

ENVIRONMENT

Land at Barnburgh Lane
Goldthorpe

Arboricultural Impact Assessment

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Banburgh Lane
Goldthorpe

Arboricultural Impact Assessment

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1. INTRODUCTION

Introduction and Background

- 1.1 This report contains an Arboricultural Impact Assessment in support of an application for development of land at Banburgh Lane, Goldthorpe (hereafter referred to as 'the Site').
- 1.2 This report has been produced to provide supporting information to the application for a residential development of the site which will include the erection of up to 95 residential dwellings, along with hard and soft landscaping, open space provision, drainage provisions and the construction of an access road from Banburgh Lane to the South.
- 1.3 The site at present comprises a ploughed arable field to the east of Goldthorpe, lined by boundary hedging on its south and west sides. An unsealed agricultural vehicle access point is situated along its southern extent and a hard surfaced pedestrian walkway runs north to south at its western extent. Ground levels slope gently downwards from the north western corner to the east of the site. A wooded parcel of land sits to the north and further arable land to the east, west and south. A small area of wetland is situated at the south eastern tip of the site and this is sparsely covered with young, low quality self-set trees, scrub and brambles.
- 1.4 The proposed development plan is shown in the Tree Impacts Plan (TIP) at **Appendix 2**.
- 1.5 A tree survey of the site in accordance with BS5837:2012 was carried out in January 2022, with the results outlined in this report at **Appendix 3**.
- 1.6 The above report was produced to support the design of the proposed development. As part of this survey the relevant qualitative tree data was recorded in order to assess the condition of the existing trees, their constraints upon the prospective development and the necessary protection and construction specifications required to allow their retention as a sustainable and integral part of the completed development. Information is given on condition, age, size and indicative positioning of all the trees, both on and affecting the site. This is in accordance with the British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

Objectives

- 1.7 The objectives of the report are to provide information and advice on potential conflicts between the existing trees on Site and the proposed development. The information contained in this assessment has been drawn from the current design layout.

Trees Within the Site

- 1.8 Trees included within this survey comprised 11 individual trees, four tree groups and three hedgerows; details of which are included in the tree survey schedule at **Appendix 3** and the Tree Constraints Plan (TCP) at **Appendix 1**. The following provides a summary of that surveyed:

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- No individuals or tree groups were classified as Category A; otherwise termed as high value.
- 1 tree was classified as Category B: being of moderate value.
- 7 individual trees, 3 tree groups and 3 hedgerows were classified as Category C, or low value.
- 3 individual trees and 1 tree group was classified as Category U. It is recommended that these trees be removed due to ucondition, irrespective of the planning proposals .

2. ARBORICULTURAL IMPACT ASSESSMENT

Introduction

- 2.1 The Arboricultural Impact Assessment outlines the potential impacts the development will have on the existing trees both on and in the near vicinity of the site. The implications are discussed in terms of below ground constraints and above ground constraints.
- 2.2 The report sets out a series of recommendations prior and during construction that will ensure impacts to trees are minimised. In summary, the proposal, through following these recommendations, will have a very limited overall impact on the site's existing tree stock and is therefore recommended to planning.

Development Proposal

- 2.3 The proposal is for the development of the site into residential use, with the erection of up to 95 residential dwellings, along with associated landscaping, construction of access roads, open spaces and drainage.

Trees to be Removed.

- 2.4 The only notable vegetation identified for removal to facilitate this scheme is a linear corridor of small diameter self-set stems within the tree group G7; to allow for the installation of a new pedestrian access route in the eastern corner of the plot. Group G7 is a category C2, self-sown collective which comprises ash, goat willow, hawthorn and sycamore. The individuals within said group are poorly formed in arboricultural terms and pose no great significance in their landscape and/or habitat value be it as individuals or as a collective. Other than this, only T8 and T9 goat willow are to be removed to allow for new surfacing. These are particularly poor examples of their species due to their historical management.
- 2.5 It is considered that the loss of this young collective can be suitably mitigated through a suitable replanting plan; that is in line with the proposed development and as part of the wider landscaping scheme for the site. All tree removals must be mitigated for by replacement tree planting, to a suitable replacement ratio and as agreed with the LPA.
- 2.6 All other significant trees and tree groups are to be retained, integrated into the future site layout and suitably protected throughout the development.
- 2.7 As detailed above, 4 trees and/ or tree groups on site have been identified as Category U. These specimens are recommended for removal due to poor condition; arising from a decline in their physiological and/or structural condition and should be removed irrespective of the development proposals.

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Excavations within the RPA

- 2.8 A modest incursion into the RPA of T17 will be needed due to the excavation for and construction of access hard surfacing. The subject oak tree is relatively young, vigorous and reasonably expected to remain viable and tolerate the proposed incursion, with limited, if any notable long-term negative effects expected; subject to the correct working methodology and mitigation measures being employed. These measures can be detailed in a Method Statements.
- 2.9 Aside from the above considerations, all RPAs of retained trees will remain suitably protected throughout the development.

Pruning to retained trees.

- 2.10 No pruning works are required to facilitate this scheme other than the minor crown lifting of retained specimens within the group G7; trees that will eventually line the proposed pedestrian walkway. Crown lifts of trees lining the pathway to 3.00m above ground level is proposed. It is a reasonable specification in the context of the future site layout and would not be at detriment to the trees within.

Boundary Fence Installation

- 2.11 Boundary treatments should generally be designed so as to avoid the need for the removal of existing trees and avoid construction within RPAs. Where installation within RPA is unavoidable, suitable mitigation measures must be employed, i.e. the use of hand dig methodology and micro siting of fencing.

Hard Surfacing Installation

- 2.12 Hard surfacing has generally been designed as to avoid construction within RPAs. However, in 1 case, this has been unavoidable. The scheme requires hard surface installation within the RPA T17, a category B oak tree (see TIP at **Appendix 2**) to facilitate a shared access driveway and vehicular parking spaces. This incursion amounts to approx. 28.6 % of the total RPA. It is recommended that this area of surfacing be constructed using a 'no dig' methodology and cellular confinement, load spreading system to avoid damages to roots and the rooting environment below it's eventual wearing surface. It is also recommended that a suitable programme of arboricultural monitoring and/or supervision of works be carried out to avoid tree damages associated with construction works in this area.
- 2.13 Subject to the above being employed within the RPA of T17, the level of encroachment into the trees' rooting zone is considered acceptable as it is a relatively modest proportion of total RPA and the lost area of RPA can be compensated for in surrounding unmade ground which is contiguous with the RPA.
- 2.14 Published references suggest healthy trees tolerating up to 30-50% root severance in general (Coder, Helliwell and Watson in CEH 2006). **"In practice 50% of roots can sometimes be removed with little problem**, provided there are vigorous roots elsewhere. Inevitably, this degree of root loss will temporarily slow canopy growth and even lead to some dieback" (Thomas 2014). Clearly, it is not the purpose of this report to sanction

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impacts to test a tree's physiological tolerance, where the guidance recommends the avoidance of impact / RPA encroachment as the default position. However, it has not proved possible at the design stage to avoid such encroachment altogether, and in that regard, the project arboriculturist has determined that the retained trees can remain viable in the scheme before planning.

Ground Level Changes within the RPA

- 2.15 It is not envisaged at this stage that there will be a need for ground level changes within the RPA of retained trees and any grade changes are considered to be achievable without the need for encroachment within the RPA of any retained tree.
- 2.16 If however in the future, grade changes are identified as being required within the RPA the following guidelines must be followed;
- Under no circumstances must the ground level be lowered within the RPA. As the majority of roots are located within the top 600mm of soil, any lowering will sever roots and must therefore be avoided.
 - Raising of levels by up to 150mm is not considered to have a significant impact upon the RPA where loose soils with a high sand content are added. These must not be compacted down and remain loose and aerated to allow continual movement of air and water through to the existing soil volume. Turf or seed may then be laid over any added soils.
 - The use of rotavators must not occur within the RPA of retained trees. Scraping of existing vegetation may occur through machinery with a flat edge bucket to scrape the top 50mm of grass/vegetation. Machinery is acceptable here as it will provide a level and controlled removal of vegetation. Where machinery is used, this must be carried out under the supervision of an arboriculturist.

Underground Utility/Service Provision Installation

- 2.17 At present the exact location of new underground services is not known. It is however unlikely, due to the location of the trees in relation to the construction zone that installation of underground services will be required within the RPA of retained trees and that services can be routed from existing service provision.
- 2.18 In the event that services have to breach an RPA they will be constructed in accordance with the guidance provided in the National Joint Utilities Guidance document NJUG 4. No service shall be positioned within 1m of the tree stem.
- 2.19 Where possible, it should be proposed to use the existing services into the site and keep all services outside the RPA. Where this is not possible, trenchless installation should be the preferred option for service installation. However, if this is not feasible, any excavation must be carried out by hand in accordance with the guidance provided in the National Joint Utilities Guidance document NJUG 4.

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Shading from Trees

- 2.20 It is not anticipated that there will be any significant shading cast from retained trees upon any dwelling. The project architect has incorporated these trees and their eventual future growth habits into the layout at design stage.

Post Development Pressures

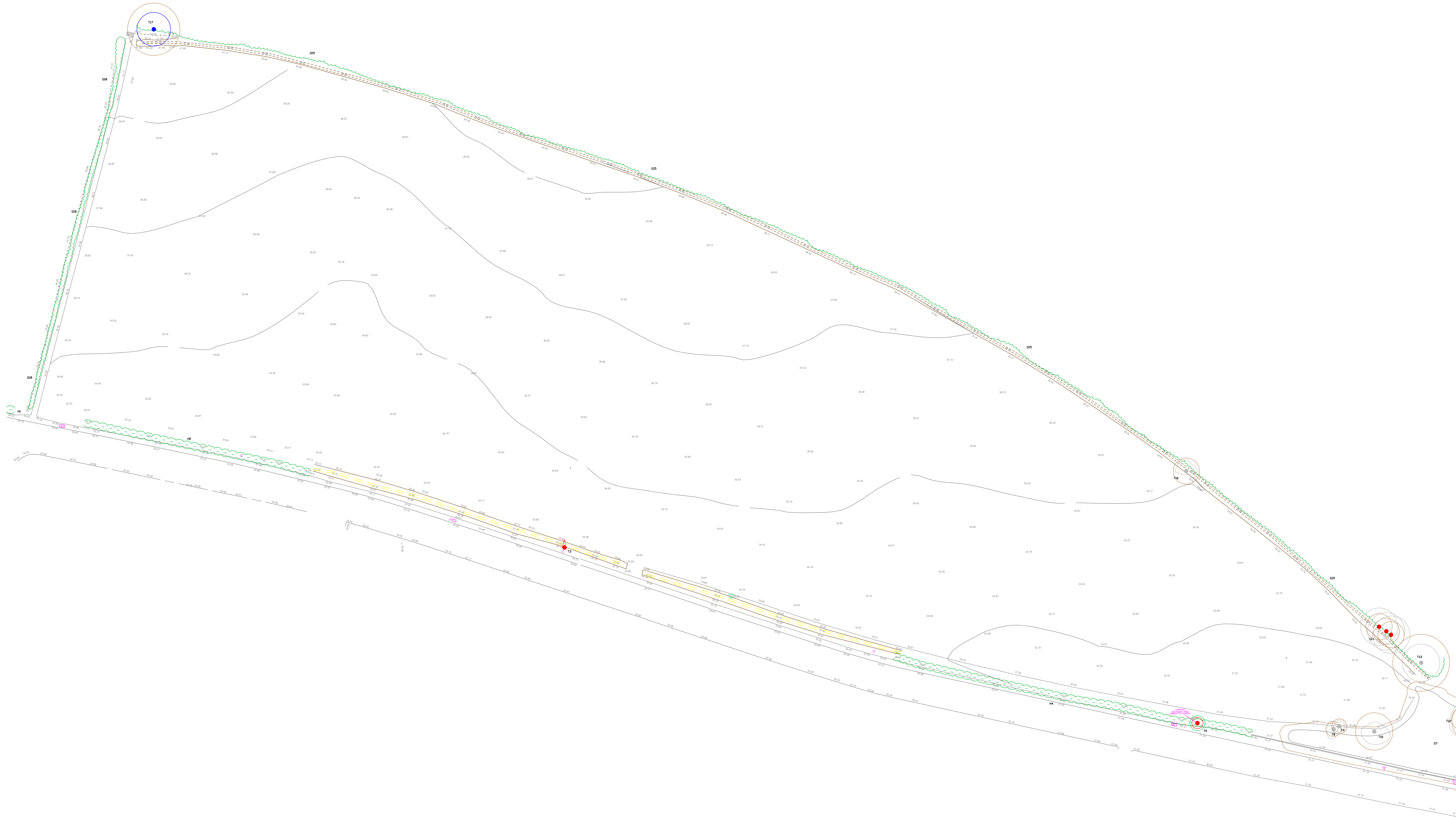
- 2.21 The discussed impacts and mitigation methods have been provided to allow an acceptable relationship between the development and existing trees; that will not cause future conflict and reduce future pressures on retained trees.
- 2.22 The processes of construction are unlikely to have a detrimental effect upon the long-term health of the retained trees assuming recommendations made within this Arboricultural Impact Assessment and the subsequent Method Statement are adhered to at all times.

3. GENERAL RECOMMENDATIONS FOR DEVELOPMENTS WITH TREES

- 3.1 Any trees which are in close proximity to the proposed development should be protected with a Tree Protection Barrier (TPB). Protective barrier fencing should be installed immediately following the completion of the tree works, remaining in situ for the entire duration of the development unless otherwise agreed in writing by the Council. It should be appropriate for the intensity and proximity of the development, usually comprising steel, mesh panels 2.4m in height ('Heras') and should be mounted on a scaffolding frame (shown in Fig 2 of BS5837:2012). The position of the TPB can be shown on plan as part of the discharge of conditions, once the layout is agreed with the planning authority. The TPB should be erected prior to commencement of works, remain in its original form on-site for the duration of works and be removed only upon full completion of works.
- 3.2 The use of heavy plant machinery for building demolition, removal of imported materials and grading of surfaces should take place in one operation. The necessary machinery should be located above the existing grade level and work away from any retained trees. This will ensure that any spoil is removed from the RPAs. It is vital that the original soil level is not lowered as this is likely to cause damage to the shallow root systems.
- 3.3 Any pruning works must be in accordance with British Standard 3998:2010 Tree work [BS3998].
- 3.4 Numerous site activities are potentially damaging to trees e.g. parking, material storage, the use of plant machinery and all other sources of soil compaction. In operating plant, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use.
- 3.5 It is vital that current soil condition is maintained within the RPA of retained trees. Effects on bulk density of the soil from construction activity and the quality of the soil can impact on the trees severely as the roots have adapted to the current conditions of the soil.

APPENDICES

APPENDIX 1: Tree Constraints Plan



- Notes**
1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
 2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
 4. Any discrepancies noted on site are to be reported to the engineer immediately.

Key Plan

Legend

KEY

Tree Crown Spread
Root Protection Area (RPA)
Tree Stem
T1 Tree No.
Removed Tree

Tree Condition Category

A
B
C
U

Indicative

The surveyed trees are illustrated on this Constraints Plan which is prepared in accordance with British Standard BS5837: 2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'

##	20.02.23	Preliminary Issue	RG	JM
Rev	Date	Details of issue / revision	Drw	Rev

Issues & Revisions

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Client

Project Title
Land at Banburgh Lane, Goldthorpe

Drawing Title
Tree Constraints Plan

Drawn:	RG	Reviewed:	JM
BWB Ref:	Date:	20.02.23	Scale@A0: 1:200
Drawing Status PRELIMINARY			
Project - Originator - Zone - Level - Type - Role - Number			Status S#
			Rev

APPENDIX 2: Tree Impacts Plan



General Notes
Do Not scale off drawing - refer to the tree data schedule for accurate crown spread measurements.
Depictions of tree canopies are based on measurements taken to four cardinal compass points.
No liability of any kind is accepted for any omissions Or inaccuracies in respect of this plan.
The original of this drawing was produced in colour, a monochrome copy should not be relied upon.
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Key

Application Boundary

Trees - Retained
Showing Canopy extents, category colour and tag number (with category).

Trees - Removed
Showing Canopy extents, category colour and tag number (with category).

Category A
Trees of high quality with an estimated remaining life expectancy of at least 40 years.

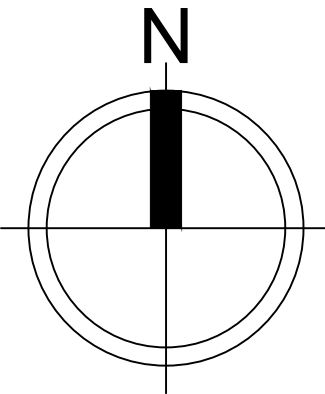
Category B
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.

Category C
Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm.

Category U
Trees in such a condition that they can not realistically be retained as living trees in the context of the current land use for longer than 10 years.

Tree Groups
Shown as dashed centre/boundary line. Colour represents category (see above)

BS 5837:2012 Root Protection Area



Drawing Title

Tree Impacts Plan

Client

Site/Project

Land at Banburgh Lane, Goldthorpe

Scale/Sheet

1:250 - A0

Date

22/02/2023

Drawing No

LDP4285/TIP

Rev

0

Drawn By

RG

Chkd By

JM

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APPENDIX 3: Tree Survey Schedule

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				N	S	E	W									
H1	Hawthorn, Elder	EM	4	1	1	1	1	0	150av	Norm	Fair	20+	Linear screening hedge, historically topped @2m. Now grown out to 4m. Infrequent elder within	None	C2	1.8av
H2	Hawthorn, Ash, Elder, Blackthorn	EM	1.75	0.5	0.5	0.5	0.5	0	100av	Fair	Fair	10+	Linear boundary hedge, under management and cyclically flailed	None	C2	1.2av
T3	Hawthorn	SM	2	0.5	0	0.5	1	0	100	Norm	Fair	>10	Historically topped @2m. Growing up behind lamp, limited long term potential. Not on topo	None	U	1.2
H4	Hawthorn, Blackthorn	EM	1.5	0.5	0.5	0.5	0.5	0	100av	Fair	Fair	10+	Linear boundary hedge, under management and cyclically flailed. Some individuals ivy clad.	None	C2	1.2av
T5	English Elm	SM	5	1.5	1.5	1.5	1.5	1	180, 100,100	Dead	Dead	>10	Self-set dead tree behind lamp post	Fell tree	U	N/A
T6	Common Ash	SM	9	1.5	2	1.5	1.5	1.5	170,150, 120,100	Poor	Fair	>10	Multi stemmed, in decline & showing symptoms of advanced ash dieback. Not on topo.	Fell tree	U	N/A

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				N	S	E	W									
G7	Common Ash, Hawthorn, Sycamore, wild rose	SM; EM	12av	1.5	1.5	1.5	1.5	1	200av	Fair	Fair	20+	Stand of relatively young and poor-quality self-set individuals lining wetland area. Some semi mature ash trees at east of stand showing symptoms of ash dieback. Most other individuals drawn up in form and of similar dimensions	Monitor condition of ash trees annually and remove reactively as and when condition dictates	C2	2.4av
T8	Goat Willow	SM	4	2	2.5	1	2	0	170ARF	Fair	Poor	10+	Bifurcated @0.3m, Flailed on north side of crown, poor resulting form	None	C2	2
T9	Goat Willow	SM	4	1.5	1.5	1.5	1.5	0.5	100,110, 70 ARF	Fair	Fair	10+	3 stems from base, flailed on north side and topped at 1.75m, poor form	None	C2	1.97
T10	Goat Willow	SM	11	2.5	3.5	4	4	1	190av	Norm	Fair	20+	Multi stemmed at base, congested habit, flailed on north side, minor deadwood & included bark	None	C1	5
T11	Common Ash	EM	14	5	5.5	5	3.5	1	330, 320	Fair	Fair	10+	Bifurcated @ base. Forming joint crown with adjacent ash. Not on topo. Small ash with ash dieback @ base growing up through crown. Infrequent deadwood	Monitor condition annually, fell small ash stem at base	C1	5.5

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				N	S	E	W									
T12	Common Ash	EM	14	5.5	3.5	0	3.5	1	180,170	Fair	Fair	10+	Forming joint crown with adjacent ash. Not on topo. Sporadic deadwood. Small ash with ash dieback @ base growing up through crown.	Monitor condition annually, fell small ash stem at base	C1	2.97
T13	Common Ash	EM	14	5	5	5	5	2	300,300, 190,180, 400	Fair	Fair	10+	Old coppice regen. Multi stemmed with included bark @0.5m. Symptomatic of early ash dieback, sporadic deadwood, poorly formed	Monitor condition annually	C1	7.67
G14	Common Ash	EM	14	5	5	5	5	1.5	290av	Fair	Poor	>10	Linear stand of erratically formed ash, stem in middle of group is decayed out and hollow@1.6m . All other stems poorly formed. Symptoms of ash dieback noted prolific deadwood especially on west side	Fell decayed stem. Monitor condition of ash trees annually and remove reactively as and when condition dictates or if site use changes	U	3.48
G15	Hawthorn, Common Oak, goat willow, sycamore												Dense thicket of boundary vegetation behind earth bank. Rooted offsite but some crowns overhang application site modestly, flailed on south side. Infrequent self-set individual oaks within	None	C2	1.8av

No.	Species (Common Name)	Age Class	Height (m)	Crown Spread (m)				Crown Clearance (m)	Stem Diameter (mm)	Physiological Condition	Structural Condition	Estimated Remaining Contribution (Years)	Comments	Recommendations	Retention Category (Sub Category)	RPA (m)
				N	S	E	W									
T16	Common Oak	SM	8	3	1	3	3	1	290	Norm	Good	40+	Single standing young self-set specimen, flailed on south side. Good future potential	None	C1	3.48
T17	Common Oak	EM	12	4.5	4.5	4.5	4.5	2.5	300av	Norm	Fair	40+	Multi-stemmed habit, of middling and squat form. Lining old railway bridge and behind palisade fence. Not on topo	None	B2	7.05
G18	Hawthorn	M	7	1.5	1.5	2	3	2.5	200av	Fair	Fair	10+	Linear grown out hedgerow of early mature to mature specimens. Decay present at bases of some individuals and old pruning wounds beginning to degrade. General crown bias to W. Prolific deadwood. Single moribund tree in middle of group	Remove any dead stems and static deadwood >25mm dia	C2	2.4

Key

- No. – Tree/group reference number, to be recorded on tree survey plan where necessary.
- Species – Common Names.
- Age Class – Young (Y), Young Mature (YM), Middle Mature (MM), Mature (M), Over Mature (OM).
- Height – Overall height of tree in metres.
- Crown Spread – In meters taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).
- Crown Clearance – in meters above adjacent ground level to inform on ground clearance, crown stem ratio and shading.
- Stem Diameter – In millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope of the tree base) or immediately above the root flare for multi-stemmed trees. * Denotes estimated measurement where access to stem was restricted.
- Physiological Condition – e.g. Good (G), Fair (F), Poor (P) and Dead (D).
- Structural Condition – e.g. collapsing, the presence of decay and any physical defect.
- Estimated remaining contribution – in years e.g. less than 10, 10-20, 20-40, more than 40.
- Recommendations – Including further investigations of suspected defects that require more detailed assessment and potential wildlife habitat. All tree work is based on current tree condition and the existing land use and will include work such as hazard abatement, encroachment pruning, thinning of groups/woods and good arboricultural practice.
- Retention Category (Sub-Category) – U or A to C, to be recorded in plan on the tree survey plan where possible.
- RPA – Root Protection Area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations, in sqm. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.
- NOD – No obvious defects

APPENDIX 4: Classifications Description

Cascade Chart for the Quality Assessment (Taken from BS5837:2012 Table 1, Page 9)				
Category and Definition	Criteria (Including Subcategories Where Appropriate)			Identification on Plan
	1 Mainly Arboricultural Qualities	2 Mainly Landscape Qualities	3 Mainly Cultural Values, Including Conservation	
TREES UNSUITABLE FOR RETENTION				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse including those that will become unviable after removal of other category U trees (e.g. 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 or irreversible overall decline. Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low-quality trees supressing adjacent trees of better quality. <i>Note: Category U trees can have existing or potential conservation value which it might be desirable to preserve.</i>			See Appendix 3
TREES TO BE CONSIDERED FOR RETENTION				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran or trees or wood pasture).	See Appendix 3

Cascade Chart for the Quality Assessment (Taken from BS5837:2012 Table 1, Page 9)				
Category and Definition	Criteria (Including Subcategories Where Appropriate)			Identification on Plan
	1 Mainly Arboricultural Qualities	2 Mainly Landscape Qualities	3 Mainly Cultural Values, Including Conservation	
<p>Category B</p> <p>Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	<p>Trees that might be included in Category A, but were downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.</p>	<p>Trees present in numbers, usually growing groups or woodlands, such that they attract a higher collective rating than they might attract as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.</p>	<p>Trees with material conservation or other cultural value.</p>	<p>See Appendix 3</p>
<p>Category C</p> <p>Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of <150mm</p>	<p>Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.</p>	<p>Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.</p>	<p>Trees with no material conservation or other cultural value.</p>	<p>See Appendix 3</p>

