

**CHARLESTOWN WORKS, GLOSSOP**  
**for Sherwood Homes Ltd**

## **ARBORICULTURAL IMPACT ASSESSMENT**



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## **1.0 BACKGROUND**

### **1.1 Brief**

This arboricultural impact assessment has been prepared on behalf of Sherwood Homes Ltd in conjunction with proposals for residential development on site.

### **1.2 Documents Provided**

To assist in the production of this report we have been provided with a copy of an illustrative layout (drawing no.016/060/SL) produced by Barraton Design Studio; we have also carried out a tree survey to BS5837:2012.

### **1.3 Tree Status**

Some trees on site (marked on plan) are included within a Tree Preservation Order so are currently protected by legislation.

## **2.0 SURVEY DETAILS**

2.1 A site visit was undertaken on 26 July 2016 and observations are noted within the tree report prepared following this visit.

2.2 The drawings accompanying the tree report (2675/1 & 2) show the position, canopy spread and root protection area (RPA) of the trees; drawings 2675/4A and 5A attached to this report shows these details in relation to the illustrative layout.

## **3.0 IMPACT ASSESSMENT**

### **3.1 Context**

3.1.1 Following the guidance of BS5837:2012 proposals for any site should ideally aim to incorporate those trees which are identified as 'A' and 'B' whereas 'C' category trees will not usually be retained where they may adversely affect the layout. The attached drawing shows stems removed from six 'B' category and five 'C' category tree groups. One individual 'B' category tree and six 'C' / 'U' category trees would also be removed with the remainder retained (details listed in table below – para 3.4.2).

3.1.2 BS 5837:2012 states that when considering the layout of the site, and the retention of significant trees, proposals should generally be kept outside of both their Root Protection Area (RPA) and canopy spread. However, it allows for the possibility of encroaching into these areas with piled footings, access roads, footpaths and parking areas assuming existing ground levels can be maintained and the appropriate construction methods can be employed. This is particularly relevant where existing buildings and/or surfacing extend within the RPAs of the trees. This recommendation has been taken into account in the design of protected areas for the roots for retained trees shown on the attached drawing.

### **3.2 Site Proposals (see drawings 2675/4A & 5A)**

3.2.1 With regard to built form, the sketch layout shows the construction of 41 dwellings on a parcel of land to the west of Charlesotwn Road and a further 43 site dwellings on an adjoining parcel of land to the east of the road. The dwellings would be accessed from two cul-de-sacs.

- 3.2.2 With respect to the illustrative layout a substantial majority of on-site trees could be retained insofar as the construction process is concerned. All of these are located outwith the rear gardens of dwellings (within area of communally-maintained space) although the canopies of a few overhang the rear gardens of adjacent dwellings.

### 3.3 Services and Other Considerations

- 3.3.1 Details of services to dwellings are not available at this time. However it is assessed that all these could be laid within the access road or driveways to the new plots; if this were the case none would pass through the rooting zones of retained trees.

### 3.4 Potential Impact on Trees

- 3.4.1 There are three potential impacts on trees. Firstly, a number of trees would need to be removed to adequately accommodate the site layout as presently shown. Secondly the canopies of some trees that could otherwise be retained overhang the gardens of proposed dwellings to some extent thereby causing shading to these areas. Lastly, the root protection areas (RPA) of some retained trees would be encroached upon by the site work to some extent so construction works might have an adverse impact on these unless precautions are taken.
- 3.4.2 With regard to the first impact, trees listed in the table below would require to be removed to accommodate the proposed site layout:

#### *Area to west of Charlestown Road*

Plot Nos.	Tree Nos.	BS Retn. Cat.	Summary of impact	Notes
63-68	G34	B2	59 stems within group would need to be removed.	Group covered by TPO.  Removal leaves around 20m wide belt to west and narrower belt to north.
60-62	G25	B2	One stem from group would need to be removed	Group covered by TPO.
48-56	G11  T27 T28 T29 T30	B2  C1 C1 C1 U	35 stems along western edge would need to be removed  Four poor quality trees within the centre of the site would need to be removed.	Part of G11 (as far south as plot 51) is covered by TPO.  Some gardens will require retaining walls at eastern end.
69, 79-83	G31, G33	C2 C2	The whole of group G31 (16 stems) and 11 stems from G33 would need to be removed.	-
Access road	G1  G35	B2  C2	24 stems from western edge and 12 from southern edge would need to be removed.  East-west line of trees (nine stems in total) would need to be removed	-

*Area to east of Charlestown Road*

Plot Nos.	Tree Nos.	BS Retn. Cat.	Summary of impact	Notes
22-24, 27-31	G44  T45  G46	C2  B1  B2	Two stems from this group would need to be removed (T45 is a major tree).   The whole of this group (54 stems) would need to be removed	Part of G46 covered by TPO.  Gardens of all these plots, and several dwellings, will require retaining walls.
18-21	G47	B2	16 stems along on western edge of this group would need to be removed.	Group covered by TPO.  Gardens would require retaining walls.
15-17	G47  G48 G49 G50 T52	B2  C2 C2 C2 C1	Four trees on western edge of wood would need to be removed.  Five stems from G48, together with all of G49 (three stems) all of G50 (seven stems) and T52 would need to be removed.	Group covered by TPO.
-	G58	C2	Whole of this group (10 stems) removed	Recommended as part of hydrological works.

3.4.3 With regard to the second impact, the canopies of retained trees within group G8 (to east of plots 44-5), G25 (to north of plots 62-3) and G40 (to east of plots 32-4) would overhang the rear gardens of the proposed dwelling to the east to a significant extent (around 25%) which might be considered unacceptable by the new residents.

3.4.5 With regard to the third impact, the root protection areas (RPAs) of the following trees lie within the zone of influence of adjacent works and would therefore be potentially affected by construction:

Tree No.	Species	Impact source	% RPA affected
T20	Sycamore	Retaining wall	6
G25			Less than 5
G39			20

#### 4.0 MITIGATION MEASURES

4.1 Remove all trees lying within the site boundaries as shown on drawings 2675/4A & 5A.

4.2 As indicated above there are several trees whose rooting zones would be potentially adversely affected by the construction of adjacent retaining walls. In two cases the impact on trees affected is very small; in the third case the level of impact (around 20% of the RPA) is considered acceptable given the species involved (Sycamore) which is tolerant of change. In view of this, the proposed works are not assessed to adversely affect their future health to any significant extent.

4.3 Notwithstanding the above comments, it is recommended that, following excavation in all the above cases, any roots encountered are cut cleanly with a hand saw and exposed root ends covered with

damp hessian to minimise desiccation until the excavation can be backfilled (which should ideally be undertaken within one working day).

- 4.4 Prior to any building work on site reduce (by 2m), thin, and lift the crowns of retained trees within groups G8, G25 and G40 in order to maintain an adequate level of light into the rear gardens of adjacent dwellings.
- 4.5 Undertake additional work to retained trees on arboricultural grounds that would improve safety and benefit their future growth. This is an opportunity to undertake arboricultural work (e.g. removal of damaged limbs and dead wood, pruning as appropriate and cutting back unwanted understorey growth) that would benefit the remaining trees on site.
- 4.6 Erect Tree Protection Fencing where construction work takes place in proximity to retained trees; the alignment of such fencing should be undertaken in line with BS 5837:2012.
- 4.7 To offset the removal of trees it is recommended to plant replacement trees to offset their loss. These would be shown on the appropriate landscape drawing in due course.

## **5.0 GENERAL GUIDELINES, TERMS AND CONDITIONS**

- 5.1 Any tree work should be carried out by qualified Arboricultural Contractors with at least £1million Public Liability Insurance cover.
- 5.2 Tree work must be carried out to BS3998 2010 which specifies recommendations for tree work.
- 5.3 The acceptance of this report constitutes an agreement with the terms and guidelines listed within this report.
- 5.4 No liability can be accepted by the consultant in respect of the trees unless the recommendations within this report are carried out under his supervision. Nor shall the consultant be responsible for events which happen after the time of the survey due to factors which were not evident at the time.
- 5.5 Relationships between trees and other objects such as buildings are rarely static and can at times change quite unpredictably. It should therefore be understood that the inspection and monitoring of the condition of trees is a continuing requirement which, in this instance, is recommended on an annual basis.

mp/ROSETTA LANDSCAPE DESIGN  
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projects/docs/2675-aia-25aug16