



ARBORICULTURAL IMPLICATIONS ASSESSMENT

PROPOSED DEVELOPMENT

AT

MIRY MEADOW
CHAPEL EN LE FRITH

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1.0 Introduction

- 1.1 Mulberry Tree Management were instructed by Mellor Homes, to carry out an arboricultural survey of trees at their site at Miry Meadow Chapel en le Frith
- 1.2 This report details the arboricultural implications of developing the site, including:
 - a survey of the trees on and near the development which may impact the proposal from ground level, noting their location, species and all relevant parameters, i.e. stem diameter, height, crown spread, condition etc;
 - providing advice on the removal, retention and management of trees;
 - assessment of the potential effects of the proposal on retained trees and vice versa;
 - assessment of the requirement for tree protection for the duration of the works;
 - mitigation for any loss;
 - preparation of a tree schedule;
 - and report on the above matters.
- 1.3 The survey was carried out on 17 July 2025 by means of inspection from ground level by an experienced and qualified arboriculturalist. The inspection can be restricted in cases where trees were Ivy clad or surrounded by vegetation.
- 1.4 Under *BS5837: 2012 Trees in Relation to Construction - Recommendations*, the assessment of trees is made objectively. The tree categorisation method identifies the quality and value of the existing tree stock, allowing informed decisions to be made concerning development design layout.
- 1.5 The following documents have been made available by the client:
 - Drawing- 19287.dwg
 - Drawing- 1343-JDA-ZZ-ZZ-DR-A-0000 Proposed Site Plan_P06.dwg
- 1.6 The supplied drawing included some tree positions plotted. Any dimensions regarding tree positions and protective fencing must be checked on site.
- 1.7 Weather conditions during the survey were wet and still.

- 1.8 The survey was carried out noting the conditions of the trees at the time of inspection. As trees are part of the natural environment, conditions can naturally change; therefore the contents of this report are valid for one year only. After this period, re-inspection may be necessary.

2.0 Survey Methodology

- 2.1 The trees were surveyed (prefixed T, or G for group) and recorded in the tree schedule in appendix one. Where groups are recorded, average height and diameter at breast height (DBH) of the trees in the group are reported. Where access to the base of any trees was limited, stem size was estimated.
- 2.2 All the trees were assessed using: a grading A to C (retention) and U (removal); condition and age class as defined in appendix two.
- 2.3 Where appropriate, canopy spread for each tree was recorded at four cardinal points in order to reproduce an accurate representation of the crown shape of the tree on the tree plan in appendix three.
- 2.4 The survey included all trees within the proposal area and trees near to the proposal.
- 2.5 Sight lines were difficult to establish during the survey due to the dense vegetation hence trees were grouped appropriately.

3.0 Development Proposals

- 3.1 Due to the proposed development and its associated infrastructure there are a number of locations where the proposals are in close proximity to the trees surveyed. The Site Layout Plan within appendix three identifies the trees in relation to the proposed development.
- 3.2 In order to fully assess the impact of the proposals an Impact Table has been created detailing each tree, which shows the proximity of the associated works to the tree.
- 3.3 This can then be assessed in accordance with BS 5837:2012 to determine whether the development will have a detrimental impact on the health of each tree. Once this has been determined remedial measures can be detailed to reduce the impact the proposals will have on the treescape.

3.4 Impact Table:-

Tree No.	Root Protection Area identified in Table 2 of BS 5837:2012	Distance to Proposed Hard Standing (m)	Distance to Proposed Development (m)	Can the Tree/s be Successfully Retained
T1	518m ²	8.20	24.00	Yes as outlined in Section 5.0
T2	282m ²	17.40	21.20	Yes
T3	707m ²	N/A	17.30	Yes
T4	Not Assessed – Due to the Condition of the Tree it should not Pose a Constraint to the Development			
T5	312m ²	9.90	6.20	No
T6	557m ²	27.20	18.50	Yes
T7	69m ²	9.00	19.70	Yes
T8	707m ²	19.60	14.60	Yes
T9	Not Assessed – Due to the Condition of the Tree it should not Pose a Constraint to the Development			
T10	Not Assessed – Due to the Condition of the Tree it should not Pose a Constraint to the Development			
T11	59m ²	N/A	14.20	Yes
T12	707m ²	9.70	17.90	Yes as outlined in Section 5.0
G1	241m ²	15.80	9.90	Yes
G2	118m ²	5.20	6.70	Yes with the loss of 2 trees
G3	24m ²	N/A	18.80	Yes
G4	Not Assessed – Due to the Condition of the Trees they should not Pose a Constraint to the Development			
G5	49m ²	N/A	12.00	Yes
G6	Not Assessed – Due to the Condition of the Trees they should not Pose a Constraint to the Development			
G7	55m ²	3.60	5.60	Yes
G8	52m ²	9.50	11.40	Yes

4.0 Impact Assessment

4.1 To assess the implications of the Impact Table each tree can be categorised in the following way: -

	Trees to be retained		Trees to be removed	
	With No Impact	With detailed construction	Due to Condition	Due to Development
Tree No.	T2, T3, T4, T6, T7, T8, T9, T10, T11, T12, G1, G2, G3, G5, G7 & G8	T1	G4 & G6	T5 & G2(2 trees)

5.0 Mitigation Proposals

5.1 Compensatory Planting

5.1.1 Due to the loss of the trees identified in section 3.4 it is proposed that along with the general soft landscaping for the development, supplementary tree planting will support the application.

5.1.2 This will have a number of benefits for the development and the character of the area. These being:-

- Give a greater diversity of age class on the site; increasing sustainability.
- Give a greater diversity of species and therefore wildlife habitat.

5.2 Proposed Hard Standing

5.2.1 The impact table below shows the proposed car parking having a minor encroachment into the root protection area of T1 & T12. It is felt that due to the species, condition and limited extent of encroachment the proposal will not have a detrimental impact on the safe useful life expectancy of these trees.

5.2.2 If ground levels remain the same, the detrimental effects the driveway would have on this tree would be: -

- Compaction, resulting in oxygen depletion, caused from creating the access way.
- The loss of a permeable surface.

5.2.3 It is now possible with the use of a cellular confinement system to be able to create road surfaces very close to trees without having a detrimental effect.

5.2.4 A cellular confinement system provides a load transfer mattress which prevents direct loads on tree roots and reduces the bearing pressure on subsoil's by stabilising aggregate surfaces against rutting under wheel loads.

5.2.5 Section 7.4.2.3 of BS 5837:2012 advises that new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA. The table below details the amount of new surface proposed within the RPA of each tree.

Tree No	Total Area m2 of RPA	Total m2 of New Hard Surfacing within the RPA	Percentage of Hard Surfacing within the RPA
T1	518	28.00	5.40%
T12	707	128.00	18.10%

- 5.2.6 As you can see from the table the proposed hard surfacing does not exceed 20% of the RPA. It is therefore felt that the proposed driveway will not have a detrimental impact upon the existing trees.

5.4 Retention and Management of T4, T9 & T10

- 5.4.1 The above trees have been assessed as category U trees due to their condition and defects. However, it is acknowledged that these trees do provide significant ecological benefits to the site.
- 5.4.2 It is therefore proposed that these trees be retained and managed in their setting to ensure a hazard does not occur to the properties and their occupants.

6.0 Conclusions and Arboricultural Recommendations

- 6.1 The tree categorisation method identifies the quality and value of the existing tree stock but it is not meant to be interpreted rigidly and is presented in order to form a balanced judgement on tree retention and removal.
- 6.2 A precautionary method of working near trees is detailed in the accompanying Arboricultural Method Statement.
- 6.3 Following site development, regular (annual or biannual) inspections of all retained trees should be undertaken by a qualified Arboricultural Consultant.
- 6.4 It is considered that in following the advice in this document, any negative factors affecting trees on the site will be minimised.

Appendix One

Tree Survey Schedule

TREE SURVEY SCHEDULE

Arboricultural Data Sheet:				Date of Survey: 17/07/25				Surveyor: C. Salisbury					
Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
T1	Horse Chestnut	1070	10.40	OM	5.0	4.5	5.0	4.5	3.00	C	A heavily ivy-clad specimen adjacent to a footpath displaying signs of decline within its canopy.	10-20	B2
T2	Willow	790	14.80	OM	4.0	5.0	5.0	5.0	3.50	B/C	A poor-quality multi-stemmed specimen	10-20	C2
T3	Beech	1260	23.80	FM/OM	10.0	10.0	10.0	10.0	2.00	B	A dominant specimen situated on the field boundary with reasonable form	40-60	A2
T4	Pear	820	9.40	S	7.0	1.0	6.0	8.0	0.50	C/D	A heavily suppressed specimen with extensive stem decay	0-10	U
T5	Hornbeam	830	16.80	OM/S	7.0	7.0	8.0	7.0	1.00	C	A dominant specimen displaying signs of decline within its canopy	10-20	B2
T6	Beech	1110	22.20	OM/S	8.0	8.0	8.0	9.0	0.00	C	A dominant specimen in decline with six Ganoderma spp brackets surrounding its base	10-20	C2
T7	Ash	390	7.00	EM	5.0	5.0	5.5	5.5	2.00	C	A poor-quality multi-stemmed specimen situated within the adjacent field. The tree has a number of weak included unions, minor basal decay and is in stage 1 decline due to Ash Dieback	10-20	C2
T8	Ash	2210	25.20	OM/S	7.0	6.0	8.0	11.0	1.0	C/D	A dominant specimen situated on the site boundary in extensive decline and displaying evidence of internal basal decay	10-20	C2

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					N	E	S	W					
T9	Ash	1080	25.40	OM/S	7.0	5.0	7.0	6.0	3.00	C/D	A co-dominant specimen situated on the site boundary in stage 1/2 decline due to Ash Dieback and displaying evidence of stem/basall decay	10-20	U
T10	Ash	1250	25.40	OM/S	6.0	6.0	10.0	6.0	3.00	C/D	A co-dominant specimen situated on the site boundary in stage 2 decline due to Ash Dieback and displaying evidence of extensive stem/basall decay	0-10	U
T11	Elm	360 est	11.40	SM/EM	5.0	4.0	5.0	5.0	4.00	B	An individual specimen with reasonable form situated in an adjacent property	20-40	B2
T12	Ash	1250	23.40	FM/OM	9.0	9.0	9.0	7.0	6.00	C/D	A dominant individual specimen suffering from extensive grazing damage and in stage 2 decline due to Ash Dieback	10-20	C2
G1	Sycamore, Ash, Elm	730<	19.60	EM/M	-	-	-	-	1.00	B/C	A dominant mixed species group adjacent to a footpath	40-60	B2/C2
G2	5 x Ash	510<	17.20	EM	-	-	-	-	3.00	C	A poor-quality linear belt that n the early stages of decline due to Ash Dieback	10-20	C2
G3	Oak, Sycamore & Rowan	230 avg	12.80	SM	-	-	-	-	2.00	B/C	A poor-quality linear belt situated on the site boundary	60-80	C2
G4	2 x Ash	990 <	22.80	OM	-	-	-	-	2.00	C/D	A dominant group in stage 2/3 decline due to Ash Dieback and displaying evidence of basal decay	0-10	U
G5	Birch & Willow	330 avg	18.60	EM	-	-	-	-	2.00	B/C	A poor-quality linear belt situated on a steep bank	40-60	C2

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Tree No.	Species	DBH (mm)	Height (m)	Age	Crown Spread (m)				Crown clearance	Condition rating	Comments and preliminary management recommendations	Estimated remaining contribution	Tree quality category rating
					N	E	S	W					
G6	2 x Ash & 1 x Horse Chestnut	1300 <	16.40	FM/OM	-	-	-	-	1.00	C/D	A group in extensive decline. The Chestnut has extensive stem and basal decay and the Ash are in stage 2/3 decline due to Ash Dieback	0-10	U
G7	Ash, Elderberr, Sycamore , Elm & Willow	350 avg	13.60	SM/EM	-	-	-	-	1.00	B/C	A mixed species linear belt. A number of the Ash are displaying early signs of Ash Dieback	60-80	B2/C2
G8	2 x Elm & 1 x Horse Chestnut	340<	9.40	SM/EM	-	-	-	-	1.00	B/C	A poor-quality internal group	20-40	C2

Appendix Two

Tree Survey Key

Trees for removal				
Category and definition		Criteria		
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management		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 R 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality Note – Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).		
Trees to be considered for retention				
Category and definition		Criteria - Subcategories		
		1 Arboriculture values	2 Landscape values	3 Conservation values
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum 40 years is suggested)		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 arboriculture features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture)
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)		Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboriculture features (e.g. trees of moderate quality within avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm		Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits
		Note - Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation		

Age Class

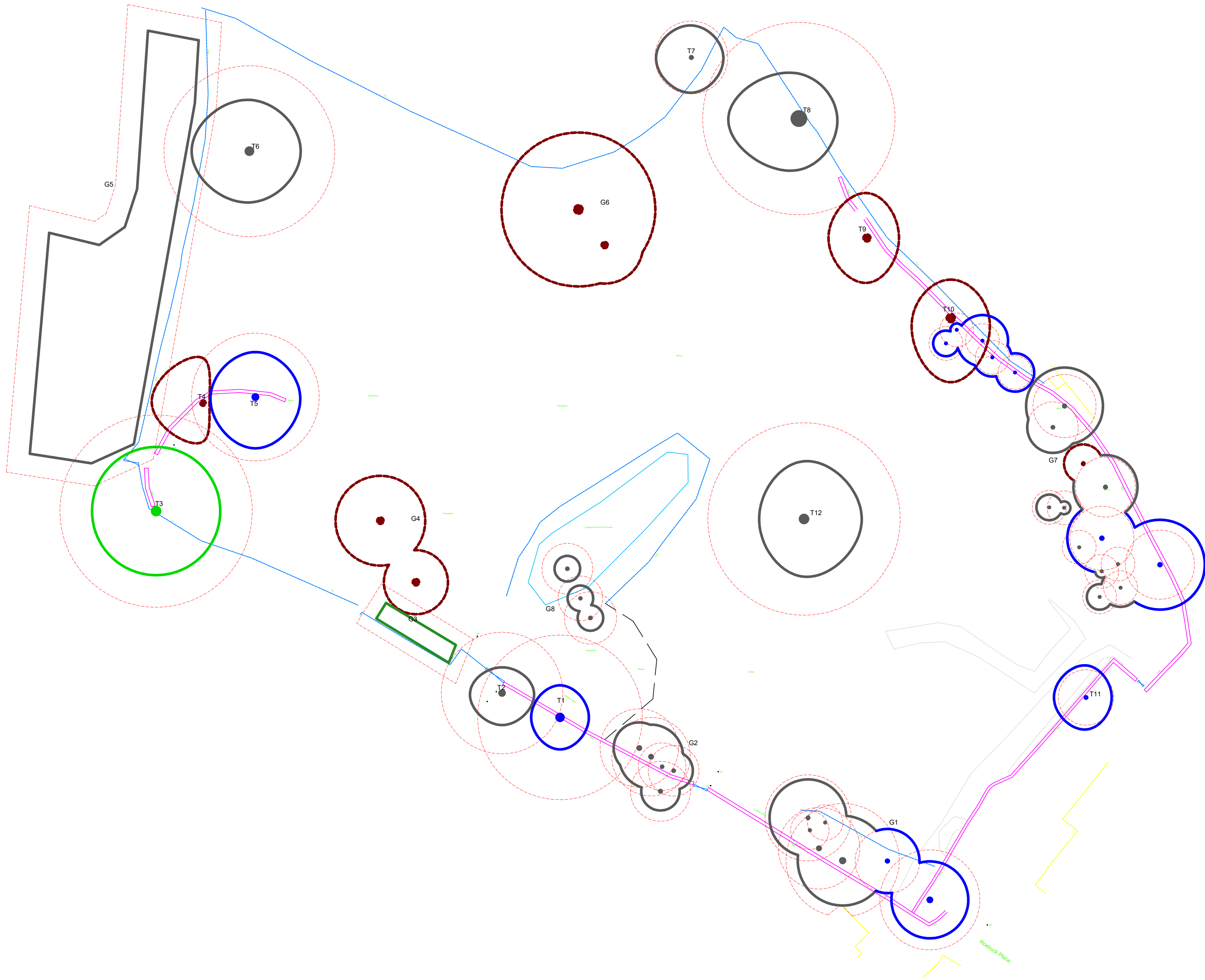
Y	Young	Trees that have not yet established
SM	Semi-Mature	Established trees up to 1/3 of expected height and crown
EM	Early mature	Between 1/3 and 2/3 expected height and crown
M	Mature	Between 2/3 and full expected height and crown
FM	Fully Mature	Full expected height and crown
OM	Over-Mature	Crown beginning to break up and decrease in size
S	Senescent	Crown in advanced stage of break-up

Condition

A	Good
B	Fair
C	Poor
D	Dead

Appendix Three

Plans



-  Category A Trees
-  Category B Trees
-  Category C Trees
-  Category U Trees
-  Root protection area

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Site Address:
Miry Meadow
Chapel en le Frith

Drawing Title:
BS5837 Plan

Drawing No:
MMCELF/BS/01 Rev C

Date: 12/11/2025 Scale: 1:400@A2 Drawn by: CJ

Note: Dimensions are not to be scaled from this drawing.
All written measurements are to be checked on site by the contractor. Copyright Mulberry TMC.
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Site Address: Miry Meadow Chapel en le Frith		
Drawing Title: AIS Plan		
Drawing No: MMCELF/AIS/01 Rev D		
Date:	Scale:	Drawn by:
24/02/2026	1:400@A2	CJ

Note: Dimensions are not to be scaled from this drawing. All written measurements are to be checked on site by the contractor. Copyright Mulberry TMC.

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Site Address: Miry Meadow Chapel en le Frith		
Drawing Title: AIS Plan		
Drawing No: MMCELF/AIS/01 Rev D		
Date:	Scale:	Drawn by:
24/02/2026	1:400@A2	CJ

Note: Dimensions are not to be scaled from this drawing. All written measurements are to be checked on site by the contractor. Copyright Mulberry TMC.

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Appendix Four

Construction of Special Surface

METHODOLOGY FOR THE CONSTRUCTION OF ACCESS ROAD

The following methodology supports the drawing indicating the construction of the proposed access. The methodology is prepared on the basis of the sequence of operations necessary to complete the construction of the driveway with the minimum damage to the trees proposed for retention.

- Surface layer to be scraped off. This can be done either by hand or by very small machinery.
- Erect protective fencing to the edge of the construction area.
- Spread a sub grade material over the length of the driveway to fill any small ruts.
- Construct edging using treated timber if required.
- Lay geotextile mat over smoothed area.
- Extend the Geoweb perforated tree root protection system over the area of the driveway with sufficient overlap such that kerbs can be constructed on top of the Geoweb.
- Fill the voids within the Geoweb with reduced fines Type 1 material working into the site over the top of the Geoweb.
- Lay kerbs and surface over the Geoweb such that the construction binds itself together.
- Construct finished surface as required in line with guidance illustrations below.

GEOWEB BASED CONSTRUCTION – (INDICATIVE ONLY)

Depth of confinement system variable according to use- refer to manufacturer

Tarmac Surface

