James Royston
Arboricultural Consultant

Arboricultural Impact Assessment

at

Westgate

Monk Bretton

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1 Purpose and scope of report

This report has been created in accordance with BS5837:2012 to assess the impacts of proposed development as shown in the tree protection plan at Appendix 1 and also incorporates information taken from our tree survey Ref 261017 TS. This impact assessment should be read in conjunction with the tree survey, and as required by BS5837, it includes consideration of:

- The tree survey
- Trees selected for retention
- Trees selected for removal
- Trees to be pruned
- Areas designated for structural landscaping which need soil protection
- Evaluation of impact of tree losses
- Evaluation of tree constraints and tree protection plan
- Issues to be addressed by an arboricultural method statement

2 General information

It is advisable to have trees regularly surveyed by a suitably qualified and experienced arboricultural consultant. In this instance it is recommended that the next survey is undertaken within 12 months of this report. If the site or adjacent areas change use, or if there are significant changes to the condition of the site or adjacent areas, or if there are significant changes to the trees surveyed, it is recommended that professional arboricultural advice is obtained.

The plans included as part of this report are based on those provided by the client or their representatives. Whilst reasonable steps are taken to ensure plans are accurate and correct, the consultant will not be responsible for errors or omissions arising due to information provided by the client or the client's representatives.

All tree works should be carried out to BS 3998:2010 - '*Recommendations for tree work'* unless otherwise specified, and by a suitably qualified, experienced and insured contractor.

3 Trees selected for removal, retention and/or pruning

No trees will be removed to facilitate this development.

No trees will require pruning as part of this project.

4 Evaluation of impact of tree losses

No trees will require removal or pruning as part of this development.

This development will have no impact on the local tree-scape.

5 Evaluation of tree constraints and tree protection plan

Tree constraints and potential affects have been assessed in accordance with Section 5 of BS5837:2012.

The proposed land use and user conditions will not be adversely affected by retained trees. The proposed living spaces are located outside the area of likely concern regarding shading from trees as defined in BS5837:2012.

The impacts of this development on retained trees has also been assessed in accordance with Section 5 of BS5837:2012.

There will be no excavation activity within the root protection area of retained trees. All services will be located outside root protection areas.

No pruning is required as part of this project.

This project will have no impact on retained trees.

6 Issues to be addressed by an arboricultural method statement

Trees will be adequately protected throughout this development with the use of tree protection fencing as shown in the draft tree protection plan. It is unlikely that specialist tree protection measures will be required on this site.

7 Consultant's qualifications and experience

This report has been undertaken by James Royston who has over twenty years experience in arboriculture, forestry, and urban forestry, of which the last 12 years have been spent as a full-time consultant specialising in trees and development, tree related hazards, and sustainable tree management.

In addition, this experience has included work as a tree officer in a local authority planning department, expert witness work for the courts, subsidence investigation works for loss adjusters and insurance companies, and undertaking the role of president of the Consulting Arborist Society.

Academic qualifications include:
MSc Arboriculture and Urban Forestry,
BSc (Hons) Forestry.

Recent professional development courses have included:
Tree Preservation Order Workshop *by the Consulting Arborist Society*,
Trees and Mortgage/Insurance Reporting *by the Association of Mortgage Users Insurance Group*,
Professional Tree Inspection *by LANTRA Awards*,
BS5837:2012 Workshops *by the Arboricultural Association*,
The Future of Tree Risk Management part I and II *by the Treeworks Environmental Practice*,
Trees and Subsidence *by OCA Ltd*,
CTLA Tree Valuation Seminar *by the Consulting Arborist Society,*
Expert Witness Training *by Bond Solon*
THREATS training *by Julian Forbes-Laird.*
Homebuyers Tree Reports *by the Consulting Arborist Society*

Professional associations have included:
Professional member of the Arboricultural Association and the Consulting Arborist Society.
Chartered Environmentalist.
Trustmark Approved Consultant – Working to Government Approved Standards.

8 Contact Details

I hope this report provides all the required information. However, if further advice is needed then please contact me and I will be happy to help.

James Royston – Independent Arboricultural Consultant
MSc Arboriculture and Urban Forestry, BSc (Hons) Forestry.

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Report completed 26th October 2026

Appendix 1: Tree works

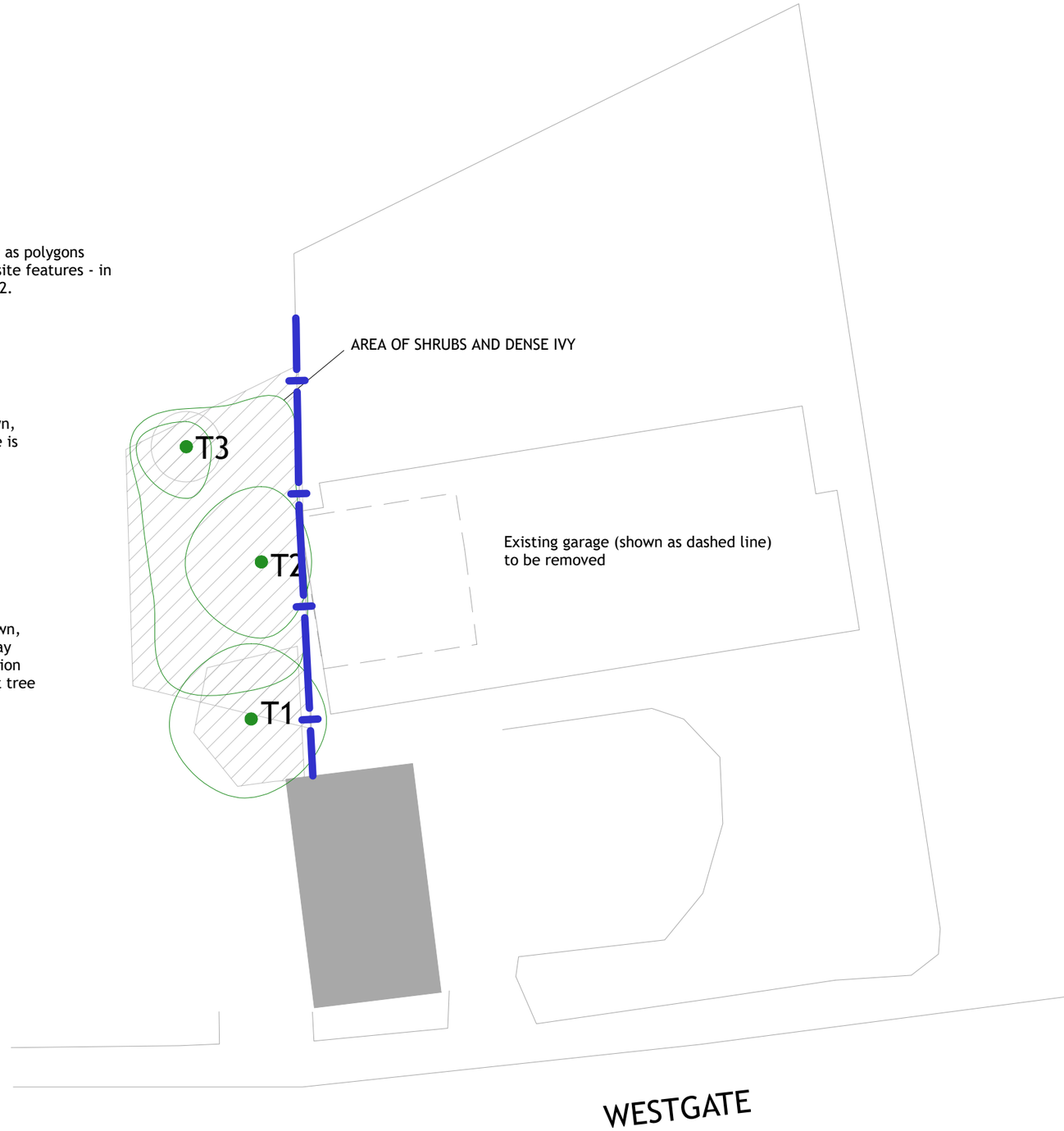
Tree / Group Number	Common Name	Botanical Name	Pre-development tree works	Reason for works
1	Whitebeam	*Sorbus intermedia*	None	NA
2	Apple	*Malus sp.*	None	NA
3	Apple	*Malus sp.*	None	NA

Appendix 2: Draft tree protection plan

Root protection areas shown as polygons in consideration of existing site features - in accordance with BS5837:2012.

Root protection area of tree T2 is shown, but should be ignored because the tree is dead and smothered in ivy.

Tree protection fencing is shown, but existing boundary walls may provide sufficient tree protection without the need for specialist tree protection fencing



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Tree Protection Plan to BS5837:2012 at:
Meadow Drive, Darfield

1:200	PAPER SIZE A3

Key	
	Tree to be retained
	Tree to be removed
	Root Protection Area (RPA) shown as a circle as an approximate guide.
	Location of tree protective fencing

Note: Plans are for guidance only. These drawings should not be be used for scaling.