

Peak Tree Consultancy

Arboricultural Impact Assessment

Site: Spring Meadow

Whitehough

Chinley

SK23 6EJ

Site Ref: PTC/2202

Prepared for: Chris Anderton

Date: 1/2/2023

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- Tree Constraints Plan (TCP) (Ref: PTC/2202/010.2/TCP)
- Draft Arboricultural Method Statement Plan (AMS) (Ref: PTC/2202/0010.2/AMS)



Summary

- 1.0 Spring Meadow, Whitehough is a detached property located on Whitehough Head Lane to the south the Chinley village. Peak Tree Consultancy Ltd have been instructed to provide an Arboricultural Impact Assessment and recommendations for mitigation for the proposal to demolish the existing double and single garage and construct on the same footprint a new double garage and summer room.

This report has been prepared to support the planning application and address any impact on the existing trees.

- 2.0 There is a TPO on site HPBC TPO No 273 and the site is partially within a Conservation Area which affords additional protection to some of the trees on site. National and local planning constraints, legislation and guidance have been reviewed in relation to the proposals.
- 3.0 9 trees and 3 groups were surveyed and mapped 5 trees and 2 groups area potentially impacted in by this proposal. The Tree Survey Schedule (TSS) and the Tree Constraints Plan (TCP) can be found at the end of this report. The trees were categorised based on their quality and contribution to amenity.

	Category A high quality & life expectancy 40 years+	Category B Moderate quality & life expectancy 20 years+	Category C low quality & life expectancy 10 years+ Or young trees	Category U Can't be retained in current context for more than 10 years
Trees	1	3	1	
Groups			2	

Table 1: BS5837:2012 Category Grading of arboricultural features (See **Appendix 1** for an explanation of the categories)

4.0 Arboricultural Impact Assessment

- Removal of 1 category C tree (T8) and a category C conifer hedge (G2) tree is required to accommodate the replacement double garage.
- Incursions into the Root Protection Area (RPA) of 1 category B trees (T9) is required to accommodate the proposals. Proposed landscaping is within the RPA of 2 Category B trees (T1 and T2)

5.0 Proposals to mitigate arboricultural impact.

- The removal of the T8 and G2 can be mitigated for by replacement planting.
- The impact on trees T1, T2 and T9 can be minimised by hand digging within the areas affected.
- The proposals will not have a significant impact on the existing tree cover and are in line with High Peak Borough Council Local plan policy EQ9. There will be negligible impact on the local amenity as a result of the tree works required to accommodate these proposals



1. Introduction

1.1 **Instruction:** This Arboricultural Impact Assessment (AIA) was commissioned by Mr Chris Anderton of Spring Meadow, Whitehough SK23 6EJ in relation to the proposed demolition of existing garages and their replacement with a new double garage and summer room at Spring Meadow Whitehough SK23 6EJ (referred to as 'The Site'). We have been instructed to provide:

- An updated tree schedule of the relevant trees including basic data and a condition assessment to comply with the general requirements of BS5837:2012 – Trees in Relation to Design, Demolition and Construction - Recommendations (BS5837:2012)
- Produce a Tree Constraints Plan (TCP).
- An Arboricultural Impact Assessment (AIA). An appraisal of the impact of the proposal on trees and any resulting impact that has on the local amenity.
- Preliminary advice on protective measures and management for the trees to be retained

1.2 Documents provided by the client:

Document	Reference	Author	Date
Proposed Site Plan	22-034-1005 RevA	Creative Architecture	3/12/22
Proposed Elevations	22-034-1007 RevA	Creative Architecture	5/12/22

1.3 To make this report easier to use, the emphasis is on keeping the main text concise with minimal background explanations. Where appropriate, further explanations and information are included as appendices. Key points and findings are highlighted.

1.4 The site assessment of the existing trees on the site has been guided by **BS5837:2012 – Trees in Relation to Design, Demolition and Construction - Recommendations** and industry best practice. The assessment of the trees has been undertaken to assist in determining which trees would be suitable or unsuitable for retention. A detailed description of the assessment criteria is given at **Appendix 1** in the Cascade Chart for Tree Quality Assessment

1.5 Where retention is not practical recommendations for mitigation are made in **Section 5**.



- 1.6 Arboricultural assessment of development proposals can be divided into 4 stages
1. **Base line tree surveyed and Tree Constraints Plan (TCP)** This is an assessment designed to help assess feasibility for the site and inform the design process by setting out the constraints of existing tree cover. This may be suitable for pre-planning application or outline planning submission.
 2. **Arboricultural Impact Assessment (AIA)** an initial assessment of the impact on existing tree cover of detailed proposals to be submitted with a full planning application or reserved matters application.
 3. **Arboricultural Method Statement (AMS)** Providing details of tree protection and management recommendations to be implemented during the construction phase. To accompany a full planning application, a reserved matters application or for the discharge of planning conditions
 4. **Site supervision and Post development management.** When planning consent is granted ongoing arboricultural input may be required during construction to ensure effect management of tree protection measures and discharge of conditions. This may be required as a condition of the planning approval

Section 1: Summary

This report includes a baseline tree survey, a Tree Constraints Plan (TCP) and an Arboricultural Impact Assessment (AIA). The report also includes a preliminary tree protection scheme based on the proposed layout. This may require amendment if there are significant changes to the proposals.



2.0 The Site

2.1 Site description

The property is a detached dwelling located to the south of Chinley Village about 2 miles north west of Chapel en le Frith . The location is shown in Figure 1 below.

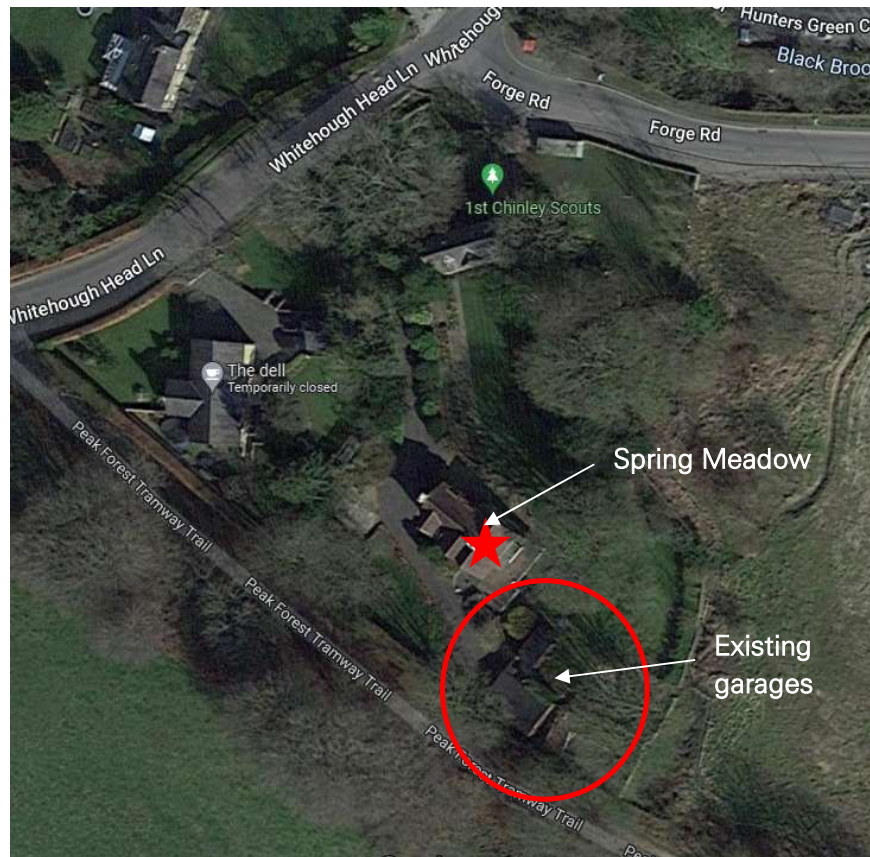


Figure 1. Spring Meadow, Whitehough 'The site' Site location

The proposal is to demolish the existing garages and rebuild using the existing footprint but extended slightly to the north and east. The existing double garage will be replaced with a new double garage and the single garage to be replaced with a summer room. Access will be obtained via existing driveway and hardstanding areas.



Figure 2. Extract from proposed site plan

2.2 Planning Constraints

2.2.1 National Planning Policy: The Local Planning Authority (LPA) has a statutory obligation to ensure adequate provision is made for the preservation of trees through section 197 of the Town and County Planning Act 1990. The National Planning Policy Framework (NPPF) 2012 and subsequent revisions, sets out the government's planning policies for England and how these are expected to be applied.

2.2.2 Local Planning Policy: High Peak Borough Council 2016 includes the following policy in relation to trees:

Policy EQ 9 Trees, Woodland and Hedgerows

The Council will protect existing trees, woodlands and hedgerows, in particular, ancient woodland, veteran trees and ancient or species-rich hedgerows from loss or deterioration.

This will be achieved by:

- Requiring that existing woodlands, healthy, mature trees and hedgerows are retained and integrated within a proposed development unless the need for, and benefits of, the development clearly outweigh their loss.
- Requiring new developments where appropriate to provide tree planting and soft landscaping, including where possible the replacement of any trees that are removed at a ratio of 2:1
- Resisting development that would directly or indirectly damage existing ancient woodland, veteran trees and ancient or species-rich hedgerows.



A detailed review of local planning policy has not been undertaken and other policies may have implications for trees that may need consideration.

- 2.2.3 **Protected trees:** A preliminary check for protected trees was undertaken using High Peak Borough Council's Interactive planning map. Some of the trees mention in this report are protected **by Tree Preservation Order No 273**. Notably **T1, T2 and T3**. Trees **T8 and T9** are within the Conservation Area and are afforded some protection by virtue of this.

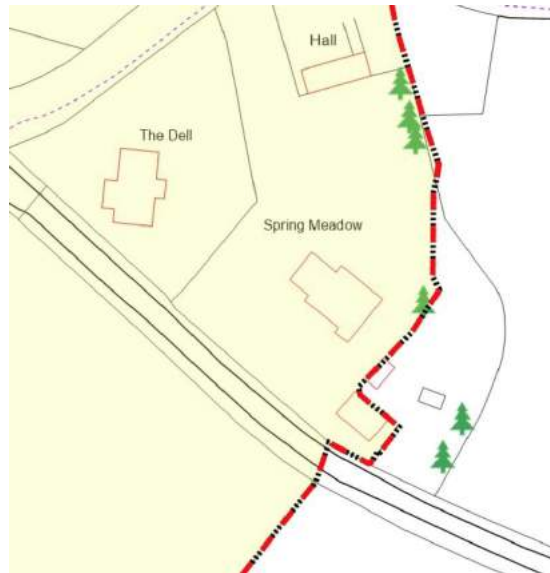


Figure 3: Location of protected trees (Green tree icon) and Conservation Area (yellow shading)

- 2.3 **Habitat and protected species:** The Wildlife and Countryside Act 1981, (as amended), provides statutory protection to birds, bats and other species that inhabit trees. These could impose constraints on the use and timing of access to the site in addition to any of the tree matters considered in this report. It is likely that nesting birds will be present on the site during the period March to September. These issues are beyond the scope of this report, and you must seek advice from an ecologist to check if any such constraints apply to this site.
- 2.4 **Additional information** Further detail about statutory controls planning policy and legislation is set out in **Appendix 2**

Section 2: Summary

There is a TPO on site HPBC TPO No 273 and the site is partially within a Conservation Area which affords additional protection to some of the other trees on site. National and local planning constraints, legislation and guidance have been reviewed in relation to the proposals.



3.0 Baseline Information and Tree Survey

- 3.1 **The Survey:** The site was first surveyed by Monica Gillespie on 19/4/2022. The site was revisited on the 17/1/2023 and the survey updated and extended. The data was collected in line with section 4.4 of BS 5837. All observations were from ground level without detailed investigations, and all dimensions should be treated as estimates unless otherwise indicated. Information was collected about trees outside the boundaries and observations of them has been confined to what was visible from within the property. The weather at the time of inspection was cold, dry and with clear visibility. A detailed survey methodology is attached at **Appendix 3**.
- 3.2 **Plans:** The Tree Survey Schedule (TSS) (Ref: PTC/2202/010.1/TSS) and the Tree Constraints Plan (TCP) (Ref: PTC/2202/010.1/TCP) are attached to this report .
- 3.3 **Root Protection Areas (RPA's):** the RPA is the minimum area required to ensure there is sufficient roots and rooting volume to maintain the trees vitality. This was calculated in accordance with table D.1 and Section 4.6 of BS 5837 and as described at **Appendix 3 at A.3.14**. The figures are given the tree survey schedule (Ref: PTC/2202/010.1/TSS) and the RPA is illustrated as a dashed circle on the Tree Constraints Plan (Ref: PTC/2212/010.1/TCP).
- 3.4 **Survey summary:** A total of **9 trees** and **3 groups** were identified and surveyed across the site. Only **T1 -T3, T8 and T9** and **G2 and G3** are in close proximity to the proposed replacement structures and landscaping. This report is primarily concerned with these **5 trees** and **2 groups**.
- 3.5 **The Tree Quality Assessment**
Each tree or group recorded was given a tree quality assessment category in accordance with:BS5837:2012. The categorisation is summarised in **Table 1** below.

Section 3: Summary

	Category A high quality & life expectancy 40 years+	Category B Moderate quality & life expectancy 20 years+	Category C low quality & life expectancy 10 years+ Or young trees	Category U Can't be retained in current context for more than 10 years
Trees	1	3	1	
Groups			2	

Table 1: BS5837:2012 Category Grading of arboricultural features (See **Appendix 1** for an explanation of the categories)



4.0 Arboricultural Impact Assessment

4.1 The Proposals

The proposed scheme is to demolish the existing brick garages and replace them with a new double garage and a summer room which will be more in keeping with the property and its location within a Conservation Area. The aim is to achieve this utilising the existing footprint of the double garage, therefore minimising the impact on the trees. The summer room will be larger existing building but this does not effect the root protection areas of any retained trees (Figure 4). In addition to these proposals there are plans to improve and re-landscape the derelict swimming pool area and make this a pond area to enhance the biodiversity of the garden as well as improving the landscaping.

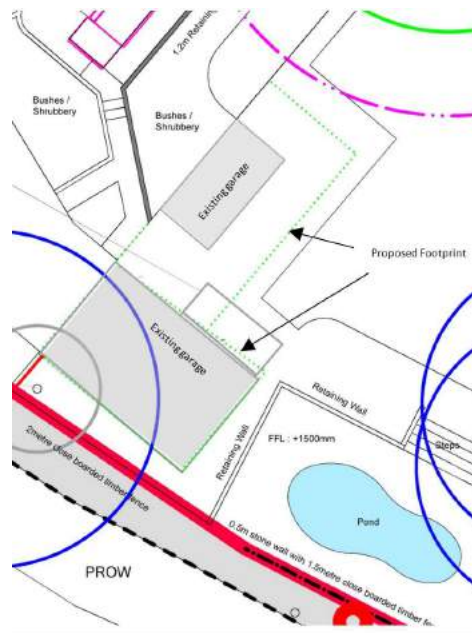


Figure 4: Comparison of footprints

4.2 Trees adjacent to proposed new double garage.

4.2.1 The proposals is to demolish the existing garage and rebuild on the same footprint, only extending slightly to the north east outside the RPA of the retained trees. The existing garage is brick and it has a concrete floor. The ground to the south slopes up to the boundary and the adjacent public right



of way. To the west of the garage is a tarmacked driveway and parking area; this will be retained as is.

4.2.2 Tree T8

This hawthorn tree is located on the slope next to the existing garage. It is suppressed by the neighbouring sycamore (T9). There is evidence that the roots have been cut in the past, possibly when the garage was constructed see photos **Figure 4 and 5**. Due to its close proximity to the area and poor condition it is not suitable for retention. The proposal is to remove this tree and plant 2 replacement trees elsewhere in the garden.



Figure 5 and 6 – Hawthorn (T8) showing root damage and location relative to the existing garage

4.2.3 Tree T9

This sycamore is located to the south of the garage between a stone wall next to the public right of way and the garden fence. It is on an area of land raised slightly above the garage.



The calculated Root Protection Area (RPA) for this tree is 238 m² or a circle with a 8.7m radius, this is illustrated on the Tree Constraints Plan and **Figure 7** below. Approximately 15-20% of the RPA when drawn as a circle falls under the footprint of the existing and proposed garage.

Approximately 25% of the RPA is underneath the existing tarmac driveway which will remain intact during the proposed works. The remainder of the rooting area is under a small landscaping area to the north east of the existing garage or outside the site and under the adjacent public right of way and will be unaffected by the proposals.



Figure 7: Showing the location of T9 to the garage

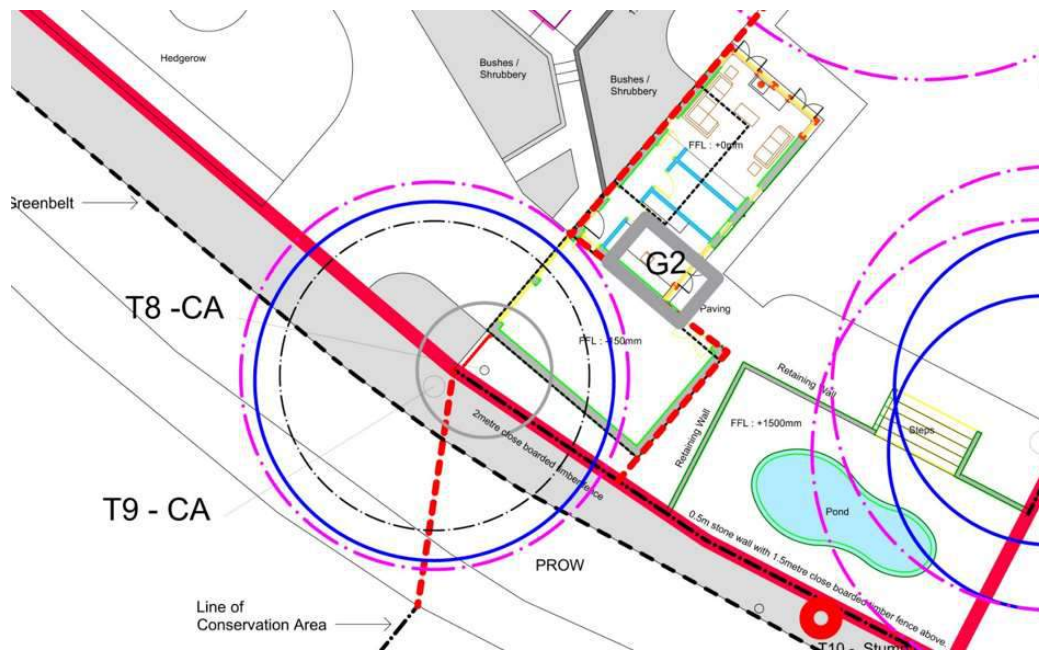


Figure 8: Plan showing proposed garage in relation to T8 and T9.
RPA shown as - - - - -

4.2.4 Amendments to RPA

Section 4.6.2 - 4.6.3 of the BS5837 allows for consideration to be given to the rooting morphology of trees when designing tree protection. The RPA may be altered based on arboricultural assessment of likely root distribution taking into account the following:

- the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
- topography and drainage;
- the soil type and structure;
- the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

It is likely that there will be limited root growth from this tree under the existing garage. The existing foundations may have deflected new root growth and the conditions below the garage will be a hostile environment for rooting.

The concrete floor can be retained during demolition to protect the roots. Following this the existing floor could be broken up and removed using the specification at **Section 5.5**.



4.2.5 G2 – Cypress hedge

This is located between the 2 existing garages. It has limited amenity and will need to be removed to accommodate the proposals. It is located on the boundary of the Conservation Area.



Figure 9: Cypress hedge G2

4.3 Other Landscaping works

4.3.1 Trees T1 & T2

These trees are adjacent to the disused pool area. Whilst there are no plans to demolish this structure or build within this area. There will be some limited activity within the RPA. The existing pool will be filled using arisings from demolition to allow the construction of a pond area and the existing surfacing will be lifted to allow for new landscaping. As long as the works are undertaken in accordance with **sections 5.4 - 5.5** below there should be no adverse impact on these trees.

4.3.2 G3 – Apples and trees adjacent to driveway

Some other minor pruning works are proposed as part of the works on site. The Apple trees (G3) will be pruned to rebalance their crowns and some minor pruning works to trees along the driveway will be undertaken to lift the crowns of these trees to facilitate access for any vehicles associated with construction.



Section 4: Summary

		Important trees		Other trees	
Impact	Reason	Category A	Category B	Category C	Category U
Trees to be removed	<i>To accommodate replacement structures</i>			T8 and G2	
Retained trees where RPAs are impacted on	<i>To accommodate replacement structures</i>		T9		
	<i>To accommodate new landscaping</i>		T1 & T2		

Table 2: Impact of current proposals on trees on the site



5.0 Proposals to Mitigate Arboricultural Impact

5.1 **Protection of retained trees:** Construction activity can adversely affect trees if appropriate protective measures are not taken.

5.2 **Protective fencing** will be erected prior to demolition and construction taking place on site. This will create a Construction Exclusion Zone (CEZ) around trees **T1-T3, G1** and **G3** and other protected trees on site.

The fencing will be erected before any works on site commence and remain intact until all construction work has been completed on site.

The fencing will be constructed in line with BS5837:2012 or as otherwise agreed in writing with the Local Planning Authority. A standard specification for fencing is attached at **Appendix 4**

5.3 **Other protected areas:** **T9** is located behind the garden boundary fence which will act as protection during proposed works. The remainder of the rooting area not protected by existing hard surfacing or under the footprint of the garage will be protected by fencing. In addition to this there is a 'hand dig only' area where the existing garage is to be demolished, **see sections 5.4 and 5.5** below.

5.4 Roots and excavation

5.4.1 **Hand digging:** All excavation within the Root Protection area (RPA) must be carried out carefully using hand tools spades, forks and trowels, taking care not to damage the bark and wood of any roots.

5.4.2 **Air spade/ lance:** Specialist tools for removing soil around roots using compressed air may be an appropriate alternative to hand digging, if available.

5.4.3 **Storage or excavation soil and debris:** All soil removal must be undertaken with care to minimise the disturbance of roots beyond the immediate area of excavation. All debris must be stored on existing hard surfaces or removed from site.

5.4.4 **Root retention.** Roots greater than 2.5cm in diameter should be retained where possible. Retaining as many roots as possible is beneficial. Flexible clumps of smaller roots, including fibrous roots, should be retained if they can be displaced temporarily or permanently beyond the excavation without damage.



5.4.5 **Protection of exposed roots:** Roots temporarily exposed must be protected from direct sunlight, drying out and extremes of temperature by appropriate covering.

5.4.6 **Root pruning:** Roots to be removed should be cut cleanly with sharp saw or secateurs 10–20cm behind the final face of the excavation. Roots 5cm – 10cm in diameter should only be cut in exceptional circumstances. Roots greater than 10cm in diameter must only be cut after consultation with the retained arboriculturist and/ or the Local Planning Authority.

5.5 Removing Surfacing and Structures In RPAS

5.5.1 Roots frequently grow adjacent to and beneath existing surfacing/structures so care is needed during access and demolition. Damage can occur through physical disturbance of roots and/or the compaction of soil around them from the weight of machinery or repeated pedestrian passage. This is not generally a problem whilst surfacing/structures are in place because they spread the load on the soil beneath and further protective measures are not normally necessary. However, once they are removed and the soil below is newly exposed, damage to roots becomes an issue and the following guidance must be observed:-

- No vehicular or repeated pedestrian access into RPAs unless on existing hard surfacing or custom designed ground protection.
- Regular vehicular and pedestrian access routes must be protected from compaction with temporary ground protection as set out in BS 5837.
- RPAs exposed by the work must be protected as set out in BS 5837 until there is no risk of damage from the development activity.

5.5.2 **Removing existing surfacing/structures** following guidance must be observed:-

- Use of appropriate tools for manually removing debris such as a pneumatic breaker, crow bar, sledgehammer, pick, mattock, shovel, spade, trowel, fork and wheelbarrow.
- Secateurs and a handsaw must also be available to deal with any exposed roots that have to be cut. (See section 5.4)
- Machines with a long reach may be used if they can work from outside RPAs or from protected areas within RPAs. They must not encroach onto unprotected soil in RPAs.
-



- Debris to be removed from RPAs manually must be moved across existing hard surfacing or temporary ground protection in a way that prevents compaction of soil. Alternatively, it can be lifted out by machines provided this does not disturb RPAs.
 - If appropriate, leaving below ground structures in place should be considered if their removal may cause excessive root disturbance.
- 5.6 A draft **Arboricultural Method Statement plan - PTC/2202/010.01/AMS** is attached to this report at the end of this report.
- 5.7 **Opportunities for new planting:** The trees to be removed to accommodate the proposals will be replaced on at least a 2:1 basis in accordance with the councils local plan policy. The trees will be planted within the existing garden area.
- 5.8 **Tree Works.** All tree works should be undertaken by a competent tree work contractor to BS3998:2010: Tree Works. All trees work should be timed to be undertaken outside bird nesting season, 1st March to 31st August, or an ecologist should be present to check for nesting birds.
- 5.9 **Summary of impact on local amenity** with mitigation proposals
The proposals will result in the loss of 1 low amenity tree and a small conifer hedge. These will be replaced as part of new landscaping with at least 2 standard trees and some mixed native hedging. The protected trees will be retained and will continue to contribute to the landscape setting of the house and Conservation Area.

There will be negligible impact on the local amenity as a result of the tree works required to accommodate these proposals.

Section 5: Summary

The impact on trees **T1, T2** and **T9** can be avoided by tree protection fencing and careful management of works and hand digging within the RPA.

The removal of 1 tree and 1 hedge can be mitigated for by replacement planting on at least a 2:1 basis in accordance with HPBC local plan EQ9.



6.0 Conclusions and Recommendations

- 6.1 This report provides the arboricultural information required to assist the Local Planning Authorities assessment of the planning proposals. The information is in line with the recommendations of BS5837:2012.
- 6.2 Implementation of the development will require the removal of 1 category C hawthorn tree (**T8**) and 1 category C hedge (**G2**). All other trees on or immediately adjacent to the site can be retained. Several trees (**T1-3**, **T9** and **G3**) will require protective fencing during regrading works, and proposals have been made for hand digging within the RPA of **T1**, **T2** and **T9**
- 6.3 The loss of the trees will be mitigated for by replacement planting in accordance with the landscape character of the area and High Peak Borough Council Local plan policy EQ9
- 6.4 The proposals accord with High Peak Borough Councils Local plan policy EQ9. The proposals provide for the protection and integration of existing trees and where trees are to be removed replacement planting will be undertaken in line with the landscape character of the area. The proposal do not impact on any ancient woodland or veteran/ancient tree.
- 6.5 There will be negligible impact on the local amenity as a result of the tree works required to accommodate these proposals.



Appendix 1: BS5837:2012 Cascade Chart for Tree Quality Assessment

TREES UNSUITABLE FOR RETENTION				
Category and Definition	Criteria			Identification on Plan
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 Category U trees (e.g., 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 it might be desirable to preserve; see 4.5.7</i>			
TREES TO BE CONSIDERED FOR RETENTION				
Category and Definition	Criteria			Identification on Plan
	1. Mainly Arboricultural qualities	2. Mainly landscape qualities	3 Mainly Cultural Values	
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 those that are essential components of groups or formal or semi-formal arboricultural features (e.g., the dominant 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, veteran trees or wood-pasture).	
Category B Trees 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.	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm.	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 value.	

Appendix 2: Statutory Controls and Planning Policy / legislation

A2.1 Town and Country Planning Act 1990 (as amended) 'The Act'

Section 197 of the act makes it a duty of the local planning authority to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made for the preservation or planting of trees; Also see A1.2 – Protected trees

A2.1.2 National Planning Policy Framework (NPPF) 2012 Rev. 2021

This sets out government planning policies for England and how these are expected to be applied. The key relevant sections are:

Section 131 Incorporation of existing and new trees into developments
Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are **tree-lined**, that opportunities are taken to **incorporate trees** elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of **newly-planted trees**, and that **existing trees** are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the **right trees are planted** in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Section 174 Benefits of Natural Capital and ecosystem services
Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and sites of biodiversity. Recognising the wider **benefits from natural capital and ecosystem services** and other benefits of agricultural land and of **trees and woodland**. Minimising impacts on and providing **net gains** for **biodiversity**.

Section 180 Loss of biodiversity Irreplaceable habitats - ancient woodland and ancient or veteran trees

When determining planning applications, local planning authorities should refuse applications for development resulting in the loss or deterioration of **irreplaceable habitats** (such as **ancient woodland and ancient or veteran trees**), unless there are wholly exceptional reasons and a suitable compensation strategy exists.

This section also deals with mitigation for the loss of biodiversity



A2.1.3 Local plan policy

Local plan policies and development plans are specific to a Local Planning Authority. They support national planning policy, and set out the framework for growth and change at the local level for a set period of time.

Local Planning Policy can be supported by other documents such as supplementary planning documents (SPDs) and other planning guidance.

Where appropriate relevant local policies which are set out in the main text of this report

A2.1.4 Council Tree Policy

Local Authorities are advised to have a specific tree and woodland policies. Not all authorities have a publicly available policy. Where appropriate relevant local tree policies which are set out in the main text of this report

A2.2 Protected trees

A2.2.1 Tree Preservation Orders (TPO)

The Town and Country Planning Act 1990 (as amended) 'The Act' makes provision for the protection of trees. It is a legal requirement to make a written application to the Local Planning Authority to obtain consent to prune or remove trees that are subject to TPO's. There are certain specified exemptions.

The principal effect of a TPO is to prohibit the: Cutting down, uprooting, topping, lopping, wilful damage, or wilful destruction of trees without the LPAs consent. The cutting of roots is potentially damaging and so, in the Secretary of State's view, requires the LPAs consent. Anyone who, in contravention of a TPO, wilfully damages a tree in a way that is likely to destroy it is guilty of an offence. Anyone found guilty of this offence is liable, if convicted in the Magistrates Court, to a fine of up to £20,000. In serious cases, a person may be committed for trial in the Crown Court and, if convicted, is liable to an unlimited fine.

A2.2.2 Conservation Area

Conservation Areas are areas of special architectural or historical interest with a character or appearance that is desirable to preserve or enhance. Trees may often contribute to the special character of the area.



Where trees are located in a Conservation Area and are over 75mm diameter at 1.5m above ground, level 6 weeks' written notice must be given to the LPA of the intention to carry out works upon or remove trees within a conservation area and not protected by a TPO.

As with TPO's the LPA may prosecute offenders and fines. There is a duty to replace any tree removed without permission.

A2.2.3 Other protection

Planning conditions Local planning authority consent may be required to carry out works upon or remove trees, shrubs and hedges that are the subjects of planning

Hedgerows Regulations. LPA consent may be required for the removal of hedgerows under the Hedgerow Regulations 1997.

Your Council's planning department will advise whether or not any of the above controls apply to your trees, shrubs and hedges.

A2.3 Felling Licence - Forestry Act 1967 as amended by the Environment Act 2021

Tree felling is restricted under Forestry Act 1967. Subject to certain exemptions, the Act requires that a licence must be obtained for the felling of growing trees.

There is an exemption from the need for a felling licence for the felling of trees that is immediately required for the purpose of carrying out development that is authorised by the approval of full planning permission.

Your nearest Forestry Commission office will advise whether you require a felling licence.

A2.4 Other relevant designations and legislation

A2.4.1 Protected species

Wildlife and Countryside Act 1981 (as amended) ' The Act'

BATS: Mature trees often contain cavities, crevices and hollows that offer potential habitat for species such as bats and barn owls. Both are afforded protection under the Schedule 5 of the Act. Bats are also protected under The Conservation of Habitats and Species Regulations 2010 (as amended).



Under The Act It is an offence to disturb a roosting bat or damage, destroy or block access to a bat roost, intentionally kill, injure or take a bat, sell, hire, barter or exchange a bat, dead or alive · be in possession or control of a bat or anything derived from a bat.

BIRDS: Trees and hedgerows of most species provide valuable nesting sites for a wide range of birds, and it is likely that nesting birds will be present on the site during the period March to September. Under The Act It is an offence to disturb a nesting bird. Therefore, site clearance and tree works should be undertaken between September and February, or supervised by an ecologist.

Your local Wildlife Trust or your Council's Ecologist will provide guidance on statutory controls relating to wildlife. An Ecology Assessment of the site will provide further details.



Appendix 3: Survey Methodology

Survey Methodology – Development Sites

- A3.1 Survey** Trees were surveyed in accordance with BS5837:2012 Section 4. The tree data is set out in the **Tree Survey Schedule** attached at the end of this report. The tree survey included all trees within influencing distance of the site and that were over 75mm diameter at breast height (1.5m) or as specified by the client.
- A3.2 Inspection** The trees surveyed were visually inspected from ground level only. No invasive investigations or climbing inspections were undertaken to confirm visual or audible signs of defect or debility and no tissue or soil samples were undertaken.
- A3.3 Annotation and numbering** The trees are number and individual specimens prefixed with **T** , so T001, T002 etc, Groups with **G** , Hedges **H**, and woodlands **W**..
- A3.4 Species** - the trees common name is listed in the tables. Where the scientific name is used for clarification this is in Italics, So for example English oak (*Quercus robur*). Species identification is based on visual observations. Where there is some doubt over tree identity, *spp* is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed
- A3.5 Dimensions.** All dimensions should be treated as estimates unless specifically indicated as having been measured. Where groups of trees and woodland are recorded, the estimated average dimensions are used to describe the group. The spread of groups is plotted using aerial photography.
- A3.6 Height (m)** – This is recorded in meters to the nearest 1m. Where practical this is done using a clinometer / hypsometer.
- A3.7 Diameter at Breast Height (DBH) (mm)** – The stem diameter is measured at 1.5m above ground level with a girth tape and given in millimetres (mm) it is recorded in 5cm increments. Where direct measurement is not possible due to access or vegetation the diameter is estimated. Where trees have multiple stems, or untypical form the diameter is measured in accordance with BS 5837:2012 Annex C.



A3.8 Crown spread (m) – This is the average estimated radial spread of the branches of the tree recorded in metres to the nearest 0.5m. Where relevant the cardinal points for the canopy spread for individual trees are recorded. Where access was not possible to measure the spread of the canopy, such distances have been estimated by eye or informed by aerial photography.

A3.9 Crown clearance (m) The distance between the ground level and the first significant branch or radial tree crown, whichever is the lower, has been estimated to the nearest 0.5m in metres. This is only recorded where it is likely to be a constraint on development. This measurement informs the impacts of accessibility and development beneath tree canopies.

A3.10 Age. In planning context, maturity provides a simplistic indication of a tree's ability to cope with change and its potential for further growth. The age of each tree is defined as follows:

- Newly Planted (**N**)
- Young (**Y**) - within the first quarter reaching full maturity;
- Semi-Mature (**S**) - within the second third of reaching full maturity;
- Early-Mature (**E**) - within the last third of reaching full maturity;
- Mature (**M**) - specimen at full maturity;
- Late Mature (**LM**) – A mature tree beginning a natural retrenchment possibly with some veteran features
- Veteran (**V**) – tree that, by recognised criteria, shows features of biological, cultural or aesthetic value that are characteristic of, but not exclusive to, individuals surviving beyond the typical age range for the species concerned.
- Ancient (**A**) – as per veteran tree except the tree has survived beyond the typical age range for the species concerned.
- Dead (**D**)
- Not recorded (**X**)

A3.11 Condition is recorded as either **good, fair, or poor** . For each tree, where appropriate, notes on the structural integrity and of physiological condition are provided

A3.12 Comments Other observations were recorded where necessary i.e. details regarding defects, condition, preliminary, presence of pest/disease and perceived significance.

A3.13 Recommendations - - With regard to the management recommendations and tree works required, these are made irrespective of the proposals or where stated to accommodate the proposals. All tree works should be carried out to BS 3998:2010 Recommendations for Tree Work



A3.14 Root Protection Area (RPA) radius (m). The Tree Survey and Tree Constraints Plan show the approximate extent of Root Protection Areas (RPAs) plotted

as a circle around the tree. The RPAs have been plotted and calculated in accordance with the methodology set out in Appendices C and D of BS5837:2012, using the tree stem diameter dimensions obtained during the site visit.

Plotted RPAs serve as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority

The RPA around groups is shown as a 1m buffer. dependant on the components of the group, a larger RPA may be required and where this is the case it is noted in the text of the main report.

A3.15 Root Protection Area (RPA) Area (m²). This is the area required. Although plotted as a circle of the TCP. Where pre-existing site conditions or other factors indicate that rooting may occur asymmetrically there is some scope based on sound arboicultural assessment of root distribution to alter the shape and location of the RPA polygon.

In accordance with section 4.6 of BS5837:2012 any deviation in the RPA from the original circular plot should take account of the following factors whilst still providing adequate protection for the root system:

- i) the morphology and disposition of the roots, when influenced by past or existing site conditions (e.g. the presence of roads, structures and underground apparatus);
- ii) topography and drainage;
- iii) the soil type and structure;
- iv) the likely tolerance of the tree to root disturbance or damage, based on factors such as species, age, condition and past management.

While developing within RPAs should be avoided, special working methods can be adopted to alleviate the RPA disturbance for cases where the development is considered necessary and unavoidable.

A3.16 Remaining contribution (Years). This is the estimated life expectancy of the tree in given the current conditions and reflects the Tree Quality Assessment recorded as 40+, 20+ or 10+.

A3.17 Tree Quality Assessment Gradings BS cat The value of trees have been assessed in accordance with the BS5837:2012 Cascade Chart for Tree Quality Assessment (**See Appendix 1**).



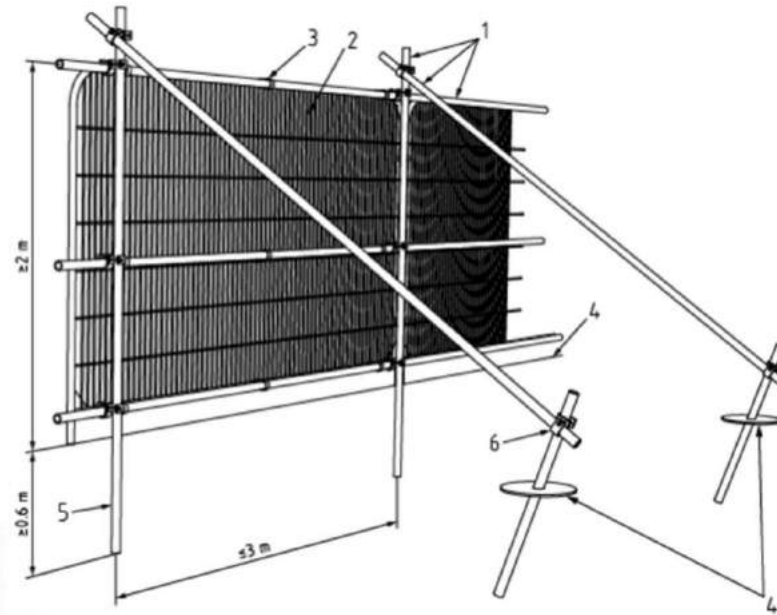
Appendix 4: PROTECTIVE FENCING SPECIFICATION

Construction Exclusion Zones (CEZs), enclosed by Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA),

1. The installation of physical tree protection measures must be completed before commencement of works, including the creation of compounds, access by vehicles or plant, delivery of materials, ground investigations or works, or any other construction works
2. Be located as shown on the Arboricultural Method Statement plan.
3. Be installed as per the specification below or as agreed in writing with Local Planning Authority.
4. Be retained in place throughout the development process
5. Prohibited activities in the Construction Exclusion Zones (CEZs),
 - No access for machinery, plant or vehicles
 - No storage of spoil or materials
 - No excavation
 - No fires



Recommended signage for fencing.



BS5837:2012 Figure 2: Default specification for protective barrier
Key

1. Scaffold poles
2. Heavy gauge 2m galvanised tube and weld mesh infill panels
3. Panels secured to uprights and cross- members with wire ties
4. Ground level
5. Up rights drive into the ground until secure (min depth .6m)
6. Standard scaffold clips



Appendix 5 - Professional Profile

Monica Gillespie

Bsc (Hons) Msc, MArborA, Cbiol, MRSB, Tech Cert (Arbor A)

Is a professional and committed arboriculturist with extensive experience managing public and privately owned trees. With a focus on providing no nonsense practical advice and helping clients to find sustainable solutions.

Industry experience

- Planning and BS5837 Surveys
- Tree inspections, survey and risk management
- Protected trees and legal issues
- Policy development
- High Hedge Regulations
- Pest and diseases including Ash dieback
- Tree planting and landscaping
- Woodland management
- Veteran trees.
- Tree related subsidence assessment
- Systems such as Ezy treev, CAVAT, VALID, VTA, Qtra and icanopy

Qualifications

- Masters in Ecology and Environmental Management (With distinction) (Msc)
- Honours Degree in Geography and Botany (BSc Hons)
- Technicians Certificate in Arboriculture (Tech Cert (Arbor A))
- Accredited LANTRA Professional Tree Inspector.
- Accredited VALID tree risk benefit Validator

Memberships and continuing professional development

- Professional Member Arboricultural Association (MArborA)
- Chartered Biologist and Member of Royal Society of Biology (Cbiol MRSB)





Appendix 6 - Report Limitations

- A7.1 Liability** The information collected in relation to the trees is adequate for the purposes of this report only. Peak Tree Consultancy Ltd shall not be liable for any use of this report other than for the purposes for which it was produced.
- A7.2 Validity.** Owing to the dynamic nature of arboricultural features, the assessment of tree condition and structural potential and the contents of this report are valid at the time **for 12 months**. Validity of the report assumes absence of inclement weather and no change in the trees existing context. If more than 12 months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Reliance should not be given to comments made in respect of other disciplines i.e. landscape, ecology or civil engineering without first consulting an appropriate expert.
- A7.3 Data collection.** The comments made are based on observable factors present at the time of inspection. Observations were made from ground level and no climbing inspection was undertaken. No invasive investigations or underground excavations were undertaken unless specifically stated. There may be hidden defects.
- In some cases the inspection of the base of the trees were restricted by ivy, debris, vegetation etc. Where access to a tree is not possible, best judgement/estimation will be used.
- The inspection and assessment was undertaken based on the documents provided.
- A7.4 Risk assessment.** This assessment has been prepared in respect of the proposed development and should not be interpreted as a report on tree health and safety. Reasonable effort has been made to identify visible defects whilst undertaking the tree survey; trees are however, prone to natural failure without warning therefore no guarantee can be made as to the absolute safety of any of the trees surveyed. We only undertake detailed risk assessments when instructed in writing to do so.
- A7.5 Potential damage to buildings** An assessment of the potential influence of trees upon existing buildings or other structures resulting from the effects of trees upon shrinkable load-bearing soils or the effects of incremental root or branch growth, are specifically excluded from this report. This report is not intended for use in conjunction with the NHBC guidance for calculating foundation depths.



- A7.6 Alterations to site proposals** Any alteration to the application site or development proposals could change the current circumstances and may invalidate this report and any recommendations made.
- A7.7 Wildlife** The Wildlife and Countryside Act 1981 (as amended) makes it an offence to disturb nesting birds or recklessly endanger a bat or its roost. Bats are also a European protected species and are additionally protected under the Conservation (Habitats & c) Regulations 1994 and 2010 (as amended). The survey findings, constraints, opportunities and design or mitigation recommendations included within that report must be read alongside any ecology or protect species reports.
- A7.8 Tree works** A lack of recommended work does not imply that a tree does not pose an unacceptable level of risk and likewise, it should not be implied that a tree will present an acceptable level of risk following the completion of any recommended work.
- A7.9 Plans** The diagrams and drawings provided by Peak Tree Consultancy Ltd are not exact and should not be used for design purposes unless directed otherwise. They are however indicative of site features.



Plans and Survey data

Tree Survey Schedule (TSS) Ref: PTC/2202/010.01/TSS

Tree Constraints Plan (TCP) Ref: PTC/2202/010.02/TCP

Draft Plans

Arboricultural Method Statement (AMS) Ref: PTC/2202/010.01/AMS

All plans can only be used for dealing with the tree issues and all scaled measurements must be checked against the original submission documents.



Tree Survey Schedule (TSS PTC/2202/010.1/TSS) – Spring Meadow, Whitehough

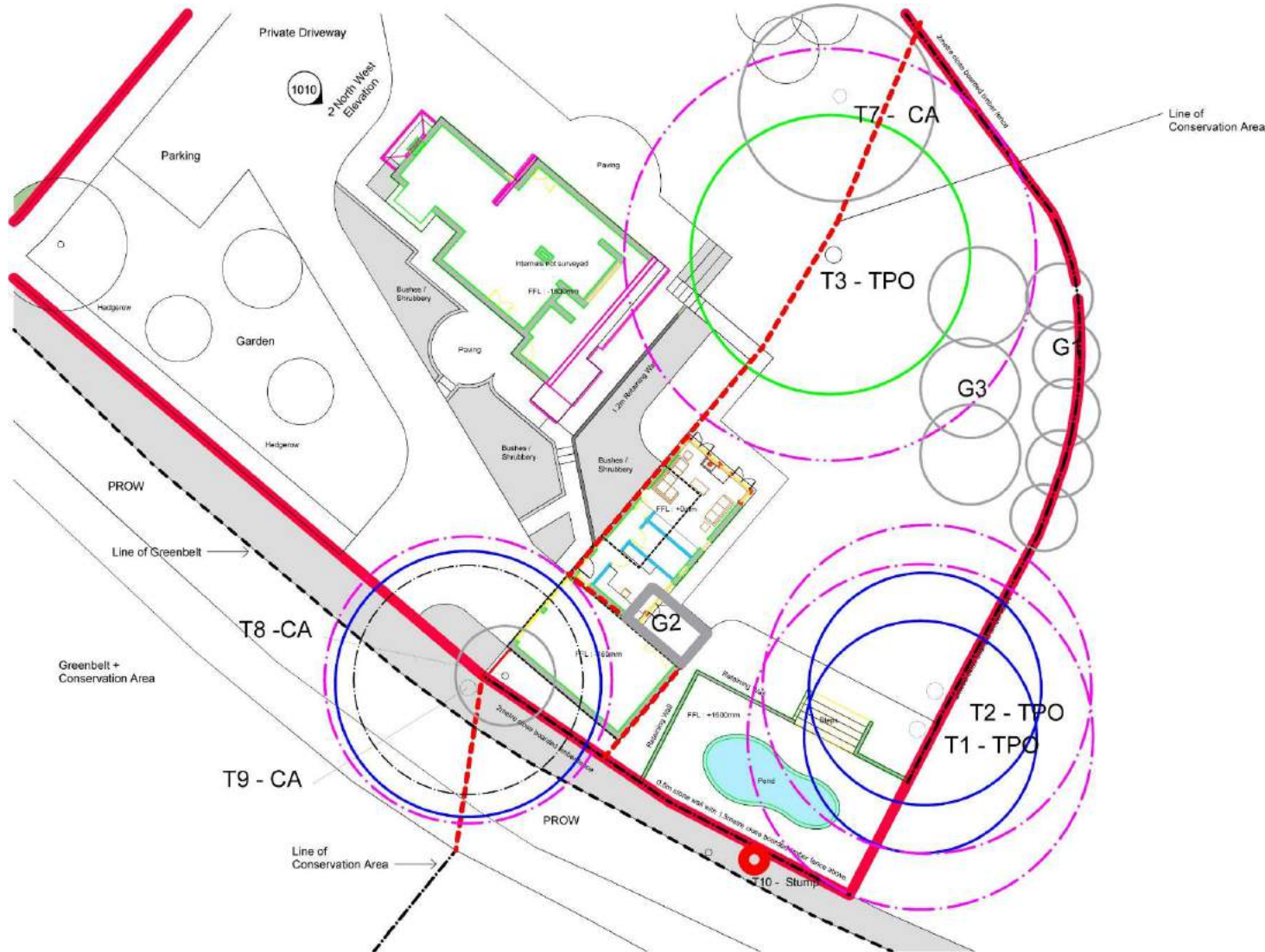
Tree No	Species	Age Class	Height (m)	DBH (mm)	BS5737: 2012 category	Crown Radius (m) Av.	RPA Area (m ²)	RPA Radius (m)	Comments
1	Sycamore (<i>Acer pseudoplatanus</i>)	EM	18	4 Stems 500:500:350:350 Combined stem diameter 863mm	B 1, 2	7	340	10.4	Good health and vigour. Multi stemmed tree with some partially include unions but no significant structural weakness. Centre of tree within 1m of the boundary line overhanging neighbouring site down to ground level. Adjacent to disused pool area down to 1.5m. Protected by TPO Recommendation: No works required see section 5 with regards to works within RPA
2	Sycamore (<i>Acer pseudoplatanus</i>)	EM	17	7 Stems 350:350:400:400: 200:250:100 mm Combined stem diameter 823mm	B 1, 2	7	308	9.9	Good health and vigour. Multi stemmed tree with some partially included unions but no significant weakness. Within 1.7m of the boundary. Canopy imbalanced due to tree at south. Canopy overhanging site The ground to the north of the tree at a lower level with standing water within the neighbouring site within the rooting zone of the tree. Protected by TPO Recommendation: No works required see section 5 with regards to works within RPA
3	Sycamore (<i>Acer pseudoplatanus</i>)	M	20	1060	A1, 1	10	499	12.6	Specimen tree with excellent open grown form good health and vigour. Protected by TPO Recommendation: Protective fencing around RPA during construction works.
4	Sycamore (<i>Acer pseudoplatanus</i>)	M	22	1180	A1, 1	10	633	14.2	Prominent tree with good health and vigour. Protected by TPO This tree is not impacted on by the current proposal



Tree No	Species	Age Class	Height (m)	DBH (mm)	BS5737: 2012 category	Crown Radius (m) av	RPA Area (m ²)	RPA Radius (m)	Comments
5	Lime (<i>Tilia</i> spp)	EM	22	700	A1, 1	5	222	8.4	Lime tree adjacent to the boundary good health and vigour epicormic growth restricted inspection of the base. Protected by TPO This tree is not impacted on by the current proposal
T6	Beech (<i>Fagus sylvatica</i>)	EM	22	600	B 1, 2	5	163	7.2	Protected by TPO This tree is not impacted on by the current proposal
T7	Sycamore (<i>Acer pseudoplatanus</i>)	EM	14	590	C 1, 2	4	158	7.1	Tree suppressed by T3 causing it to have a unbalanced crown. The tree is approximately 8.7m from the boundary and its This tree is in the Conservation Area This tree is not impacted on by the current proposal
T8	Hawthorn (<i>Crataegus monogyna</i>)	LM	8	520	C1,2	6	121	6.2	Tree is suppressed by adjacent sycamore. The roots have been severed in the past possibly to build double garage. This tree is in the Conservation Area Recommendation: Fell to accommodate proposed development Mitigation: planting of 2 new Hawthorn trees or similar species elsewhere within the garden
T9	Sycamore (<i>Acer pseudoplatanus</i>)	EM	20	60:400 (combined 721)	B1, 2	7	238	8.7	Located adjacent to the public right of way. Ownership of tree to be confirmed. This tree is in the Conservation Area Recommendation: Crown lift to 6m above ground level to accommodate proposed garage and construction works. see section 5 with regards to working within RPA and proposed tree protection



Tree No	Species	Age Class	Height (m)	DBH (mm)	BS5737: 2012 category	Crown Radius (m) av	RPA Area (m2)	RPA Radius (m)	Comments
G1	Crack willow (<i>Salix fragilis</i>)	Y	5	100 *	C2	2	-	-	Group of young tree on the boundary of the site. These trees are not impacted on by the current proposal
G2	Cypress <i>Cupressocyparis leylandii</i> X	Y	2.5	100*	C2	2.5	-	-	Small section of hedging. Recommendation: Fell to accommodate proposed development Mitigation: planting of native hedgerow or similar in new location within the garden
G3	Apples (<i>Malus domestica</i>)	Y	2.5	100*	C2	2.5	-	-	Garden apple trees. Recommendation: Pruning to rebalance crowns
ST1	Willow (<i>Salix spp</i>)	Stump		400*	U	-	-	-	Stump of tree which was storm damage in winter 2022 Recommendation: Remove stump to allow repairs to boundary fence. Mitigation: None required



Arboricultural Survey at Spring Meadow Whitehough

Tree Constraints Plan

TCP

Ref: PTC/2202/010.02/TCP

Survey Date: 17/1/2023

Drawing Date: 27/1/2023

Not to scale

BS5837:2012 Tree Quality Assessment and Root Protection Area

- Category A tree
- Category B tree
- Category C tree
- Category U tree
- Root protection Area



Arboricultural Survey at
Spring Meadow
Whitehough

Draft

Arboricultural Method
Statement Plan

AMS

Ref: PTC/2202/010.01/AMS

Survey Date: 17/1/2023

Drawing Date: 27/1/2023

- Protective fencing location
- Protected Areas - see section 5 for specification of works in these areas

Existing driveway
surface to be retained.

All materials to be
stored on existing hard
surface

