near trees.
- ix. The installation of services through RPAs.
- x. Tree work specification and root pruning.
- xi. Removal of materials, facilities, and protective measures for the final phase
- xii. Post construction tree works and landscaping.
- xiii. Monitoring

Appendices

1 TERMS AND DEFINITIONS

Access facilitation pruning

A one-off tree pruning operation, the nature and effects of which are without significant adverse impact on the tree(s) physiology or amenity value, which is directly necessary to provide access for operations on site.

Arboricultural Method Statement

A methodology for the implementation of any aspect of development that is in the RPA, or has the potential to result in loss or damage to a tree to be retained.

Arboriculturist

A person who has through relevant education, training and experience, gained expertise in the field of trees in relation to construction.

Competent Person

A person who has had training and experience relevant to the matter being addressed and an understanding of the requirements of the particular task being approached.

Construction

A site-based operation with the potential to affect existing trees.

Construction Exclusion Zone

An area based on the RPA from which access is prohibited for the duration of the project.

Root Protection Area (RPA)

A 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.

Stem

The principal above-ground structural component(s) of a tree that supports its branches.

Structure

Manufactured objects, such as a building, carriageway, path, wall, service run and built or excavated earthworks.

Tree Protection Plan

A scale drawing, informed by descriptive text where necessary, based upon the finalised proposals, showing trees for retention and illustrating the tree and landscape protection measures.

2 AUTHORS QUALIFICATIONS AND EXPERIENCE

Qualifications:

Level 6 Diploma in Arboriculture	2014
Technicians Certificate in Arboriculture (Merit)	2009
Lantra Accredited – Professional Tree Inspector	2006
NCH Arboriculture (Merit)	1998
City and Guilds (Phase 2) Amenity and Landscape Horticulture	1992
City and Guilds (Phase 1) Amenity Horticulture	1991

Experience:

Arboricultural Consultant. (Eden Arboriculture Ltd)	2013 – present
Local Authority Tree Officer. (Planning / Tree Preservation)	2010 – present
Local Authority Tree Officer. (Risk Management / Asset Management)	2005 – 2010
Chargehand Arborist	2002 – 2005
Arborist (Tree Surgeon)	1998 – 2002
Horticulturalist	1992 – 1997
Trainee Horticulturalist	1990 – 1992

Continuing Professional Development:

Branch Attachment Seminar (AA)	2017
Tree Risk Seminar (AA)	2017
ICF TPBE3 Seminar	2017
QTRA Registered User	2016
Mortgage Report Writing Workshop (Treelife)	2014
Report Writing for Mortgage and Insurance Purposes	2013
Getting to Grips with Subsidence (AA)	2013
Engaging Arboricultural Contractors	2006
Bats and Arboriculture – A Guide for Practitioners	2004
Location and Avoidance of Underground Apparatus	2003

Memberships:

In order to stay up to date with current issues, Chris is a member of the following organisations:

1. The Arboricultural Association – Professional Member.
2. The Consulting Arborists Society – Professional Member.
 - Accredited Tree Inspection Expert.
 - Accredited Mortgage and Insurance Expert. (AMIUG)
 - Accredited TPO Expert
3. The Institute of Chartered Foresters.

3 TREE SURVEY

Key to scientific names:

Common Names	Scientific Names
Beech	<i>Fagus sylvatica</i>
Birch	<i>Betula pendula</i>
Oak	<i>Quercus robur</i>
Pine	<i>Pinus sp.</i>
Rowan	<i>Sorbus aucuparia</i>

Key to Life Stage description:

Young	Newly planted
Semi Mature	Large nursery stock which can be newly planted or still in the stages of establishment
Early Mature	Tree in the first third of its life cycle, growing quickly
Mature	Tree in the second third of its life cycle, maintaining its ultimate size with minimal annual growth
Over Mature	Tree in the final third of its life cycle, starting to show signs of decline

Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
T1	Oak	10	430	6	5	7	9	5-W	5	M	Deadwood and hanging branches	40+	B2	5.1	81
T2	Oak	12	600	4	5	5	8	3-W	2	M	Deadwood; former multi-stem with one side removed; historic fibre buckle	40+	B2	7.2	163
T3	Oak	14	430	5	6	6	6	N/A	8	M	Deadwood	40+	B2	5.1	81
T4	Oak	12	320	4	0	4	9	N/A	7	M	Deadwood; suppressed by T3	40+	B2	3.9	48
T5	Oak	12	410	5	5	5	7	N/A	6	M	Deadwood	40+	B2	4.8	72
T6	Birch	12	330	5	3	5	5	N/A	8	M	Deadwood	20+	B2	3.9	48
T7	Oak	12	390	6	6	0	6	N/A	6	M	Deadwood; suppressed by T8; occluded crack at 4m	20+	C2	4.8	72
T8	Oak	15	610	6	7	8	8	2-S	6	M	Deadwood	40+	B2	7.2	163
T9	Oak	15	520	6	7	8	7	N/A	6	M	Deadwood	40+	B2	6.3	124
T10	Oak	13	440	5	7	7	5	N/A	5	M	Deadwood; suppressed slightly	40+	B2	5.4	92
T11	Beech	15	700	6	6	9	9	N/A	<1	M	Leans south-west	40+	A2	8.4	222
T12	Oak	13	370	5	3	6	5	5-N	6	M	Deadwood	40+	B2	4.5	64
T13	Oak	14	400	5	3	5	7	N/A	6	M	No significant defects	40+	B2	4.8	72
T14	Oak	14	470	9	9	7	9	N/A	4	M	Deadwood; occluded crack at 5m	40+	B2	5.7	102
T15	Scots Pine	17	610	3.5	4.5	4.5	4.5	N/A	10	M	No significant defects	40+	A2	7.2	163
T16	Oak	16	620	5	5	5	5	N/A	7	M	Deadwood present, historic fibre buckle	40+	A2	7.5	177
T17	Oak	14	390	4	5	5	5	N/A	5	M	Suppressed, deadwood	40+	A2	4.8	72
T18	Scots Pine	18	540	4	4	4	4	N/A	10	M	Deadwood	40+	A2	6.6	137
T19	Scots Pine	18	530	5	5	5	5	N/A	10	M	Deadwood	40+	A2	6.3	124
T20	Oak	17	490	4	4.5	4.5	4.5	3-E	3	M	Deadwood	40+	B2	6	113
T21	Oak	15	430	4	6	7	5	N/A	5	M	Deadwood	40+	B2	5.1	81
T22	Rowan	12	150; 220	5	5	5	5	1-N	2	M	Rubbing limbs, deadwood	20+	C2	3.3	34
T23	Oak	15	520	5	5	5	5	N/A	6	M	Deadwood, sparse canopy	20+	B2	6.3	124
T24	Oak	17	600	8.5	8	5	8	5-N	5	M	Deadwood	40+	A2	7.2	163
T25	Pine	17	400	4	3	3	3	N/A	12	M	Decay on trunk - fell	<10	U	4.8	72
T26	Oak	17	400	4	4	5	3	N/A	10	M	Bird box	40+	B2	4.8	72
T27	Beech	18	1,300	12	12	10	10	2-E	2	M	Oversized limb growing east	40+	A2	15	707

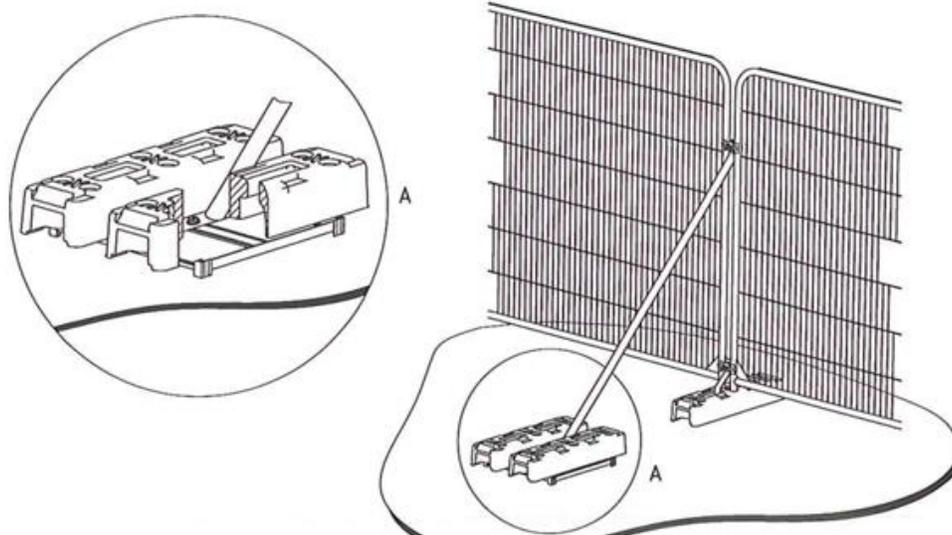
Tree No.	Species (Common Name)	Height (m)	Stem Dia. @ 1.5m (mm)	Branch Spread (m) N-E-S-W				Height of First Branch (m) and Direction	Canopy Height (m)	Life Stage. Y, SM, EM, M, OM	General Observations. Condition and Management Recommendations	Estimated remaining Contribution (Yrs) <10, 10+, 20+, 40+	Retention Category	RPA - radius (m)	RPA (m2)
T28	Pine	14	420	1	1	5	5	N/A	10	M	Suppressed, deadwood, low quality	20+	C2	5.1	81
T29	Oak	15	580	5	7	7	6	N/A	8	M	Deadwood	40+	A2	6.9	150
T30	Oak	14	340	5	7	7	2	N/A	8	M	Deadwood	40+	C2	4.2	55
T31	Oak	14	530; 260	7	6	7	4	N/A	6	M	Deadwood, twin stemmed	40+	B2	7.2	163
W1	Mixed woodland	15	250	5	5	5	5	N/A	N/A	M	Multiple smaller and lower quality trees, generally sub-standard to those above.	40+	B2	3	28

4 TREE CATEGORISATION TABLE (BS5837:2012)

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
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	<ul style="list-style-type: none"> 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 <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining 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)	See Table 2
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 the wider locality	Trees with material conservation or other cultural value	See Table 2
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 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do 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	See Table 2

5 SPECIFICATION FOR TREE PROTECTION BARRIERS



Specification:

1. Two metre tall weld mesh panels secured on rubber or concrete feet.
2. Panels joined together using and minimum of two anti-tamper couplers secured in a way that they can only be removed from the inside.
3. Distance between the couplers should be at least 1m and uniform throughout fence.
4. Panels to be supported on the inside by stabiliser struts.

6 REFERENCES

1. Anon. (2012) *BS5837:2012. Trees in relation to design, demolition, and construction – recommendations*. British Standard Institute. London, UK.