PROPOSED RESIDENTIAL DEVELOPMENT
at DARTREE WALK, DARFIELD

TREE REPORT

SECTION A – INTRODUCTION

A1.0 THE AUTHOR

A1.1 My name is David C Houldershaw. I am a Fellow of the Arboricultural Association, Chartered Environmentalist, Member of the Academy of Experts and Member of the British Institute of Agricultural Consultants.

A1.2 A former Northern England Regional Chairman of the Institute of Chartered Foresters, author and consultant with over thirty years professional experience including a specialist interest in arboricultural matters.

A1.3 I am required by membership of the above professional bodies to adopt an independent stance in the assessment and presentation of fact and expert opinion.

A2.0 BACKGROUND

A2.1 Application is being made for the residential redevelopment of this site with various trees present mainly beyond the eastern boundary.

A3.0 THE REPORT

A3.1 I have inspected the trees, assessed the arboricultural impact of the proposals and this report includes details together with my comments.

A3.2 In Section B I provide information on the trees, consider the impact of the proposed development on the trees in Section C and provide a construction methodology as part of an arboricultural protection method statement in Section D with a Tree Protection Plan attached to the rear of this report.

A3.3 As will be seen from this report, the trees can be fully protected against damage; and whilst there will be some impact on light levels from nearby trees at their full mature size, this will not be excessive and the proposed houses and gardens will be free of shade for the majority of the day. As such, the proposals are acceptable as far as arboricultural impact is concerned.

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SECTION B – DESCRIPTION

B1.0 INTRODUCTION

B1.1 The site is disused land used in the past as the beer garden for the former Longbow Public House.

B1.2 Details of the various trees growing in, and adjacent to, the site are provided in the appended tree schedule with a tree plan showing the locations at the rear of this report.

B1.3 A public footpath runs along the eastern boundary outside the site.

B2.0 THE TREES

B2.1 The sycamore A is a young maturing tree growing in the south-east corner adjacent to the Barnsley Road boundary and is a prominent tree in the local landscape which adds to the visual impact of the tree group B.

B2.2 The tree group B is a row of young maturing birch, lime, oak and sycamore trees growing outside site on the east side of the 4 m wide tarmac public footpath with this group as a whole being prominent in the local landscape.

SECTION C – ARBORICULTURAL IMPACT ASSESSMENT

C1.0 INTRODUCTION

C1.1 In this section the potential impact of the development proposals on the trees is discussed.

C1.2 This assessment takes into account the recommended minimum distances to construction activity as set out in BS5837:2012 *Trees in relation to design, demolition and construction* expressed in root protection area distances (RPA) as set out in the British Standard.

C2.0 THE PROPOSED DEVELOPMENT

C2.1 It is proposed to construct 5 town houses with associated infrastructure with access for the site for construction and subsequent occupation being via a new access off Darfield Walk.

C2.2 The potential impact of the various elements of the proposed development on the trees is set out below.

C3.0 TREE RETENTION

C3.1 The sycamore A is to be retained and fully protected during the works.

C4.0 HOUSE CONSTRUCTION – *Tree A*

C4.1 At its closest point, the block of townhouse Units 3, 4 and 5 at 14 m distance is well outside the 4.2 m root protection area of the sycamore A allowing 2 m high metal weld mesh fencing to be erected at the perimeter of the root protection area before any site works commence.

C4.2 As such, the tree can be fully protected against damage and there will be no impact on the sycamore A as a consequence.

C5.0 HOUSE CONSTRUCTION – *Tree group B*

C5.1 The tree group B is separated from the site by a 4 m wide tarmac footpath of a sufficiently robust construction to have acted as at least a partial constraint to root development in this direction.

C5.2 There are no stress lines in the tarmac or other signs to indicate significant rooting under the path, and it is my view that roots from tree group B are likely to be absent from the site.

C5.3 As such, there will be no root damage as a result of construction activities inside the site and there will be no impact on the tree group B as a consequence.

C6.0 SERVICES

C6.1 All services can be laid along the new drive off Dartree Walk and there will be no impact on the trees as a consequence

C7.0 TREE PROTECTION

C7.1 The sycamore A can be fully protected throughout the works with 2 m high weld mesh tree protection fencing, pegged and braced against movement erected at the perimeter of the 4.2 m radial root protection area of this tree before any site works commence; all as indicated on the Tree Protection Plan and detail drawing attached to the rear of this report.

C7.2 The existing boundary fencing separating the site from the tarmac footpath and the trees beyond provides effective protection to the tree group B.

C7.3 Provided the Construction Methodology set out in Section D is implemented, the trees will be fully protected and there will be no impact as a consequence.

C8.0 SITE ACCOMMODATION

C8.1 The site is of sufficient size to allow site accommodation, materials storage and contractors parking to be provided inside the site outside the root protection area of the sycamore A.

C9.0 LEVEL CHANGES

C9.1 No level changes are proposed inside the root protection area of the sycamore A.

C10.0 SOIL STRIPPING

C10.1 No soil stripping is proposed inside the root protection area of the sycamore A.

C11.0 FOUNDATION DESIGN

C11.1 To minimise any potential for future problems, foundation design should take into account the trees and hedges both retained and removed, including future growth in relation to the soil type; and include for any trees and shrubs to be planted.

C12.0 PROXIMITY

C12.1 Occasional minor pruning may be required in the future to keep Unit 3 free of contact with tree branches from trees in tree group B at their mature sizes.

C13.0 LIGHT

Sycamore A

C13.1 The 14 m clearance between the sycamore A and the rear corner of Unit 3 is sufficient to allow adequate light to the rear of the houses and to the rear gardens. There will be some shading at maturity in the first part of the day but this will gradually clear to leave the house and garden free of shade from early afternoon onwards; and the impact on light is acceptable as a consequence.

Tree Group B

C13.2 The Unit 1 house and garden will suffer some shade from the tree group B at maturity in the morning but the shade will quickly clear to leave the house and garden free of shade for the greater part of day; and the impact on light is acceptable as a consequence.

C13.3 The Unit 3 house and garden together with part of the Unit 4 house will suffer shade at maturity from the tree group B in the morning but this will quickly clear to leave the houses and gardens free of shade for the greater part of day; and the impact on light is acceptable as a consequence.

SECTION D - ARBORICULTURAL IMPACT METHOD STATEMENT

1.0 Introduction

1.1 This Method Statement is informed by the Arboricultural Impact Assessment contained in Section C of the Tree Report.

1.2 Reference should be made to the attached Tree Protection Plan for the location of measures set out in this Method Statement.

1.3 This Method Statement sets out the measures to be adopted to avoid tree damage whilst permitting development as per the plans.

1.4 These measures apply for the entirety of activity on the site.

2.0 Construction Methodology

2.1 The phases of construction here are :-

Tree work
Tree protection fencing
Enabling works including site preparation
Building construction
Landscaping

2.2 These phases should be completed in the order set out above.

2.3 Access for the tree works is to be via the existing access off Barnsley Road.

2.4 Access for construction is to be via the new entrance created off Dartree Walk.

3.0 Tree Work

3.1 As there will be no access to the tree area once the tree protection fencing has been erected, the pruning works set out in the attached Tree Works Schedule should be completed before any other works begin on site.

3.2 The pruning work should be carried out by an appropriately trained and equipped tree works contractor holding the relevant certificates of competence and insurance; and all works should be carried out in accordance with BS3998:2010 *Tree Works*.

3.3 All arisings should be removed from site and no fires should be lit.

4.0 Tree Protection

4.1 Ground containing tree roots requires protection against impact, soil stripping, compaction and other forms of damage which may otherwise be occasioned during the works.

4.2 After the pruning work, and before any other work begins on site, erect 2 m high metal weld mesh fencing in the location shown on the attached Tree Protection Plan.

4.3 The feet are to be firmly pegged to the ground and the panels are to be bolted and fully braced on the tree side to prevent movement; all as per BS5837:2012 *Trees in relation to design, demolition and construction* and the attached extract drawing from the British Standard.

4.4 Printed, laminated notices are to be attached on the site side of each fence panel saying

"Protected Tree Area – No Access"

5.0 Enabling Works including Site Preparation

5.1 Once the tree protection fencing has been erected and inspected for adequacy, the new site access can be constructed together with contractors parking and materials storage areas, and site accommodation including welfare can be delivered to site.

5.2 All site accommodation, parking, materials and any retained top soil storage is to be outside the fenced tree protection area.

5.3 For the avoidance of doubt, there is to be no soil stripping or any other works in the fenced tree protection area.

5.4 The site manager is entirely responsible for ensuring that the general site management measures for tree protection set out later in this statement are implemented during this phase of the works.

6.0 House Construction

6.1 Construct houses including remaining infrastructure as per the Planning Permission.

6.2 The site manager is entirely responsible for ensuring that the general site management measures for tree protection set out later in this statement are implemented during this phase of the works.

7.0 Landscape Works

7.1 At the end of house construction, with the tree protection fencing still in place, landscape works including eg. soil spreading and mechanical cultivation should be carried out.

7.2 Once this has been done and machinery removed from the area, the tree protection fencing can be dismantled and removed.

7.3 The edges of the spread soil can then be married-in by hand using landscaper rakes with the existing ground level inside the previously protected area.

7.4 Any cultivation of the previously protected area should be by hand using a pedestrian rotovator to a maximum depth of 150 mm prior to seeding or turf laying.

7.5 For the avoidance of doubt, there is to be no access to the tree protection areas for any machinery of any kind other than lighter pedestrian-operated equipment once the tree protection fencing has been removed.

8.0 General Site Management

8.1 The measures set out below are to be implemented during all phases of the development.

Deliveries

8.2 All delivery access for construction should be via the new access off Dartree Walk.

Deliveries storage

8.3 All materials should be off-loaded and outside the fenced tree protection area.

Banksman

8.4 Where boom-operated machinery is being used near trees, including overhanging branches, a banksman should be employed to prevent contact.

Vehicle washing

8.5 Any vehicle washing should be in the north-western part of the site ie. well away from the eastern boundary to avoid any wash-off onto the public path and trees beyond.

Fuelling

8.6 All fuel should be stored in the western part of the site ie. well away from the fenced tree protection area and the trees beyond the eastern boundary.

8.7 All refuelling should take place in the western part of the site ie. well away from the fenced tree protection area and the trees beyond the eastern boundary.

Services

8.8 Services should be laid entirely outside the fenced tree protection area and additionally shall not run down the public path beyond the eastern boundary.

Fires

8.9 No fires of any kind including workmen's' braziers should be lit.

Tree Protection Fencing

8.10 The site manager should undertake daily checks of the tree protection fencing to ensure that it is maintained in an effective and serviceable condition and that any defects are immediately rectified.

9.0 Management Responsibility

9.1 The site manager is responsible for ensuring that the measures set out in this Method Statement are implemented in full and that no tree damage occurs.

9.2 The site manager is responsible for liaising with the arboriculturalist as and when appropriate.

9.3 The site manager is responsible for ensuring that all workers on site including those employed by sub-contractors are aware of the measures required to protect the trees.

9.4 The site manager is responsible for ensuring that all workers on the site abide by this Method Statement.

10.0 Changes to the Method Statement

10.1 If changes are required to this Method Statement these should be discussed and agreed with the arboriculturalist who will then agree the changes with the Council Tree Officer in writing before any changes are implemented on site.

11.0 Breaches of the Method Statement

11.1 Any breaches of the Method Statement should be reported to the arboriculturalist who will investigate whether any tree damage has occurred and prepare a report for the Client and Council including recommendations for any remedial action required.

APPENDIX A

KEY

TREE	Code letter
SPECIES	Common name
DBH	Diameter at breast height in cm
SP	Radial spread at the four cardinal points
HT	Overall height in m
AGE	Age stage :- Y, young; EM, early maturity; M, mature; LM; late maturity; S, senile; D, dead
SL	Estimate of remaining useful safe life in years
DESCRIPTION	Description
RECOMMENDATIONS	Work required
COMMENTS	Any further comments
	BS5837:2012 Tree Quality Assessment Category BS5837:2012 Root Protection Area distance in m

Notes.

1. In so far as can be determined from a basic ground inspection at this time of year, all trees are apparently in a healthy condition with reasonable vigour except where stated otherwise.

2. In so far as can be determined from a basic ground inspection at this time of year, all trees are apparently in a sound condition generally free of decay except where stated otherwise.

3. Dimensions of trees outside the property are by eye; & off-site trees have not been inspected by me for safety.

TREE	SPECIES	DBH	SP	HT	AGE	SL	DESCRIPTION	RECOMMENDATIONS	COMMENTS
A	Sycamore	35	N 3 E 5 S 6 W 6	11	M	30+	Young maturing tree; minor dead wood in crown	Deadwood/ crown clean Crown lift/ tip back over pavement & path Tip back from road edge	Increasingly prominent in local landscape BS 5837 Cat : B (2) BS 5837 RPA : 4.2 m
B	Tree Group						Row of young trees including birch, lime, oak & sycamore trees beyond 4 m wide tarmac path	No work required site side of boundary	Increasingly prominent in local landscape BS 5837 Cat :A/B (2)(group) BS 5837 RPA : outside site

Dartree Walk Tree Works Schedule

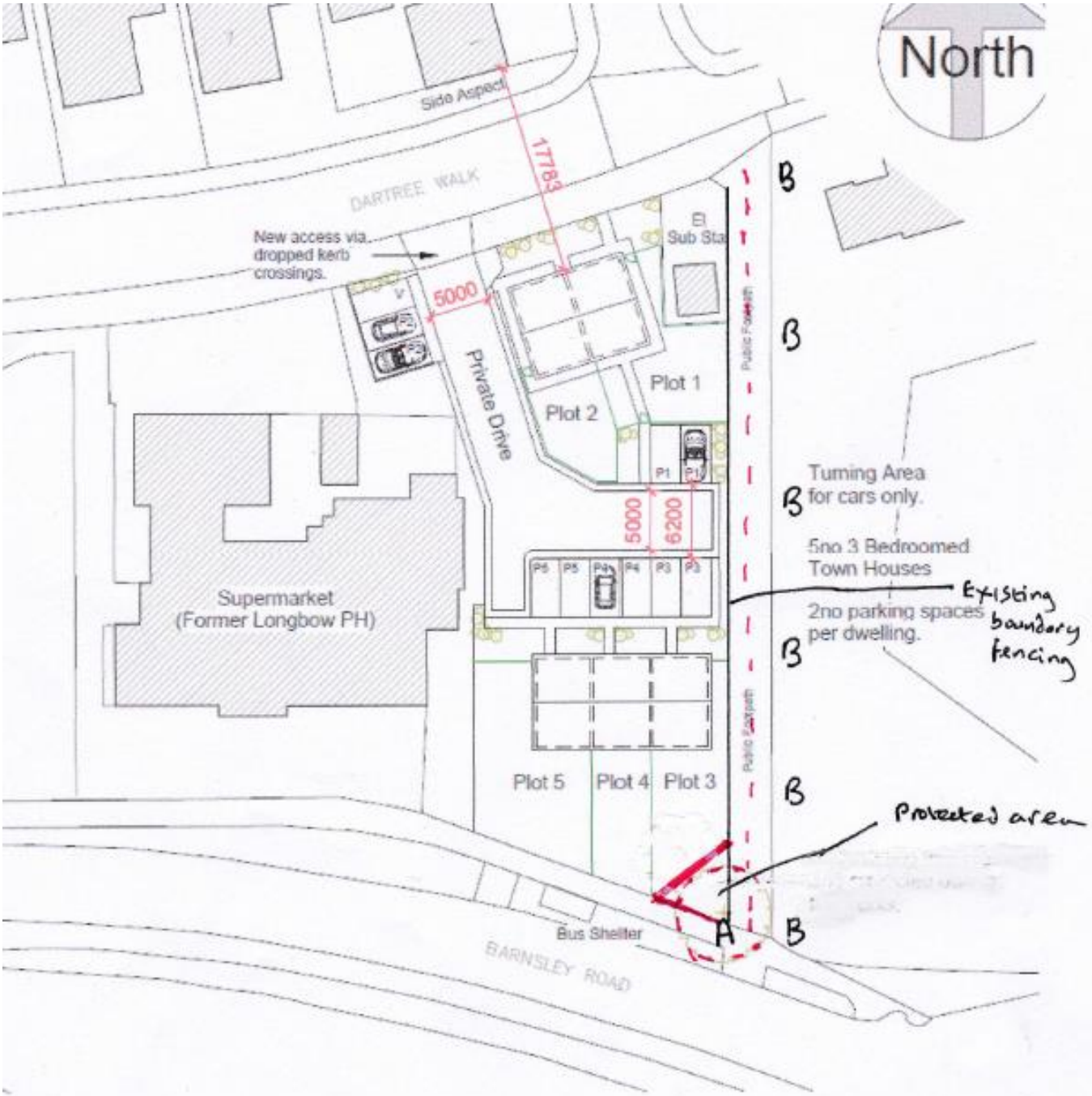
Sycamore A	Deadwood/ crown clean
	Crown lift/ tip back over pavement & path
	Tip back from road edge
Tree Group B	No work required site side of boundary

The pruning work should be carried out by an appropriately trained and equipped tree works contractor holding the relevant certificates of competence and insurance.

All works should be carried out in accordance with BS3998:2010 *Tree Works*.

All pruning work is to be back to suitable growth points.

All arisings should be removed from site and no fires should be lit.



Proposed Site Plan
Scale: 1 : 500

0m 5 10 15 20 25
Scale 1:500

- - Root protection area (as adjusted for assumed impact of path on root development)

— 2m high metal weld mesh tree protection fencing erected before any site works begin.

FOR ALL DETAILS SEE SECTION D OF TREE REPORT