

Arboricultural Implication Assessment

in accordance with

BS5837:2005

at

**Cannon Hall Farm
Cawthorne**



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1 Purpose and scope of report

This report has been created in accordance with BS5837:2005 to assess the impacts of proposed development as shown in the appendix and includes consideration of:

- The effect of the development proposals on the amenity value of trees, both on and near the site
- Above and below ground constraints
- Construction of the proposed development
- The possibility of modifying the development to accommodate the retention of trees which would otherwise be lost
- The end use of the space
- Whether tree planting could acceptably mitigate any tree losses due to development

The consultant shall not be responsible for events which happen after the date of survey due to factors which were not apparent at the time of the survey.

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.

No liability can be accepted by the consultant unless the recommendations of this report are undertaken within the time period recommended. Where no time period is indicated then recommendations should be carried out as soon as reasonably practicable.

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 3998:1989 - '*Recommendations for tree work*' unless otherwise specified, and by a suitably qualified, experienced and insured contractor.

2 The effect of the development proposals on the amenity value of trees, both on and near the site

The proposals will have no noticeable impact on the amenity value of the local tree-landscape. No trees are being removed as part of this development.



3 Above and below ground constraints

The above ground constraints include the current and expected size of crowns of existing trees which are to be retained. There should be consideration of the potential for shading, and the potential for direct damage from branches rubbing against buildings etc.

T1, T3, T4, T8, T9, T10, G12b, and G13 will be unaffected by development proposals, but will require protection during development activity to prevent accidental damage.

T2 has a new bridge proposed within the root protection area. "The bridge will be a suspended timber structure with main support beams off carefully placed pad foundations, supporting timber decking and with matching bolted timber handrailing. It will span the space from the existing building to solid ground," this will have no impact on the health of T2 if undertaken with care and in accordance with a BS5837:2005 method statement.

T5, T6, and T7 have a new farm access road proposed within their root protection areas. This is unlikely to have an impact on tree health if constructed in accordance with a BS5837:2005 method statement.

T11 has some new buildings and a new farm access road proposed within its root protection area. However, BS5837:2005 allows for up to 20% offset of the root protection area for open grown trees. It also states that root protection areas can be drawn as circles, squares or any other polygon of suitable shape and area. The level of incursion into the root protection area of T11 is well within the permitted limits as defined in BS5837:2005. It is therefore unlikely that the proposed works will have any injurious effect on T11 if the works are carried out with care, and in accordance with a suitable method statement.

G12a has a new path proposed within the root protection area, it is suggested that individual trees within the group are removed to allow for this path.

G12c and T14 are to be removed. This will have no noticeable impact on the local tree-scape.

G13 overhangs an area of existing car-park. It is recommended that these trees are crown lifted to an appropriate height (eg 5m) to allow for both current and proposed traffic. These works will have no negative impact on the local tree-scape.

4 Construction of the proposed development

On the assumption that any demolition and construction activity is undertaken in accordance with a BS5837:2005 Method Statement, it is extremely unlikely that retained trees will suffer any significant impacts from the proposed development.

There are no indications at this stage that demolition and construction in accordance with a BS5837:2005 Method Statement would be in any way difficult.

5 The possibility of modifying the development to accommodate the retention of trees which would otherwise be lost

Several changes have already been made to the design to accommodate retention of trees and to reduce impacts on trees retained. No significant trees are to be removed as part of this development.

6 The end use of the space

The space is to be used as part of the Cannon Hall Farm Visitor attraction.



7 Mitigation through tree planting

Precise proposals for new planting are not known at this time. However, it is understood that significant new planting is to be undertaken as part of the landscape proposal.

Mitigation planting is not appropriate as no significant trees are to be removed.



8 Consultant's qualifications and experience

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

Academic qualifications include:

MSc Arboriculture and Urban Forestry,

BSc (Hons) Forestry.

Recent professional development courses include:

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,*

BS5837:2005 Seminars *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.*

Professional associations include:

Professional member of the Arboricultural Association and the Consulting Arborist Society.

Chartered Environmentalist.

(as at 1st January 2011)



9 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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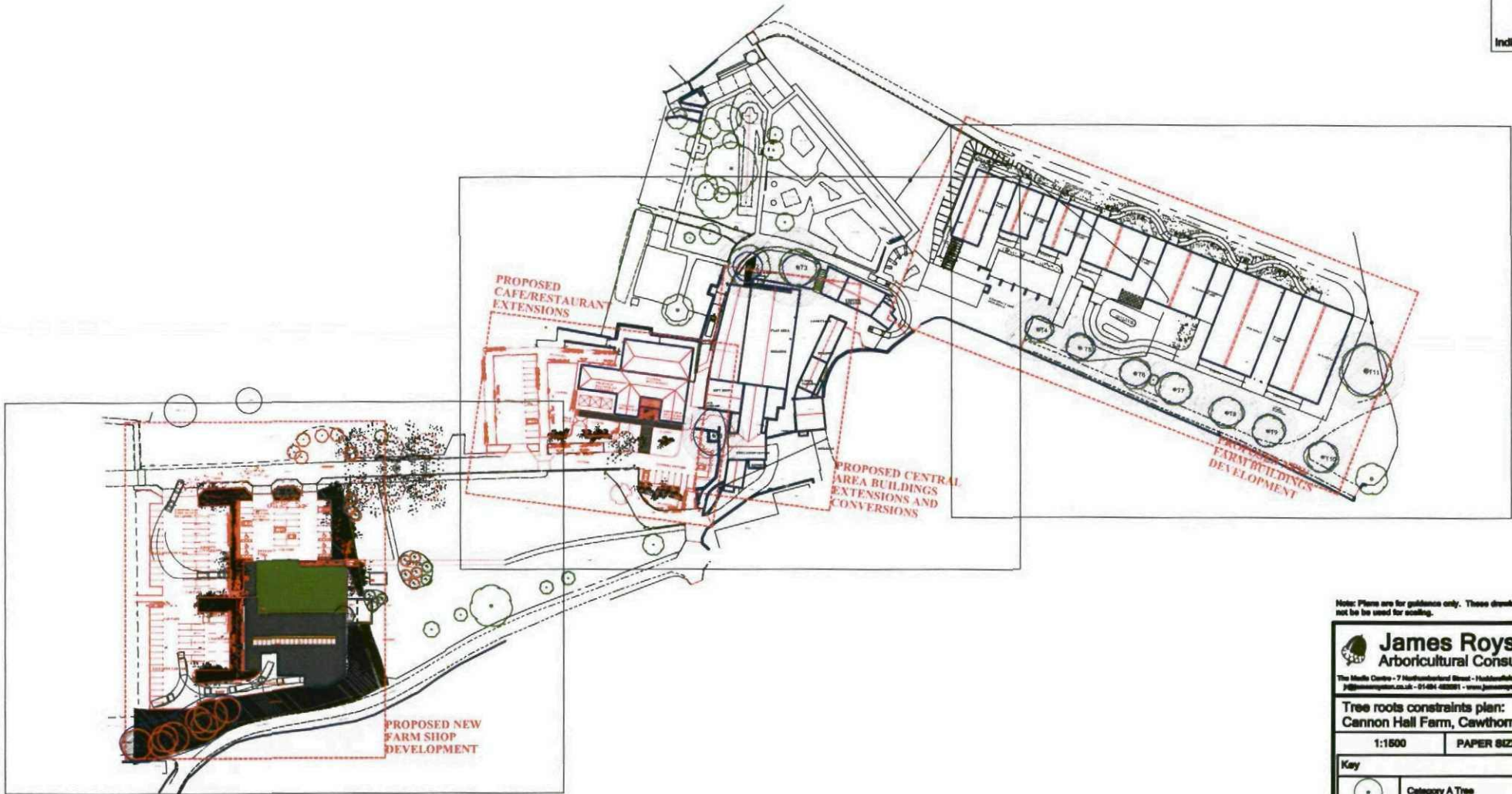
jr@jamesroyston.co.uk

Report completed 4th October 2011



Appendix 1: Plans





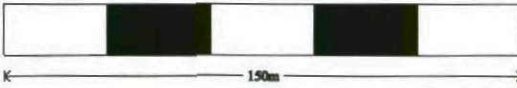
Note: Plans are for guidance only. These drawings should not be used for scaling.

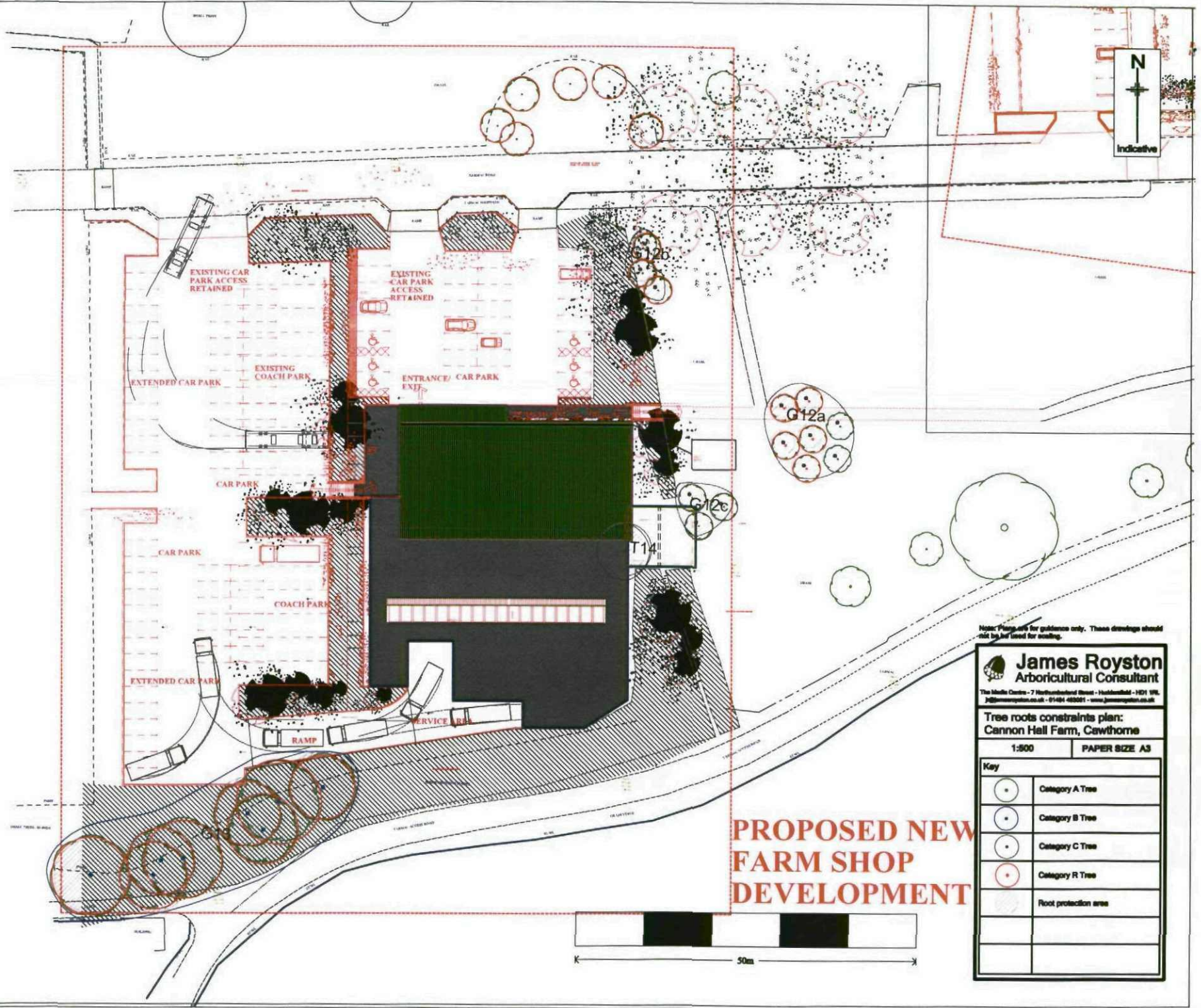
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 j.royston@jroyston.co.uk - 01484 422021 - www.jroyston.co.uk

Tree roots constraints plan:
 Cannon Hall Farm, Cawthorne

1:1500 PAPER SIZE A3

Key	
	Category A Tree
	Category B Tree
	Category C Tree
	Category R Tree
	Root protection area





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

James Royston
Arboricultural Consultant

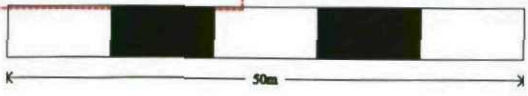
The Media Centre - 7 Northumberland Street - Huddersfield - HD1 1NR
j@jamesroyston.co.uk - 01484 465291 - www.jamesroyston.co.uk

Tree roots constraints plan:
Cannon Hall Farm, Cawthorne

1:500 PAPER SIZE A3

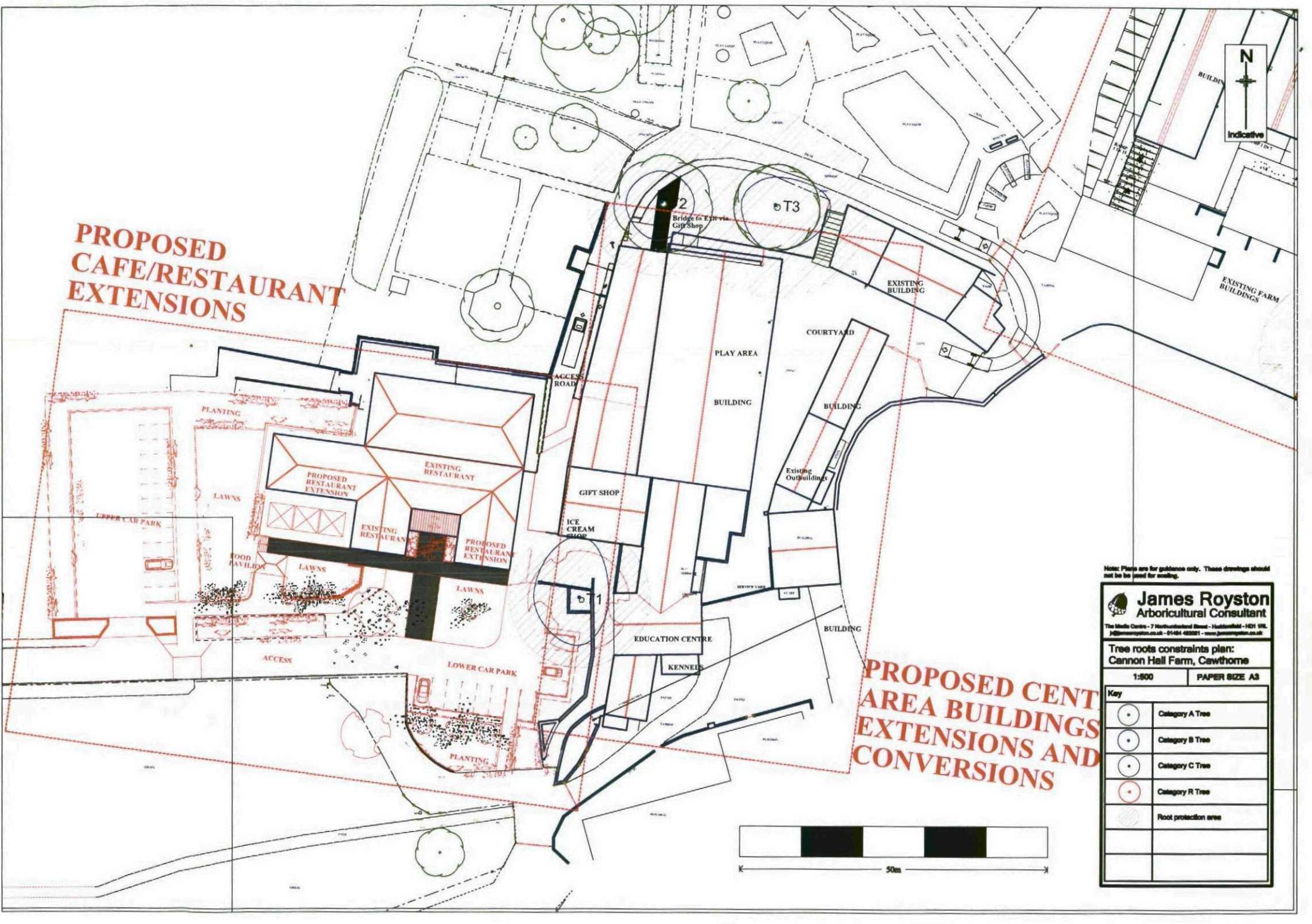
Key	
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PROPOSED NEW FARM SHOP DEVELOPMENT



PROPOSED CAFE/RESTAURANT EXTENSIONS

PROPOSED CENT AREA BUILDINGS EXTENSIONS AND CONVERSIONS

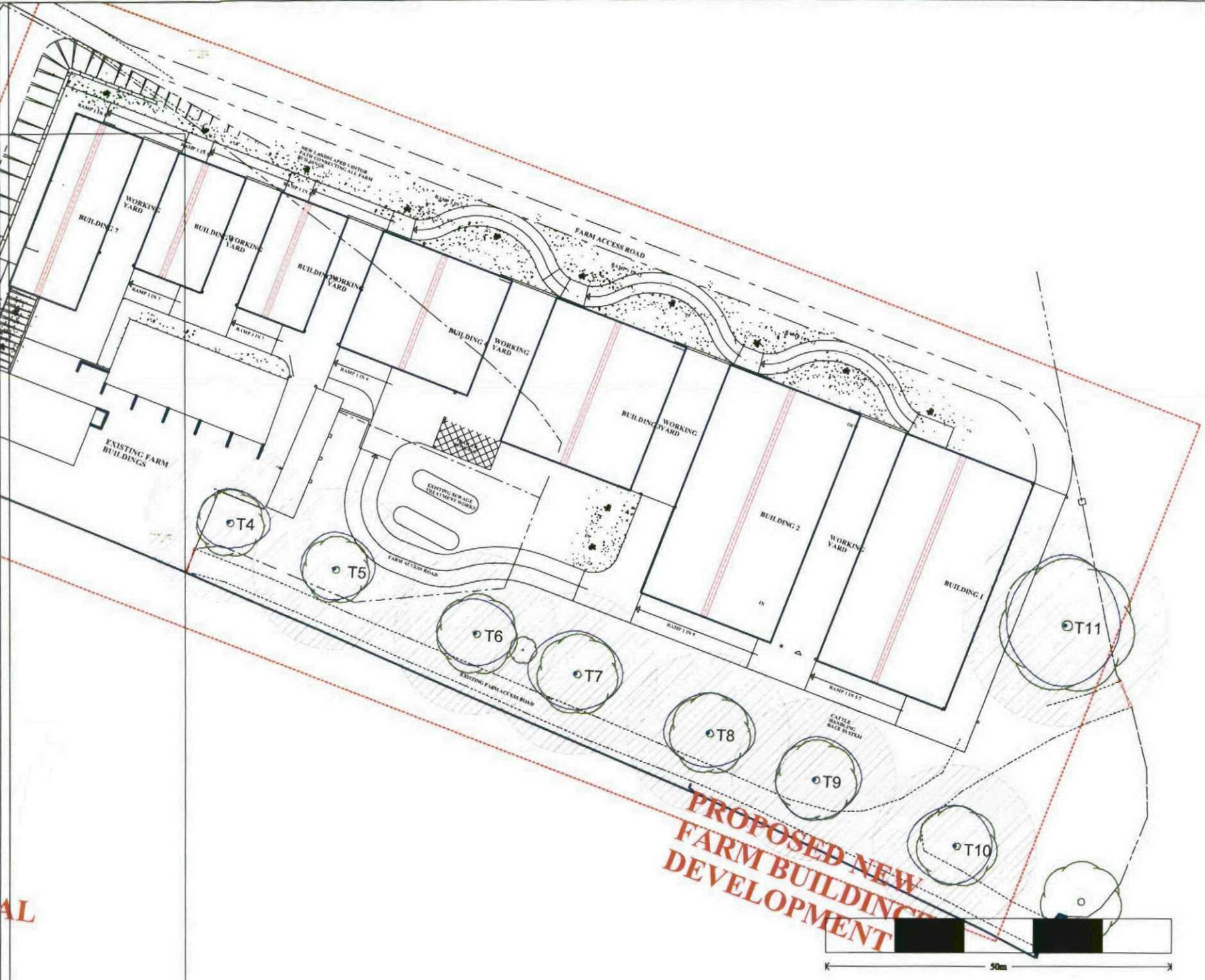


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PROPOSED NEW FARM BUILDING DEVELOPMENT

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