James Royston
Arboricultural Consultant

Arboricultural Impact Assessment

at

Back Lane

Monk Bretton

Table of Contents

1 Purpose and scope of report....3
2 The effect of the development proposals on the amenity value of trees, both on and near the site....3
3 Above and below ground constraints....4
4 Construction of the proposed development....4
5 The possibility of modifying the development to accommodate the retention of trees which would otherwise be lost....4
6 The end use of the space....4
7 Mitigation through tree planting....4
8 Consultant's qualifications and experience....5
9 Contact Details....6

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 sketch drawing Ref: 17-D15-SK01 - Site Layout as supplied by Farrar Bamforth Associates and it 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 where 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 3998:2010 - '*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

A number of trees will need to be removed to facilitate this development, of these only tree T6 is of sufficient value and quality to be considered for retention.

This will have some minor impact on the local tree cover, but this could be mitigated through new tree planting elsewhere on the site.

A considerate landscaping scheme which incorporates new tree planting in new gardens and areas of open space could help to result in an improvement in the amenity value of the tree cover on this site.

3 Above and below ground constraints

The development does not require any works within the root protection areas of retained trees.

An assessment has been made regarding the impact on future users from shade cast by trees. On this site, retained trees are located in such a way as to cause nuisance to future users and/or occupants.

4 Construction of the proposed development

On the assumption that any demolition and construction activity is undertaken in accordance with a BS5837:2012 Method Statement, it is 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 BS5837:2012 Method Statement would be difficult.

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

No trees of value are to be lost as a result of this development, modification is unnecessary.

6 The end use of the space

The end use is domestic residences with associated parking, access and gardens. The design has considered possible nuisance from trees – eg where shading from trees might be a concern. The layout of the site will be such that potential future nuisance is minimised and should not be a concern.

7 Mitigation through tree planting

Detailed plans for new planting are not known, but it is understood that there is an intention for new tree planting on this site.

It is recommended that new tree planting on this site incorporates native trees as part of the species mix where this is appropriate.

8 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.

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.

The Media Centre
7 Northumberland Street
Huddersfield
HD1 1RL

01484 483 061

jr@jamesroyston.co.uk

Report completed 21st February 2019