ARBORICULTURAL REPORT
AND
ARBORICULTURAL IMPACT ASSESSMENT
to BS 5837:2012
at
53 Hall Lee Fold
Lindley
Huddersfield
West Yorkshire
HD3 3NX

Client:
Mr Chaudhari

Client Address:
53 Hall Lee Fold
Lindley
Huddersfield
West Yorkshire
HD3 3NX

JCA Ref:
21465-A/AJB

JCA Limited
Arboricultural & Ecological Consultants

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1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited has been instructed by **Mr Chaudhari** to survey the trees at **53 Hall Lee Fold** in **Lindley**, **Huddersfield**, and prepare the findings in a report.

1.1.2 This report provides detailed, independent, arboricultural advice on the trees in the context of potential development, conducted in accordance with the guidelines contained within BS5837: 2012 *'Trees in relation to design, demolition and construction – Recommendations' (BS5837:2012).*

1.1.3 This report will categorise the trees in accordance with the British Standard, which will help guide the design of potential development in terms of constraints and opportunities related to trees and provide details of which trees should be retained and which could be removed.

1.1.4 The specific design of the proposed development has been considered within the Arboricultural Impact Assessment in **Section 4** and is detailed on the Arboricultural Implications Plan at **Appendix 6**.

1.2 Terms of Reference

1.2.1 For this purpose, a site plan has been provided by our client's architect which forms the basis for the Tree Constraints Plan at **Appendix 5**. Tree positions were not marked on the site plan and have therefore been plotted by the surveyor on site.

1.2.2 Whilst not as accurate as a topographical survey, our drawing is considered to provide a fair representation of the positions of the trees surveyed. Tree positions should, however, be considered indicative on the Tree Constraints Plan.

1.3 Tree Survey Details and Methodology

1.3.1 The survey took place during November 2023 and was conducted by **Andrew Bussey** *LANTRA Accredited PTI.*

1.3.2 During this survey, all trees were inspected from ground level. Further investigations, such as a climbed inspection or a decay detection survey, have not been undertaken.

1.3.3 Only those trees within the site boundary with a stem diameter above 75mm have been included. Where applicable, trees outside the site boundary, but close enough to be affected by a proposed development, are also included.

1.3.4 Tree data was collected in accordance with **Section 4.4** and **Section 4.5** of BS5837: 2012. Full details of all trees surveyed are recorded in the tables at **Appendix 1** which can be cross referenced with the Tree Constraints Plan at **Appendix 5**. A full explanation of the tables can be found at **Appendix 2**.

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1.3.5 Measurements were obtained using clinometers, specialist tapes or electronic distometers. Where this was not possible, due to restricted access or other mitigating circumstances, measurements were estimated to the best ability of the surveyor. Where measurements have been estimated, these are clearly highlighted at **Appendix 1** with a '#' symbol.

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2. Status of the Trees

2.1 A check was made with ***Kirklees Metropolitan Borough Council*** in November 2023 to determine whether any of the trees surveyed as part of this report are subject to any statutory controls.

2.2 We are informed that **T1** is subject to an Area Tree Preservation Order (**TPO Ref: HU1/71/a3**).

2.3 No work must be undertaken to **T1** until an approved Works to Protected Trees application has been granted, or until planning permission has been granted which includes accurately specified tree works.

2.4 Prior to any works being undertaken to **T1**, those instructing and proposing to carry out the work should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

2.5 We are also informed that the property is located within the **Edgerton Conservation Area**.

2.6 Before any work is organised to trees within the Conservation Area with a stem diameter of 75mm or greater, a Section 211 Notification (Notice of Intent) must be submitted to the Local Authority, outlining all the proposed works along with a suitable justification. The Local Authority have a six-week period to determine whether or not to afford the trees with further protective status. If, after this timescale the Local Authority does not wish to allocate a Tree Preservation Order (TPO), the works may commence as notified.

2.7 **No work must be done to any tree within the Conservation Area with a stem diameter of 75mm or greater until the above process has been completed and the trees have not been allocated with a TPO.**

2.8 Prior to any works being undertaken to trees, those instructing and proposing to carry out the work should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

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3. Tree Survey Details

3.1 Tree Retention Categories

3.1.1 In total, **4** items of vegetation were surveyed, three individual trees and a hedge. Of these, one tree (**T1**) was considered to fall into retention category 'A' and two trees and one hedge (**H2, T3** and **T4**) were considered to fall into retention category (C).

3.1.2 As a general rule, those trees listed as retention category 'A' or retention category 'B' are the most valuable items of vegetation and as such the removal of these is likely to be met with resistance by the Local Planning Authority (LPA).

3.1.3 Those items listed as retention category 'C' are of lesser value and the removal of these is generally less likely to be met with resistance by the LPA.

3.1.4 The above information should guide the design in terms of which trees could be removed and which trees should be retained. However, due to changing attitudes with regards to environmental awareness, it should be noted that all trees are considered to have value. As such, it is advised that as many trees as possible be retained, regardless of their BS5837: 2012 retention category status. The retention of trees is further advised to avoid the need to plant replacement specimens, which are usually required to be planted on a 2:1 or 3:1 ratio, and due to their ecological value, which will be assessed as linear habitat units within Biodiversity Metric 3.1.

3.2 Recommended Work for Arboricultural Reasons

3.2.1 No tree works are required under the current context of the site.

3.2.2 However, all trees which are to be retained within the proposed development should be inspected on a regular basis in the interests of risk management. They should have a biennial re-inspection regime, ideally with each inspection being undertaken during a different season, in order to observe any defects, pests and diseases that are only evident at certain times of year.

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4. Arboricultural Impact Assessment (AIA)

4.1 Proposed Development

4.1.1 The proposed development will consist of the construction of a double-storey rear extension to the existing property.

4.1.2 We have been supplied with a plan which details the proposed development. The tree data has been overlaid onto the proposed designs to create the Arboricultural Implications Plan, which can be found at **Appendix 6**. This provides the basis for which this Arboricultural Impact Assessment has been prepared.

4.1.3 All tree works required to accommodate the proposals are detailed in *italics* in the recommendation columns of the tables at **Appendix 1**.

4.2 Tree Works for Development Purposes

4.2.1 No tree works are required to be removed to accommodate the proposed extension.

4.3 Temporary Protection Measures

4.4.1 The Protective Barrier

4.4.1.1 In order to ensure the effective protection of retained trees during development, a protective barrier will be installed, in accordance with BS5837: 2012 and will comprise of protective fencing and ground protection. This will be the first job on site following the tree removal and pruning works. The fencing should ideally be positioned to protect the entire **Root Protection Area** (**RPA**) of the retained trees, in order to create a **Construction Exclusion Zone** (**CEZ**).

4.4.1.2 Routes for pedestrian and site traffic will be located outside, and diverted away from, the RPAs of the retained trees wherever possible. Where this is not practicable, temporary protective surfaces (ground protection) must be laid over the exposed RPAs to reduce/limit soil compaction. Such surfaces must be constructed in accordance with BS5837: 2012.

4.4 Implications for Retained Trees

4.5.1 Works within the RPA

4.4.1.1 No construction activities are required within tree rooting zones as part of this development.

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4.5.2 Demolition

4.5.2.1 In order to meet the needs of this proposal, the demolition of the existing conservatories is required. Whilst the structures in question are located outside the RPA of retained trees, no demolition will commence until full protective measures (e.g. barriers and/or ground protection) are installed. This is to prevent foreseeable damage to trees, either by the demolition itself, or relating to vehicular movement over RPAs.

4.5.3 Access/Construction of Hard Surfacing

4.5.3.1 In this case, the proposed scheme does not require the construction of hard surfaces within the RPA of retained trees. As such no specialised construction techniques/surface treatments will be required for this purpose.

4.5.4 Construction / Foundation Design

4.5.4.1 The footprint of the proposed extension does not incur the RPA of retained trees. As such no specialist construction or foundation methods are considered necessary for the sole purpose of preventing damage to trees.

4.5.4.2 Advice should always be sought from a suitably qualified Structural Engineer. The water demand of trees can be an important consideration when determining the appropriate foundation design. Due of this, water demands for the trees identified on this site are included in **Appendix 1**, in accordance with **NHBC chapter 4.2**, for the use of the appointed structural expert.

4.5.5 Utilities

4.5.5.1 In this case the routing of proposed utilities is situated outside the RPAs of retained trees. As such, no mitigation actions are considered necessary to mitigate potential damage to tree roots.

4.5.6 Site Facilities

4.5.6.1 The site facilities, which typically includes the toilets, storage of materials and parking, must be located away from the trees and outside the RPAs.

4.5.6.2 Care should also be taken to prevent soil contamination with chemical spillages, including petrol, diesel and oils.

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5. Summary

5.1 **T1** is subject to an Area Tree Preservation Order and the site is situated in the **Edgerton Conservation Area**. Prior to any works being undertaken to protected trees, those instructing and proposing to carry the work should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

5.2 No tree works are required under the current context of the site.

5.3 The proposed development will consist of the construction of a single-storey rear extension to the existing property.

5.4 The arboricultural implications of the development have been considered and discussed in **Section 4**.

5.5 No tree works are required to be removed to accommodate the proposed extension.

5.6 All development work carried out in close proximity to trees must be executed in a manner sympathetic to their needs. Otherwise, the condition of the trees may deteriorate in the months and years following development, leading to a loss of amenity and resulting in potentially hazardous trees. Care must therefore be taken to ensure that the retained trees are suitably protected.

5.7 In accordance with **Section 6.1** of **BS 5837: 2012**, the next stage on this site should be the preparation of an **Arboricultural Method Statement (AMS)**, to ensure that all the retained trees survive the development process. An **AMS** details which trees are to be removed, which trees are to be retained and any other tree works which are required to facilitate development. The **AMS** will also advise on temporary protective barriers, temporary ground protection, site supervision, location of services and it will detail specialist construction techniques.

5.8 The data gained during the survey provides an indication of the health of the trees. However, it does not enable a comprehensive assessment of their condition over time. Trees are living organisms which are affected by many factors including weather conditions, diseases/disorders, light levels and human activities. Due to this, this report is only valid for a period of 1 year from the date of issuing. Should an update or revision of this report be required outside of this time period, JCA may require a further site visit to ensure that the condition of the trees has not significantly changed. It is advised that the trees are inspected regularly, in the interests of risk management.

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Appendices

Tree Ref.	Age Common Name *Botanical Name*	Height (m)	Crown Height (m)	Height (m) and Direction of the Lowest Branch	Diameter (cm)	Crown Spread N W E S	Observations	Recommendations	Physiological Condition	Structural Condition	Amenity Value	NHBC Water Demand	Life Expectancy (yrs)	Retention Category
T 1	Mature Sycamore *Acer pseudoplatanus*	16	7	4 N	88	7# 10# 8# 10	Single-stemmed and vertical with a balanced crown. Overhanging the road. Previously pruned to lift and clear the building. No major visible defects.	No action required.	GOOD	GOOD	MOD	MOD	40+	A 1 2
H 2	Early-mature Leylandii *X Cupressocyparis leylandii*	To 6	0+	0+ n/a	To 16	See Plan	An unmaintained hedge.	No action required. n/a	GOOD	GOOD	LOW	HIGH	20+	C 2
T 3	Early-mature Silver Maple *Acer saccharinum*	12	3	4# n/a	28#	3 3.5 0 3.5	Likely situated on adjacent land. Single-stemmed and vertical with an unbalanced crown. Not fully inspected due to limited access.	No action required. n/a	GOOD	GOOD	LOW	MOD	20+	C 1
T 4	Early-mature Swedish Whitebeam *Sorbus intermedia*	6	2	1.5 n/a	25#	4 3.5 3.5 3	Multi-stemmed at 2m with a balanced crown. No evidence of significant pruning. No major visible defects.	No action required. n/a	GOOD	GOOD	LOW	MOD	40+	C 1

Appendix 2: Explanation of Tree Descriptions

A2.1 Measurements/ Reference Information

A2.1.1 *REF NUMBER.* All items surveyed are allocated a reference number preceded with a letter, identifying the type of vegetation surveyed: T = an individual tree, G = a group of trees or an area of vegetation, W = woodland, H = a hedgerow.

A2.1.2 *SPECIES: COMMON AND BOTANICAL NAME*. The common and botanical names of the species present are noted. If the species is not clear or identifiable, then a general common name and genus will be noted.

A2.1.3 *AGE CLASS* of the tree is described as young, semi-mature, early-mature, mature, over-mature, veteran or dead.

A2.1.4 *HEIGHT* of the tree is measured in metres from the stem base to the top of the crown.

A2.1.5 *CROWN HEIGHT* is an indication of the height above ground level at which the crown begins.

A2.1.6 *STEM DIAMETER* is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; diameter measurements are taken for each stem. If more than five stems are present, an average stem diameter is taken. If for whatever reason it is not practical to measure multiple-stemmed trees in this way, the diameter is measured close to ground level, just above the root buttress.

A2.1.7 *CROWN SPREAD* is measured from the centre of the stem base to the tips of the branches to all four cardinal points.

A2.1.8 *HEIGHT AND DIRECTION OF LOWEST BRANCH.* The height and direction of the lowest significant branch is noted because of potential issues relating to clearances and the need for tree pruning.

A2.1.9 *NHBC WATER DEMAND.* The water demand of each tree, as listed in NHBC Standards 2010 Chapter 4.2 'Building near trees'. This is included to aid structural engineers, architects and other members of the design team as it determines foundation depth and other considerations with regard to trees.

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A2.2 Evaluations

A2.2.1 *PHYSIOLOGICAL CONDITION* is classed as good, fair, poor, or dead. This is an indication of the health and vitality of the tree and takes into account vigour, presence of disease and dieback.

A2.2.2 *STRUCTURAL CONDITION* is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

A2.2.3 *LIFE EXPECTANCY* is classed as; 0, less than 10 years, 10+ years, 20+ years, or 40 + years. This is an indication of the minimum number of years before removal of the tree is likely to be required.

A2.2.4 *AMENITY VALUE.* A general indication is given in respect to the amenity/landscape value of the tree/group within the surrounding area.

A2.2.5 *PRIORITIES.* A priority rating is given concerning the time periods in which the recommended works should be undertaken. LOW priority works should be undertaken within 12 months of the survey, MOD (moderate) priority works should be undertaken within 6 months and HIGH priority works should be completed as soon as practically possible. If no works are recommended, N/A (not applicable) will be used.

A2.3 Retention Categories

A2.3.1 ***A (marked green on the Tree Constraints Plan) = Trees of high quality.***

These trees are of high quality and value with a good life expectancy (usually with an estimated remaining life expectancy of 40 years).

A2.3.2 ***B (marked in blue on the Tree Constraints Plan) = Trees of moderate quality.***

These trees are of moderate quality and value with a reasonable life expectancy (usually with an estimated life expectancy of at least 20 years).

A2.3.3 ***C (marked in grey on the Tree Constraints Plan) = Trees of low quality.***

These trees are of low quality and value but which are in adequate condition to remain or are young trees with a stem diameter below 15cm (usually with an estimated life expectancy of at least 10 years).

A2.3.4 Trees categorised as retention category ‘A’, ‘B’ or ‘C’ are then justified by being further divided into 3 subcategories:

1 = Mainly arboricultural qualities.

2 = Mainly landscape qualities.

3 = Mainly cultural values, including conservation value.

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Appendix 3: General Guidelines

A3.1 All tree work must be undertaken to BS 3998: 2010 '*Recommendations for tree work'* or other recognised industry practice.

A3.2 Staff carrying out the work must be qualified, experienced and ideally be Arboricultural Association approved contractors. They should be covered by adequate public liability insurance.

A3.3 This report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

A3.4 Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.

A3.5 No liability can be accepted by JCA in respect of the trees unless the recommendations of this report are carried out under the supervision of JCA and within JCA's timescale.

A3.6 It is advisable to have trees inspected by an arboricultural consultant regularly.

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Appendix 4: Author Qualifications

Principal Consultant and Managing Director

Jonathan Cocking *F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBiol MSB. MICFor.* Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years' experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturalist and an Expert Witness with much experience of litigation work.

Technical Director

Toby Thwaites *BSc (Hons), HND (Arboriculture), MArborA.* Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

Operations Director

Charles Cocking *FdSc (Arboriculture), MArborA.* Charles joined JCA in January 2014 having previously worked for the company on a part time basis during 2013. Charles obtained his Foundation Degree in Arboriculture at Askham Bryan College, York, and is a Professional Member of the Arboricultural Association. Charles now oversees all internal operations for the company.

Consulting Staff: Arboriculture

Andrew Bussey. Andrew started working in consultancy at JCA in 2006 having spent 12 years working as an arborist for various private companies before joining a Local Authority forestry team. He has various NPTC qualifications, is QTRA qualified and is a LANTRA Accredited Professional Tree Inspector.

Emily Wilde *FdSc (Arboriculture).* Emily joined JCA having previously worked for various private tree surgery and consultancy companies over the past 8 years. She initially obtained a ND in Forestry & Arboriculture, followed by a FdSc in Arboriculture at Askham Bryan College, York. Emily has various NPTC certificates and is QTRA qualified.

Mick Eltringham *ND (Forestry).* Mick joined JCA after spending 12 years working in the industry for various private companies in the north and south of England. He has also spent the last five years working as a consultant for two canopy research projects in the Amazon Rainforest, working with Oxford University and the University of Arizona. He has various NPTC Qualifications.

Dan Kemp *FdSc (Arboriculture).* Dan joined JCA with nearly 30 years' experience in arboriculture. He worked as a London Tree Officer for 12 years and in several arboricultural and horticultural management posts, specialising particularly in tree risk assessments and tree related subsidence.

Luke Wickham *FdSc (Arboriculture and Urban Forestry), TechArborA.* Luke joined JCA in 2021 after obtaining his Foundation Degree in Arboriculture and Urban Forestry at Askham Bryan College. Having previously worked within the industry for the past 4 years, running his own small business and sub-contracting for local firms, Luke brings a sound knowledge and understanding of the practical and academic sides of the industry.

Andrew McPhaden *BSc (Hons), TechArborA.* Andrew joined JCA in 2022 having spent 5 years working as an Arborist for various private companies in both the UK and Germany. During his time abroad he obtained the European Tree Worker Certification along with a tree inspector certification from the Forschungsgesellschaft Landschaftsentwicklung Ladschaftsbau. He brings a strong understanding of the practical sides of the industry and holds various NPTC qualifications.

Administrative Staff

Catherine Cocking Accounts Manager.
Kelly Saunders Accounts Assistant.
Lorraine Spink Administrative Assistant.
Adie Gray I.T. Officer.

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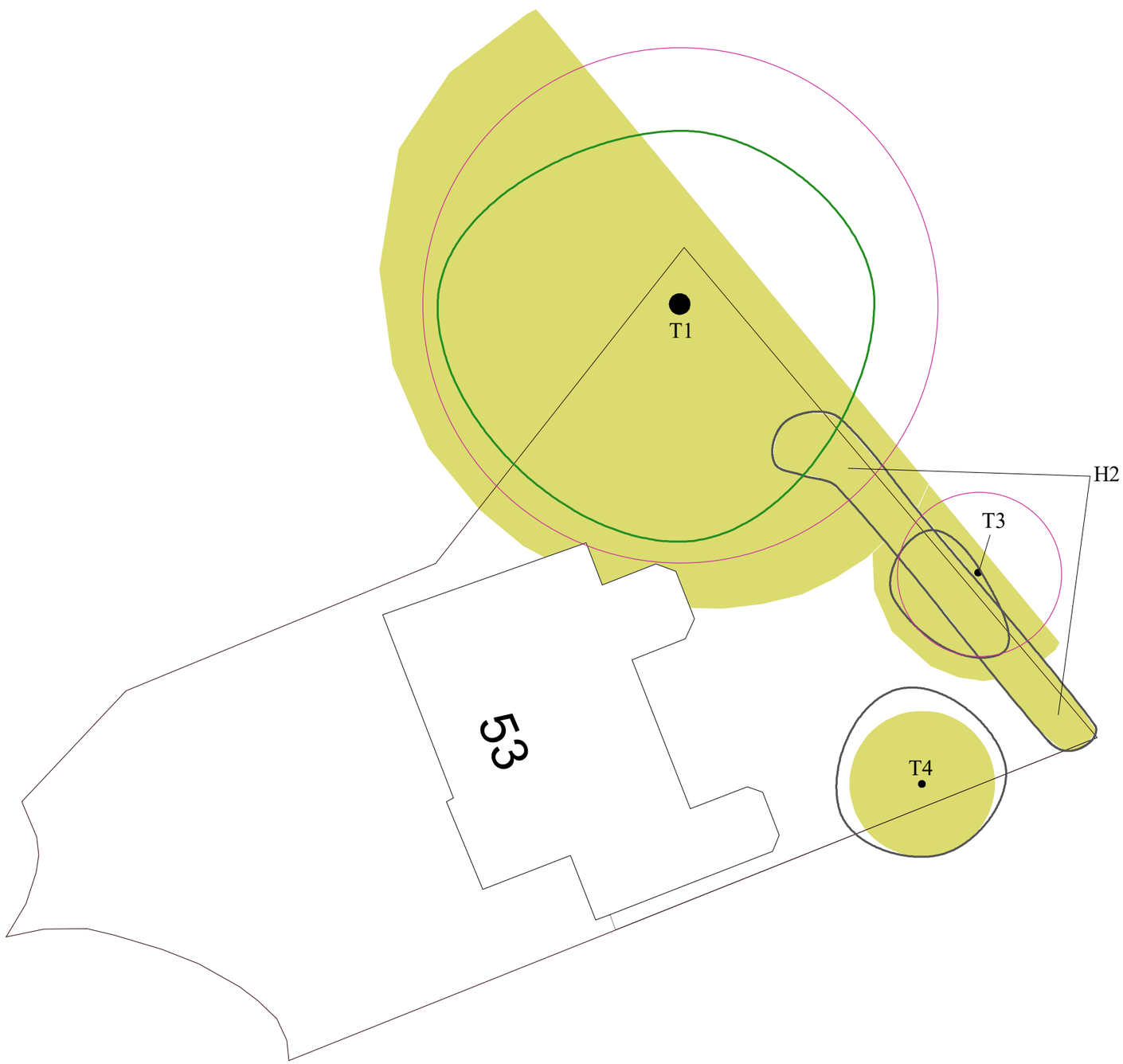

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Appendix 5: Tree Constraints Plan

ADDRESS: 53 Hall Lee Fold, Lindley, Huddersfield, HD3 3NX.
JCA REF: 21465-A/AJB

SCALE : 1:200	PAPER SIZE : A3

SURVEYED BY: AJB	DRAWN BY: AJB	APPROVED BY: TT

BRITISH STANDARD 5837:2012: 4.5 RETENTION CATEGORIES

Detailed definitions of these catagories are at Appendix 2 of our report. N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.

	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	ROOT PROTECTION AREA (PRIOR TO OFF-SETTING)

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Root Protection Area: RPA

THE ROOT PROTECTION AREA SHOULD IDEALLY REMAIN UNDISTURBED IF THE TREE IS TO BE RETAINED.

THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCROACH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.

0 1 2 3 4 5 10 15 20 metres

THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 21465-A/AJB)

Appendix 6: Arboricultural Implications Plan

ADDRESS: 53 Hall Lee Fold, Lindley, Huddersfield, West Yorkshire, HD3 3NX.
JCA REF: 21465-A/AJB

SCALE : 1:200	PAPER SIZE : A3

	TREE TO BE RETAINED
	TREE TO BE REMOVED
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA
	PROPOSED EXTENSION

THIS PLAN IS TO BE PRINTED IN COLOUR AND READ IN CONJUNCTION WITH THE JCA ARBORICULTURAL REPORT (JCA REF: 21465-A/AJB)

JCA Limited
Arboricultural & Ecological Consultants

I hope that this report provides all the necessary information, but should any further advice be needed please do not hesitate to contact the author.

Signed

Redacted

.....

Andrew Bussey *LANTRA Accredited PTI.*

8th May 2024

For and on behalf of ***JCA Ltd***

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Professional Tree and Ecology Advice nationwide

ARBORICULTURAL SERVICES

Guidance for Architects and Developers

- British Standard 5837 Tree Surveys
- Arboricultural Implication Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

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- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected Species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)

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