



Arboricultural Impact Assessment

at

Dark Lane

Almondbury



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1 Purpose and scope of report

This report has been created in accordance with BS5837:2012 to assess the impacts of proposed development as shown in our method statement 200901d/MS and also incorporates information taken from our tree survey Ref 200901/TS, and as requested by the local authority, reference is also made to previous method statements 200901/MS and 200901b/MS. This impact assessment should be read in conjunction with the method statement and the tree survey, and as required by BS5837, it includes consideration of:

- The tree survey
- Trees selected for retention
- Trees selected for removal
- Trees to be pruned
- Areas designated for structural landscaping which need soil protection
- Evaluation of impact of tree losses
- Evaluation of tree constraints and tree protection plan
- Issues to be addressed by an arboricultural method statement

2 General information

It is advisable to have trees regularly surveyed by a suitably qualified and experienced arboricultural consultant. In this instance it is recommended that the next survey is undertaken within 12 months of this report. If the site or adjacent areas change use, or if there are significant changes to the condition of the site or adjacent areas, or if there are significant changes to the trees surveyed, it is recommended that professional arboricultural advice is obtained.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

All tree works should be carried out to BS 3998:2010 - '*Recommendations for tree work*' unless otherwise specified, and by a suitably qualified, experienced and insured contractor.



3 Trees selected for removal, retention and/or pruning

Information regarding trees to be removed or retained is shown in the method statement, along with details of pruning works and areas of land requiring soil protection for structural landscaping purposes (where applicable).

It should be noted that the layout and design under consideration by this impact assessment has been adjusted from previous designs to take into account comments from the local authority. Concerns were raised about the impact of the proposed on the canopy of tree T10 – this tree was originally measured at the four cardinal points of North, East, South and West as is required in BS5837:2012, but the tree has now been more accurately measured using additional points, so as to allow a more accurate representation of its spread. This more accurate representation of the canopy spread is shown in our method statements 200901b/MS and 200901d/MS.

Tree T10 will require some very minor pruning works as part of this development. Method statement 200901/MS showed pruning that would give a 1m clearance to new buildings and which would only require the removal of small twigs using secateurs. The local authority tree officer requested that there should be 2m clearance between the tree canopy and the new buildings, but this would require twigs of up to 2.5cm to be removed, which might be too large for secateurs.

In order to achieve the 2m clearance whilst allowing works to be done using secateurs, the layout was altered as shown in 200901b/MS so as to provide greater distance between tree T10 and the new buildings. The 2m clearance using only secateurs as requested by the arboricultural officer could then be achieved.

The council responded to 200901b/MS and states, *“Looking at the current layout plans online (revision D); located on the ground floor is a study, above that on the first floor is an area labelled ‘steam’. This first floor ‘steam’ part of the structure sits within the crown spread of the protected tree, as shown on the arb method statement plan. While the plan supporting the method statement only shows the ground floor layout, it does clearly depict the crown spread shown as a green line, passing through the edge of study area. Hence through the first floor structure above the study.”*

The layout as shown in method statement Ref 200901d/MS (which is the subject of this impact assessment) has been changed so that there are no first floor structures within the canopy spread of T10. No pruning would be required to facilitate construction of this layout. The ground floor study is in the same location as existing structures and the first floor steam room is located further away from tree T10 than the ground floor study so that it will be entirely outside the canopy of that tree. Method statement Ref 200901d/MS includes a depiction of both the ground floor and the first floor layout so that this can be clearly seen.

With reference to method statement Ref 200901b/MS the council goes on to state, *“There are no details in the impact assessment or method statement about how the layout has been changed or how the first floor can be facilitated within the crown area of the adjacent protected tree. It only sets out that the proposal is now possible with a 2m clearance using only secateurs, with no description about how a corner wedge of the building, with then a 2 m clearance as well, can be cut into this tree while avoiding adverse impact, secateurs or not.”*

The initial method statement method statement Ref 200901/MS showed a very minor incursion into the canopy of tree T10 by the part of the development labelled 'master bedroom'. In response to local authority feedback, the layout was changed to that as shown in method statement Ref 200901b/MS so that this section of the development would be located entirely outside the canopy of tree T10. Further local authority feedback has asked for the first floor steam room to be located outside the canopy of tree T10. As is shown in method statement Ref 200901d/MS, the layout has been changed so that the steam room (and all first floor structures) are located outside the canopy of tree T10.



No pruning is required to facilitate this development, and none is recommended by this consultant – all first floor structures located near tree T10 are located outside the tree canopy and all ground floor structures are in the same location as existing single storey structures. However, past feedback from the local authority states that a 2m clearance between new structures and existing tree canopy should be created. The amount and type of pruning that this would require is so minor that it can be achieved with the use of secateurs – only a very small section of very small diameter twigs would need to be removed to achieve the 2m clearance as requested by the local authority. There would be no wedge cut into the tree, the pruning as requested by the local authority would be extremely minor and would have no impact on the condition, the aesthetic, or the amenity value of the tree whatsoever.

The ban on the use of chainsaws and/or handsaws in the method statement is a safeguard against anything more than the most minor of pruning work.

To put it another way - a drawing has been produced by the architect using 3d CAD software which shows the top and side view of the development in relation to tree T10, this drawing is included at the appendix for reference. This shows two canopy outlines – the larger outline is the full extent of the existing canopy, and the smaller outline is an indication of the parts of the canopy which contain twigs of larger than 5mm diameter. The smaller canopy outline is NOT an indication that the tree is going to be pruned back to this line, it is merely an indication as to where some of the twigs in the canopy become larger than 5mm in diameter.

The drawing clearly shows that no pruning is required to facilitate this development, and no pruning is therefore recommended by this consultant. However, to accommodate 2m clearance pruning between the development and the canopy of tree T10 as is requested by the local authority, some extremely minor pruning will be required. The type of pruning is of a similar type as is frequently approved by the local authority, but it is much less significant than that which would normally be applied for and approved. The pruning required to achieve 2m clearance between the tree canopy and the development will only involve the most minor of crown lifting to a very small part of the canopy.

The architect drawing also shows the several changes that have made to the layout as a result of feedback from the local authority.

Please note, the construction of scaffolding is a specialism with many Health and Safety considerations and regulations, and as an arboriculturist I am not qualified to provide any specifications for scaffolding. However, the 1m clearance between new buildings and the tree canopy as described above will allow ample space to erect scaffolding during construction without the need for any further pruning, the tree protection plan makes it clear that contractors must submit their scaffolding specification for approval by the local authority prior to the commencement of work.

4 Evaluation of impact of tree losses

When considered together as a group, the trees surveyed are of high value to the local tree-scape, and it is therefore a positive feature of this development that there will be an increase in both the number and quality of the tree cover on this site.

Three trees are to be removed as part of this development, these being Lombardy poplar which have outgrown their location and are coming to the end of their normal life expectancy. This should be compared against a new tree planting scheme of approximately 18 native trees which will be better suited to this location in terms of amenity and ecology.



5 Evaluation of tree constraints and tree protection plan

The tree protection plan shows all retained trees as being protected during development in accordance with BS5837:2012.

The layout is such that retained trees are very unlikely to cause nuisance to the final users of this development. There will be some minor shade from trees T7 and T8, but this will only occur for brief periods of time, and is very unlikely to be considered as a nuisance.

The development does require works to be undertaken within the root protection areas of some retained trees.

Access and driveways are to be improved within the root protection areas of tree T1. This work is within areas already covered by hard surfaces, and so if this is done with care, it will not impact on the health of T1. Additionally, there is to be a new dry-stone wall constructed within the root protection area of T1 – this will not require excavations for footings, and it will not harm T1.

A new plant room is to be constructed within the root protection area of tree T10 - this is an attractive tree which is valued by the owner. The new plant room is located in the same place as an existing garage structure, and does not therefore represent additional incursion into the root protection area. If the existing structures are removed (and the proposed is constructed) in accordance with our method statement, then T10 will not be harmed and it will continue to provide benefit for many years to come.

6 Issues to be addressed by an arboricultural method statement

The method statement shows how retained trees will be protected during development in accordance with BS5837:2012.

Please note that we are not qualified to discuss the structural suitability of any product. However, the arboricultural requirements of special surfaces as described in our method statement can be addressed by using cellular confinement systems such as those produced and installed by Geosynthetics (www.geosyn.co.uk).



7 Consultant's qualifications and experience

This report has been undertaken by James Royston who has over twenty years experience in arboriculture, forestry, and urban forestry, of which the last 12 years have been spent as a full-time consultant specialising in trees and development, tree related hazards, and sustainable tree management.

In addition, this experience has included work as a tree officer in a local authority planning department, expert witness work for the courts, subsidence investigation works for loss adjusters and insurance companies, and undertaking the role of president of the Consulting Arborist Society.

Academic qualifications include:

MSc Arboriculture and Urban Forestry,
BSc (Hons) Forestry.

Recent professional development courses have included:

Tree Preservation Order Workshop *by the Consulting Arborist Society*,
Trees and Mortgage/Insurance Reporting *by the Association of Mortgage Users Insurance Group*,
Professional Tree Inspection *by LANTRA Awards*,
BS5837:2012 Workshops *by the Arboricultural Association*,
The Future of Tree Risk Management part I and II *by the Treeworks Environmental Practice*,
Trees and Subsidence *by OCA Ltd*,
CTLA Tree Valuation Seminar *by the Consulting Arborist Society*,
Expert Witness Training *by Bond Solon*
THREATS training *by Julian Forbes-Laird*.
Homebuyers Tree Reports *by the Consulting Arborist Society*

Professional associations have included:

Professional member of the Arboricultural Association and the Consulting Arborist Society.
Chartered Environmentalist.
Trustmark Approved Consultant – Working to Government Approved Standards.



8 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

James Royston – Independent Arboricultural Consultant

MSc Arboriculture and Urban Forestry, BSc (Hons) Forestry.

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Report completed 5th January 2021



Appendix 1

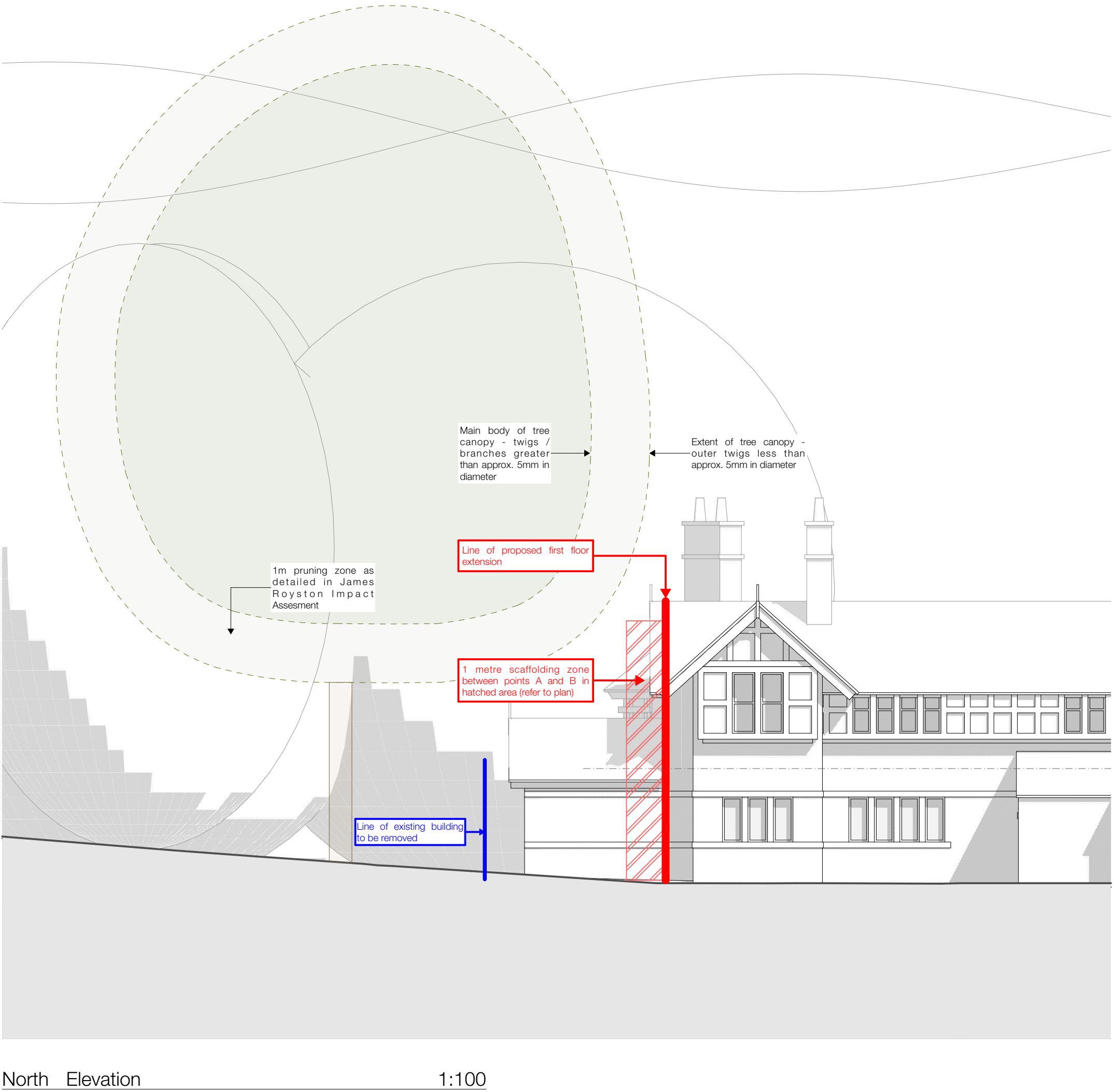
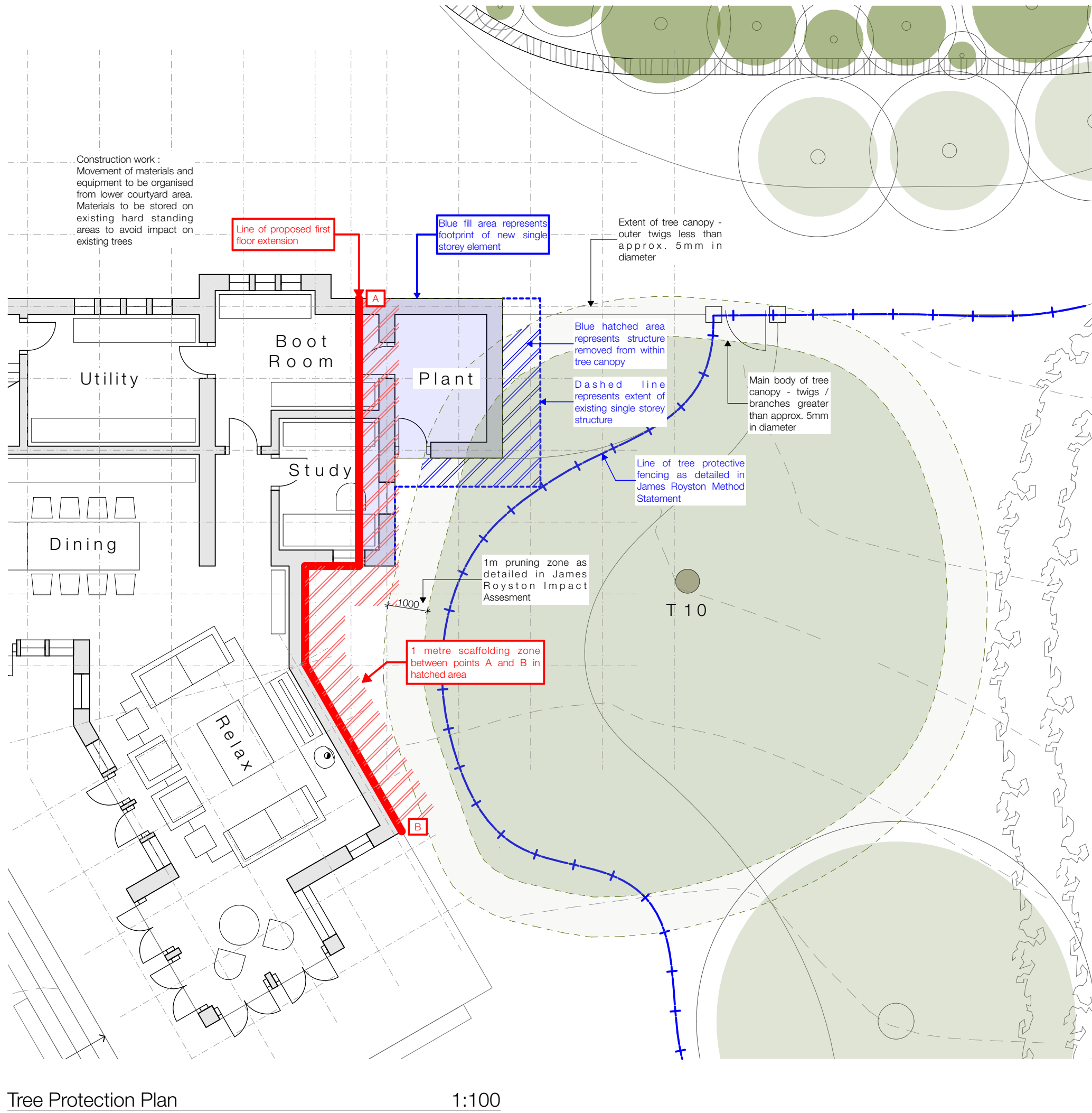
Architect representation of development in relation to tree T10



Notes

Do not scale from drawing, use figured dimensions only.
All dimensions must be checked and verified on site prior to commencement of work and architect to be notified of any discrepancies.
This drawing is intended to permit overall scheme proposals only and cannot be used for construction purposes without further information.

Rev		Drawn	Checked	Date



Job Title Proposed Site Redevelopment, Doeroyd, Dark Lane, Almondbury.	
Client Mr & Mrs M Pressley	
Status Planning	Company AD
Drawing Tree Protection Information	
Scale of A1 1:100	
Date Dec 2020	Drawn FWG
Drawing No. 3349 (0-) 23	
Revision	