

Kelsa Trucks

Arboricultural Implication Study

September 2015

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Planning

Hazard Evaluation

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For further information contact:

Ian Murat 01565 755422 irm@acsconsulting.co.uk

ACS Consulting
Suite 1
9 – 11 Princess Street
Knutsford
WA16 6BY
Manchester@acsconsulting.co.uk

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1.0 INTRODUCTION

1.01 A. C. S. Consulting is instructed by Kelsa Trucks to report on trees and the implications of development. The assessment and report was undertaken by Ian Murat, Registered Consultant of the Arboricultural Association.

1.02 In accordance with Guidance on information requirements and validation for planning applications, this report fulfils the recommended national list criteria for tree survey/arboricultural information. More specifically, it contains the following:

- *A full tree survey to the requirements of BS5837 (2012) Trees In Relation To Design, Demolition and Construction – Recommendations.*
- *A plan showing tree survey information, retention categorisation and root protection areas,*
- *An assessment of the arboricultural implications of development detailing trees to be retained/removed and appropriate protection measures,*
- *An arboricultural method statement detailing the means of tree protection, implementation and phasing of works.*

1.03 The site was visited in January 2014 and re-surveyed in August 2015. A survey of the trees was completed recording; *species type, age, height, crown spread, diameter-at-breast-height, and condition.*

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2.0 BACKGROUND

The Site

- 2.01** The site is a small parcel of land to the rear of Bowden Hay Mill.

Statutory Protection/Planning Policies

- 2.02** The application is subject to the Planning Policies of High Peak Borough Council. In respect of policies relating to trees, the following may apply:

Policy 4

GD5 - AMENITY

Planning Permission will be granted for development provided that:

It will not create unacceptable loss of, nor suffer from unacceptable levels of, privacy or general amenity, particularly as a result of:

overlooking;

loss of daylight and sunlight;

overbearing effects of development;

air, water, noise, light and other pollution;

risk from hazardous substances and processes;

traffic safety and generation

Where appropriate, conditions will be imposed and/or planning obligations sought, to ensure amelioration measures are taken to adequately address the impacts on amenity.[sic]

OC10 - TREES AND WOODLANDS

Planning Permission will be granted for development, provided that:

it will not result in the loss of, or materially injure the health of, a woodland (in whole or in part) or other significant individual, group or area of trees, unless required in the interests of safety, good tree management or a wider scheme of conservation and enhancement; or exceptionally, where loss or injury is accepted, adequate replacement planting, in terms of numbers, species, planting density and location, will be provided as part of the development

Conditions will be imposed, and/or planning obligations sought, to ensure adequate protection and management of individual, groups and areas of trees and woodlands which are important for landscape, amenity, recreation or nature conservation reasons. [sic]

The site is located within the Town End Conservation Area.

3.0 TREE SURVEY

3.01 I have identified one group and sixteen individual trees and a hedgerow. The group classification is intended to identify trees that form cohesive arboricultural features either aerodynamically, visually or culturally. A Constraints Plan was produced.

3.02 The tree data can be found at Appendix 1. There is no requirement in BS 5837 to repeat the details of the Constraints information save for confirming that the trees were surveyed for *species type, age, height, crown spread, diameter-at-breast-height, condition*, and their suitability for retention from ground level. Heights were measured with a Nikon Forestry 550 Hypsometer and diameters were taken, where possible, with a diameter tape to give an average stem measurement. Canopy spreads have been measured at the cardinal points or where they significantly extend in other directions.

Each tree has been assessed using the BS 5837 2012 category ratings (see Appendix 1). Consideration has been given to any Supplementary Planning Documents. The data collection is compliant with the advice set out at Subsection 4.4.2.5 of BS 5837:2012.

4.0 DEVELOPMENT IMPLICATIONS

- 4.01** The site consists of a parcel of made ground with a number of very mediocre specimens, possibly a former orchard, to the rear of the mill.

Development Implications

- 4.02** The proposal is to construct six stone cottages with rear gardens and car parking.

Whilst it is acknowledged that all trees within the planning process are a material consideration, it is generally accepted that those trees rated as C or U are excluded from consideration regarding development implications, retained only where they pose no constraint on development.

Based on the proposals, a number of implications were noted. These have been summarised in the table below:

Impact	Reason	A	B	C
Trees lost for development	Construction – new development/retaining wall	0	4836	4833, 4834, 4835, 4837, 4843, 4846
Retained trees that may be affected by disturbance	Construction – new development/retaining wall	0	0	0
Trees to be pruned	None	0	0	0

Loss for Development

The proposed development comprises the construction of six cottages with associated gardens and a communal car parking area on a piece of open ground. The development will result in the loss of one category B tree. The tree is a spruce and whilst it has a reasonable form, is considered to be an alien specimen in the landscape that comprises entirely broadleaves. The loss of C Category trees should not influence the determination of the development.

Retained Trees that May be Affected by Disturbance

None.

Trees to be Pruned

None.

Policy

- 4.03** The over-arching policy guidance in respect of the site is that contained within High Peak's saved policy document. The application recognises that the retention of existing trees can add scale and maturity to the proposed development. The development in arboricultural terms, accords with the council's saved policies in that the improvements to the site outweigh the amenity value of the trees. The losses can be mitigated with new planting subject to a condition.

In respect of Policy GD5, the development accords with the policy, particular the issues of daylight and sunlight. It should be noted that the shade plotted on the Layout Plan is firstly; indicative and shows the extent of shading throughout the day during the core hours and secondly, the pattern of shading will move as the sun travels in azimuth and altitude. It should be noted that shade cast across developments, either by existing or proposed vegetation, is often desirable. Tree shade may be important in reducing daytime temperatures and moderating excessive solar gain. As a whole, studies have shown that the presence of trees can reduce the urban heat island effect by moderating temperatures.

Response to Council Officer's Comments

- 4.04** The council has made comment on the development. In response to these comments the following remarks are made:
- There is no reason to increase the root protection for the ash. The officer has not measured the stem diameter and thus there is no justification to increase the tree's root protection area. The tree was measured during the survey (September 2015) and found to be correct as stated on the tabulated tree data.

The issue of the TPO appeal is out of context and does not apply to this case. The tree in question, a sycamore, covered all the garden of a very small domestic property throughout the core hours. Pruning suggested by the officer was completely inappropriate and would not have brought any relief from the excessive burden the tree placed on the occupiers of the dwelling. Sycamore have dense canopies, with large, dark green leaves that allow very little light penetration. As can be seen from the Arboricultural Plan (2983/102), the ash is offset, allowing sunlight for significant hours of the day, the foliage density of ash is light thus allowing adequate light during the late afternoon. The canopy of the tree does not cover all of the private amenity space.

In terms of the root protection area, there is no requirement to place measurements on the plan, the plan is drawn to scale. There is no reasonable justification from the officer to amend the BS category grading. No reason has been given or justified.

5.0 CONCLUSIONS

Summary

- 5.01** The application is described in detail in the submissions of Slater Wilde Architects. In arboricultural terms, the development results in the loss of one tree of moderate quality and a number of mediocre trees. The loss of trees has some impact on the visual amenity of the site when viewed from the public vantage points. All but one of the trees to be lost are category C and if retained would render the site undevelopable. Suitable mitigation measures can be provided and be subject to a Planning Condition for re-planting. Overall, the proposed development has a satisfactory relationship, retaining trees in good spatial positions giving scale and maturity as landscape features.

Conclusions

- 5.02** The applicant submits an Implication Study that accords with Central Government advice and the requirements of the Council in respect of Best Practice.

I Murat M.Sc., F.Arbor.A, CEnv, MCIEEM
ACS Consulting
September 2015

Appendix 1

CONTENTS

Key

BS5837: 2012

Tree Tables

KEY

Age	Y – Young: Out-planted trees that have not yet established SM – Semi-mature: Established trees up to 1/3 of expected height and crown EM – Early mature: Between 1/3 and 2/3 of expected height and crown M – Mature: Between 2/3 and full expected height and crown FM – Fully mature: Full expected height and crown OM – Over mature: Crown beginning to break-up and decrease in size S – Senescent: Crown in advanced stage of break-up
Physiological Condition	Good – Very few defects a reasonable long life expectancy depending on age class Adequate – Some defects giving the tree a shortened life expectancy Poor – Limited life with major problems
Structural Condition	Good – Very few defects Adequate – Some defects rectifiable with minor tree surgery Poor – Significant defects only rectifiable with major tree surgery or felling

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.	- 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 U category trees (i.e. 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. <i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve; see 4.5.7</i>			RED
	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 essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant 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)	GREEN
Category B Tress 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.	BLUE
Category C Tress 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 benefits	GREY

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M	Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
4830	Ash	10	#250 & #180	N 1 E #3 S 1 W #3	1	1	SM/EM	Good	Poor	Growing out of the side of stream. Twin stemmed. Minor canker. Stem injuries with reasonable wound occlusion.	<10	U
4831	Goat Willow	10	280, 290, 190, 165, 175 & 185	N 5 E 5 S 1 W 5	2	1	EM/M	Adequate/Poor	Poor	Multi-stemmed. Defective stem unions – typical of species. Crossing and rubbing limbs. Stem injuries with decay	<10	U
4832	Sorbus	10	340	N 4 E 1 S 2 W 3	2	2	EM	Good	Adequate/ Poor	Included union. Crown asymmetry. A tree of low quality and value in the landscape. Retain.	10+	C1/2
1	Thorn	10	#450	N 3 E #3 S #3 W 2	2	2	FM	Good	Good	Hawthorn and elderberry. Part of hedgerow. Located on third party property. A tree of moderate quality and value in the landscape.	20+	B1/2
4833	Cherry			N E S W						Felled for line clearance by utilities provider.		
4834	Cherry			N E S W						Felled for line clearance by utilities provider.		

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M	Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
4835	Group	<12	<550	N 5 E 5 S 5 W 5	2	2	EM-FM	Adequate	Adequate/ Poor	Group of approximately 13 trees. Pyrus, malus and prunus. Former orchard area. Poor bud and twig distribution. Large pieces of dead wood. Upper limbs have collapsed on several trees. A group of low quality and value in the landscape. Loss to development.	10+	C1/2
4836	Norway Spruce	12	280	N 3 E 3 S 3 W 3	0	0	EM	Good	Good	A tree of moderate quality and value in the landscape. Loss to development.	20+	B1/2
4837	Sorbus	8	260	N 2 E 2 S 4 W 3	2	2	EM	Good	Good	Suppressed by adjacent trees. A tree of low quality and value in the landscape. Retain	10+	C1/2
4838	Sorbus	6	250	N 1 E 2 S 3 W 3	2	2	EM	Adequate	Adequate	Large stem injury on northern stem. Crown asymmetry. Large pieces of dead wood. A tree of low quality and value in the landscape. Retain.	10+	C1/2
4839	Sorbus	7	260	N 3 E 2 S 3 W 2	1	1	SM/EM	Good	Good	A tree of low quality and value in the landscape. Retain.	10+	C1/2

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M	Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
H1	Hedge	2	M/S	N <1 E <1 S <1 W >1	0	0	EM/M	Good	Good	Hawthorn hedge marking the boundary. Regularly pruned. A hedge of low quality and value in the landscape. Retain.	10+	C1/2
4840	Sorbus	5	150	N 2 E 2 S 2 W 2	1	2	SM	Good	Good	A tree of low quality and value in the landscape. Retain.	10+	C1/2
4841	Sorbus	6	270	N 4 E 3 S 2 W 3	1	2	SM/EM	Good	Good	Suppressed by adjacent ash. A tree of low quality and value in the landscape. Retain.	10+	C1/2
4842	Ash	15	1,200	N 5 E #5 S 5 W 5	5	5	OM	Adequate	Adequate	Extensively crown reduced with re-growth. A tree of low quality and value in the landscape. Retain.	10+	C1/2
4843	Apple	5	M/S	N 4 E 4 S 4 W 3	0	1	M	Adequate	Poor	Multi-stemmed. Defective stem unions. Decay. A tree of low quality and value in the landscape. Loss to development.	10+	C1/2
4844	Pear	15	800	N 8 E 3 S 5 W 8	2	2	OM	Poor	Poor	Putrefied remains of decay fungi, extensive internal decay.	<10	U

Tree Ref No.	Species	Height M	Stem Diameter MM	Branch Spread M	Height of Crown Clearance M	Clear Branch Height M	Age Class	Physiological Condition	Structural Condition	Preliminary Management Recommendations/ Comments	Estimated Remaining Contribution Years	Category Grading
4845	Ash									Multi-stemmed. Defective stem unions.	-	U
4846	Hawthorn	6	M/S (Ave 75)	N 2 E 2 S 2 W 2	1	1	EM	Good	Adequate	Multi-stemmed – typical of species. A tree of low quality and value in the landscape. Loss to development.	10+	C1/2

Appendix 2

CONTENTS

Heads of Terms of an Arboricultural Method Statement

Heads of Terms of an Arboricultural Method Statement

Kelsa Trucks

The purpose of this document is to serve as a live record of the Heads of Terms which are suggested for the proposed development. The Heads of Terms are in draft form and are therefore themselves subject to further discussion and/or agreement. Certain matters listed herein may alternatively be addressed satisfactorily by means of Condition. This requires detailed discussions with the LPA on the principle that conditions should always be used in the first instance as per government guidance.

The Draft Heads of Terms and obligations are as follows:-

Construction Exclusion Zone Fencing

- Timing for setting out, construction and completion of fencing generally in accordance with the phasing plan.
- Specification for fencing to be in accordance with BS 5837:2012.

Storage of Materials/Offices/Fuels

- Identification and reservation of land for storage of materials, parking of vehicles, location of offices and welfare facilities, fuels.

Services

- Location of services including sewerage, water, electricity.
- Timing of excavations where they pass within or close to retained trees in accordance with phasing plan.

Review/Site Inspection

- Review to be undertaken prior to the commencement of development to address: phasing and land uses.
- Arrangements for Review (monitoring).
- Review to allow for amendment / variation by agreement.

ACS Consulting
Suite One
9-11 Princess Street
Knutsford
Cheshire
WA16 6BY

