

ARBORICULTURAL STATEMENT
ON
PROPOSED DEVELOPMENT AT
RUDYARD ROAD, LEEK, ST13 8UX

ON BEHALF OF
MR O WILCOX
C/O LOCKSIDE DESIGN PARTNERSHIP
LOCKSIDE MILL, ST MARTINS ROAD, MARPLE

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1. SUMMARY

- 1.1** Planning permission is sought for erection of nine two-storey dwellings and associated works at Rudyard Road near Leek.
- 1.2** Trees on and adjacent to the site have been assessed and the effects of the development on them evaluated in accordance with current best practice.
- 1.3** Some moderate and low quality trees will be removed to accommodate the development and replaced with new trees and soft landscaping.
- 1.4** A high quality group of trees at the front of the site can be retained in a sustainable manner and details of its protection during construction are included with this statement.
- 1.5** Minor alterations to the wall and pavement in the northwest of the site will not require excavation and will have no impact on the high quality group G1
- 1.6** Some minor pruning of trees within a high quality group is required to obtain adequate vertical clearances from the proposed car parking area.

2. TERMS OF REFERENCE

2.1 Instruction

2.1.1 Cheshire Woodlands is instructed by Mr O Wilcox to:

- Survey and prepare a schedule of trees to comply with the general requirements of BS5837¹
- Annotate a topographical survey drawing and produce a tree constraints plan
- Appraise a development proposal in relation to trees and produce an arboricultural statement

2.2 Limitations

2.2.1 This statement and associated documents remain the copyright of Cheshire Woodlands Limited and there should be no transfer of rights to any third party without express written consent.

2.2.2 Trees are assessed in sufficient detail to gather data for and inform the current project. Appraisal of the trees' structural condition is of a preliminary nature and sufficient to inform the project.

2.2.3 Trees are assessed from ground level without invasive investigation and are viewed from within the site or from areas with public access. Assessment may be restricted where site conditions limit access or where trees are wholly or partially off-site or obscured by vegetation. The disclosure of hidden defects cannot be expected.

¹ British Standard BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*

2.2.4 The potential effects of trees on load-bearing soils beneath existing and proposed structures have not been considered and no soil samples have been taken.

3. INTRODUCTION

3.1 This assessment evaluates the effects of a development proposal on trees. The comparative values of the trees are considered broadly in line with the guidance of BS5837 and their removal, retention, protection and management are informed by this evaluation.

3.2 Technical terms used in this statement are included in the Glossary of Terms. The shaded sections highlight issues that are specific to the project.

3.3 I am Adam Whittingham Arboricultural Surveyor with Cheshire Woodlands Limited and my area of expertise is Arboriculture and Forestry. I assessed the trees and evaluated the effects of the development proposal on trees.

3.4 The development proposal comprises the erection of nine, two-storey dwellings and associated works as shown on the Tree Protection Plan at Appendix 2 (the Drawing).

3.5 The following documents have been considered in my evaluation:

- Topographical survey drawing SSL:16434A:200:1:1
- Proposed site plan 23.M04.30
- Tree Survey Plan CW/9507-P-TS4
- Preliminary Tree Survey Schedule CW/9507-SS6

3.6 This statement provides sufficient supporting information to enable the local planning authority (LPA) to determine the planning application insofar as it relates to trees.

4. THE SITE

- 4.1** The site is located to the southeast side of Rudyard Road (B5331) close to Rudyard village and comprises land and structures associated with a former bowling club. The site is bounded by public highway to the northwest, residential properties to the southwest and agricultural land to the other two sides.
- 4.2** The British Geological Survey - *Geology of Britain Viewer*² records 'no data' for superficial deposits on and adjacent to the site. The site is surrounded by areas of 'Till' (boulder clay), 'Alluvium' and 'Sand and Gravel'.

5. STATUTORY PROTECTION

- 5.1** An online search of Staffordshire Moorlands District Council's interactive mapping facility³ confirmed that:
- The site is in the Rudyard Conservation Area
 - Trees on and adjacent to the site are not protected by a tree preservation order (TPO)
- 5.2** Trees on the site are subject to the provisions of The Forestry Act⁴.
- 5.3** See Appendix 4 for further guidance on the statutory protection of trees, hedgerows and wildlife.

² <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

³ <https://www.staffsmoorlands.gov.uk/smdc-aurora>

⁴ *The Forestry Act 1967* (as amended)

6. SURVEY METHODOLOGY

- 6.1** I surveyed the trees on 26 March 2025 and my data are set out in the Tree Survey Schedule at Appendix 1 (the Schedule) and on the Drawing. I measured stem diameters and canopy spreads using a tape and tree heights using a tape and clinometer. Where dimensions are estimated this is identified in the schedule.
- 6.2** I assessed the trees for 'visual prominence' and broadly categorised them in accordance with Table 1 of BS5837. See Appendix 3 for further guidance.
- 6.3** During the survey, I carried out a brief assessment for obvious signs of wildlife habitat in trees and hedges on the site. No protected or exceptional habitats were identified and details were not recorded.
- 6.4** The topographical survey overlaid with the proposed site plan is the base for the Drawing.
- 6.5** Below-ground constraints are represented on the Drawing as Root Protection Areas (RPA), calculated and where appropriate, modified in accordance with section 4.6 and Table D.1 of BS5837. In this regard, I have adjusted the RPAs of group G1 on an assumption that there is unlikely to be any significant root activity beyond the boundary retaining wall on the northwest side, and that the trees will probably have rooted asymmetrically to the southeast.
- 6.6** Potential direct obstruction of sunlight by the retained 'moderate' and 'high quality' B and A category trees is represented on the drawing as illustrative shadow patterns, plotted in accordance with section 5.2.2 (Note 1) of BS5837.

7. THE TREES

- 7.1** Eight individual trees (T1 to T8), nine tree groups (G1 to G9), one area of trees (A1) and four hedges (H1 to H4) have been assessed.
- 7.2** T6 and T7 are off-site. T1 to T5, T8, G1 to G9, and A1 are within the site or on the boundaries.
- 7.3** The road frontage boundary group G1 is visually important in terms of its contribution to the character and appearance of the area. Trees internal to and at the rear of the site are of secondary importance in visual terms.
- 7.4** Tree cover to the centre of the site comprises mainly low quality natural colonisation.

8. ARBORICULTURAL IMPLICATIONS

8.1 BS5837 recommends that trees be evaluated and categorised as set out in Table 1, which also provides a summary of the impact of the development proposal on trees.

8.2 Table 1

	To be retained and protected	To be removed for development	To be removed for other reasons
Category A High quality with life expectancy of at least 40 years	Group G1	None	None
Category B Moderate quality with life expectancy of at least 20 years	Tree T6 and part of G5	Parts of groups G5 and G7	None
Category C Low quality with life expectancy of at least 10 years, or small young trees	Trees T1 and T7	Trees T2 to T5 and T8, groups G3, G4, G6, G8 and G9, and area A1	None
Category U Cannot be retained in context of current land-use for longer than 10 years	None	None	Group G2
Hedges and Shrubs	Hedge H2	Hedges H1, H3 and H4	None

8.3 Trees to be removed

8.3.1 Removal of the U category group G2 is proposed as appropriate arboricultural management irrespective of the development.

8.3.2 The C category trees T2 to T5, T8, G3, G4, Part of G5, G6 to G9, and A1 will be removed to accommodate the development. These are mainly recent natural colonisation on unmanaged ground.

8.4 Trees to be retained

8.4.1 The visually important A category group G1 and the A category off-site woodland W1, the B category tree T6 and the two southernmost trees in the B category group G5, can be retained in a sustainable manner and protected during construction in accordance with BS5837.

8.4.2 The proposed tree protection measures are included on the Drawing and comprise:

- Erection of tree protection barriers to create construction exclusion zones;
- Construction of new permanent hard surfaces within the RPAs of G1; and
- Supervised hand removal of existing hard surfaces and hard landscaping within the RPAs of T6.

8.4.3 The residual engineering and drainage/ underground services installation details can either be submitted with the planning application or secured by the imposition of suitably worded planning conditions.

8.4.4 If the recommended protection measures are properly designed, implemented and supervised, the risk of significant long-term construction damage to the retained trees is low.

8.5 Pruning

8.5.1 Group G1 will be pruned – as detailed in the ‘management’ column of the Schedule – in order to provide adequate vertical clearance over the proposed car park. Tree G5/1 will be pruned to facilitate a new fence.

8.5.2 The proposed works are minor, in compliance with BS3998⁵ and will not affect public views of the site.

8.6 Post development

8.6.1 The proposed spatial relationship of the retained trees with the development should present no major long-term conflicts and their ongoing management should require no more than routine arboricultural maintenance.

8.6.2 Long-term management of the retained trees will be under LPA control through the normal conservation area notification procedures.

8.7 Mitigation

8.7.1 The arboricultural mitigation will comprise the provision of new trees and landscaping, details of which can either be submitted with the planning application or secured by planning condition.

⁵ British Standard BS3998:2010 *Tree work - Recommendations*

9. CONCLUSIONS

- 9.1** The removal of T2 to T5, T8, G2 to G4, Part of G5, G6 to G9, and A1 will not materially harm the wider amenity and can be mitigated by the provision of new boundary landscaping.
- 9.2** The visually important A category group G1 and woodland W1 can be retained and protected during construction in accordance with BS5837.
- 9.3** Pruning of G1 is of low impact and will not harm its visual qualities.
- 9.4** The spatial relationship of G1 with the development is sustainable and there are no major post development pressures expected to emerge that could not be dealt with by routine maintenance, or that would compel the LPA to grant consent for inappropriate pruning or removal of trees.
- 9.5** The residual arboricultural, engineering and landscaping details can be resolved by planning condition.

10. RECOMMENDATIONS

- 10.1** No tree pruning or removal work should be carried out until the requisite consents have been obtained from the LPA, either in respect of the conservation area legislation or as part of a detailed planning permission.
- 10.2** All tree pruning and removal work should be implemented in accordance with the management recommendations in the Schedule and in compliance with BS3998.
- 10.3** Statutory protection of wildlife should be taken into account in the planning and implementation of tree pruning and removal. See Appendix 4 for further guidance.
- 10.4** All retained trees and hedges should be protected during site construction works in accordance with the tree protection plan and arboricultural method statement at Appendix 2 and in compliance with BS5837.
- 10.5** Underground services should be installed in accordance with a scheme of work to be agreed with the LPA and in compliance with the requirements of BS5837 and NJUG Volume 4⁶.
- 10.6** Landscaping should be implemented in accordance with a scheme of work to be agreed with the LPA.
- 10.7** Foundation design should take into consideration the juxtaposition of existing and proposed trees and the nature of the load-bearing soils.

⁶ NJUG Volume 4. 2007. *NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees*. National Joint Utilities Group, Milbank, London. 34pp.