



**IAIN TAVENDALE F.Arbor.A.**

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ARBORICULTURAL CONSULTANT

## ***Arboricultural Impact Assessment***

***Site;***

***Proposed Residential Re-Development; Windy  
Ridge, Dark Lane, Barnsley.***

***Client:***

***Mr & Mrs S Gibbins***

**June 2016**

## **Tree Survey and Methodology**

A full tree survey of the site was prepared and submitted on the 25<sup>th</sup> May 2016 all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

A detailed topographical survey has also been prepared for the site on to which all relevant tree survey information has been imported.

The survey was undertaken from ground level. No excavations were carried out or soil or root samples taken. Where a more detailed assessment / inspection of a particular item was deemed necessary it has been noted in the survey schedule. No aerial inspections or invasive probings or drillings have been undertaken.

Retention values were evaluated following guidance within Table 1 of BS5837 – ‘Cascade Chart for Tree Quality Assessment.’ This specifies four main categories.

1. *CAT A – Trees of high quality with an estimated remaining life expectancy of at least 40 years whereby they could make a substantial long term contribution to the area.*
2. *CAT B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years that are still of sufficient quality to make a substantial contribution to the area.*
3. *CAT C – Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. All items within this category could be retained but would not be expected to impose a significant constraint on development.*
4. *CAT U – Trees in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. They may however have existing or potential conservation value which it might be desirable to preserve.*

Management recommendations have been indicated where considered appropriate and necessary to promote tree health and viability and maintain an acceptable level of safety in respect of existing site conditions and the knowledge that some development is proposed.

## **General Description of Site and Surroundings**

The site and surroundings are readily discernible from submitted plans, proposed layouts and Google images.

In respect of arboricultural issues, the only major trees that exist are located to the eastern end of the site away from any proposed demolition and reconstruction.

Various smaller, semi ornamental species exist to either side of the access drive and in random locations around the garden but all such material is of comparatively low quality, limited future potential and unlikely to be suitable for legal protection.

Trees are visible from public areas outside the site in particular, those items fronting on to Dark Lane and the footpath running down the northern boundary of the site.

Views of the site and trees from other areas are limited and frequently therefore any aspects are limited to the upper canopies of the trees.

An inspection of the site and consideration of the submitted tree survey will indicate that the significant trees are in the mature age category with the ornamental / semi ornamental species being somewhat younger.

Soils within the area and / or the site have not been analysed however, the successful establishment of trees within the area indicate soils are probably within the neutral to acid range and not waterlogged. The size and growth rates of the larger tree population also suggest that soils are reasonably fertile and the local micro climates relatively mild and / or sheltered.

### **Description of Proposed Development**

Again, all such issues have been fully addressed in the submitted plans.

The layout and relevant tree information are indicated on the proposed Site Plan prepared by Design Associates Dwg. No:588.04 and the submitted Tree Survey.

### **Designation Relating to Trees**

The current legal status of the trees within the site are not know although as stated previously, many items are of a size, condition and species that would not merit inclusion within any TPO.

The potential effect of development on trees whether statutorily protected or not is however a material consideration that is taken into account in dealing with planning applications.

Although items can be afforded statutory protection, such orders impose no duty on the owners of the trees and woodlands affected to carry out pruning or other maintenance, either to any particular standard or at all.

This must be a matter for the owners' decision, subject to the duties laid upon him or her by the common law. If a local authority wishes to encourage such works to be carried out, it must do so by permission, through the offer of grants or possibly by the imposition of conditions on consents.

### **Current Situation**

At present all trees identified exist within the curtilage of a residential property where management has been very limited in recent times and appears to have only been implemented as and when necessary to abate nuisance and simply control the trees and bushes by regular and hard pruning.

The location of the major trees to the eastern boundary has created a spacious, open environment across the rest of the site with good sunlight availability that has permitted householders to develop relatively formal gardens with well-tended lawns.

## **Implications of Development**

### **1. Direct Loss of Trees.**

To physically demolish the existing structure and construct the proposed new dwelling does not require the removal of any trees.

*There will therefore be only a neutral impact upon the local environment.*

### **2. Indirect Loss of Trees**

To create useable garden environments, maximise health and safety and facilitate management of boundaries there are no losses of trees proposed:

*There will therefore be only a neutral impact upon the local environment.*

### **3. Major Pruning of Trees.**

There are no proposals to reduce or otherwise significantly prune trees so that there will be a visible change in their appearance.

*There will therefore be only a neutral impact upon the local environment.*

## **Indirect Impacts on Trees**

For improvements to the clearances over the access drive there are potential impacts on two groups, the removal of the garage base may impact upon one item and demolition / construction could impact upon several items;

| <b>BS5837 CAT</b>           | <b>TREE No'S</b>                             | <b>TOTAL</b>                           |
|-----------------------------|----------------------------------------------|----------------------------------------|
| Cat – A<br>High Quality     | None                                         | 0                                      |
| Cat – B<br>Moderate Quality | None                                         | 0                                      |
| Cat – C<br>Low Quality      | Part G5 & Part G7,<br>T1 & T4, T5 &<br>G3/G4 | Part of 4 groups<br>and 3 individuals. |
| Cat – U<br>Poor Quality     | None                                         | 0                                      |

Any potential harmful impacts can be readily mitigated by utilising appropriate methodologies all of which can be readily conditioned and enforced by the Local Authority and implemented by the developer.

#### Discussion.

Any submitted Statement to identify the methodologies for the improvements to the access road, widening and provision of passing places would be expected to follow guidance within BS5837:2012 Trees in relation to design, demolition and construction – Recommendations Section 7.4.2. et al.

- Any pruning to trees overhanging the access drive can be simply raised by light formative pruning without causing significant harm Their future viability will therefore be assured.
- The garage base can be readily broken up and removed from existing hard standing and the new gravel surfacing laid without causing disturbance to the theoretical root protection area of T1 or any adjacent material even if it had extended beneath the existing garage base.
- Tree protection fencing can be erected around T4, T5 and groups G3 & G4 to avoid impacts although, all construction and demolition will be from the front / north of the building footprints and unlikely to extend down the bankings towards adjacent trees.
- No other trespass into areas of existing vegetation would be expected, required or reasonably necessary.

Effectively therefore, any potential harmful impacts can be effectively resolved.

*By the implementation of such good practices and methodologies all retained trees will be secured and there will be a neutral impact upon the local environment..*

#### Indirect Development Impacts.

As indicated in the tree survey, some pruning and minor clearances will be required to improve the quality of retained specimens, maximise health and safety, and promote the long term integrity of the treescape.

Such actions could however be considered necessary, and reasonable regardless of development, the land being within the curtilage of a dwelling with an extended garden environment.

All such works will in general have minimal impact on the visual amenity of the area when viewed from public areas outside the site.

By being in accordance with good arboricultural and silvicultural practices they will however promote the long term viability of the treescape.

*The implementation of such management will therefore have a moderate beneficial impact.*

It would be expected that the requirement for an Arboricultural Method Statement be conditioned to any approval for development within the site. Such a document as detailed in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations would be appropriate to the proposals and would be expected to typically address the following issues:

- Protection to all retained trees before any materials or machinery are brought onto the site and before any demolition, development, or stripping of soil commences.
- Removal of existing structures and hard surfacing.
- Installation of new hard surfacing.
- Specialist foundations, installation techniques, floor levels and similar.
- Retaining structures.
- Storage compounds and temporary services.
- Auditable / audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.
- Contact details for all relevant parties.

*The provision of such a Method Statement will ensure that there are neutral / negligible impacts on the retained treescape.*

### **Proximity of Trees to Structures.**

The properties have been designed and located so that the main habitable sections of the dwellings are located at a reasonable distance from retained trees

The major retained trees by being to the approximate east of the proposed development will cast only minor shade across parts of the useable garden environments during parts of the day. Direct sunlight will however be readily available across the main garden area and the new dwelling.

The locations of the dwelling, internal layouts and gardens have all been specifically considered as part of the design process to avoid potential conflict.

Adequate space around the dwelling to retained trees has also been achieved to permit natural development and avoid the need for frequent pruning.

In respect of seasonal nuisances: leaf fall, fruit, honeydew or similar, conflicts would not be expected. However, if any issues do arise these can be addressed in the detail design stage and the use of non-slip paving, provisions of leaf guards or grills on gutters and gullies, provision of access and means of maintenance or similar can all be incorporated.

All such issues are fully in accordance with the guidelines and advice contained within BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

Effectively therefore, there will be no significant indirect impacts that would compromise the future viability of retained trees and the indicated management will significantly enhance the quality and viability of retained stock.

#### Services

Services into or out of the site would be expected to follow existing routes thereby avoiding retained trees and their expected root protection areas.

Should new services be required these will be fully assessed and if necessary any excavations will be undertaken manually or alternative techniques such as drilling or thrust boring utilised.

No material harm will therefore be caused by the provision of services.

#### Potential Root Damage to Infrastructure

Site investigations will determine foundation specifications and no damage by the action of tree roots on any shrinkable soils would therefore be expected.

#### Construction/Implementation

The proposal drawing indicates that all construction works are outside expected root protection areas and reasonable clearances can be afforded to erect protective fencing and permit necessary access.

In respect of tree protection, in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations: Figure 1, once the feasibility and planning/design section is complete and Scheme Design Approvals are obtained from Clients and Regulatory bodies, the detailed/technical design stage should be implemented.

This will resolve any tree protection proposals; agree all utility apparatus locations, routes and arboricultural methodologies, provide schedules for tree works and identify tree protection measures and include them on all relevant documents.

### Post Construction

Should development proceed, trees will be managed to create acceptable levels of safety. Such actions will also promote tree health and viability and will maximise the potential of the treescape.

By the garden areas becoming more formal it would also be expected that a more detailed management regime will be established than that which currently exists which again, will benefit the treescape.

Some items may be lost in the future due to age, suppression, proposed management or whatever but, it would be expected that all such operations would be agreed or consented by the Local Planning Authority and replanting encouraged or conditioned.

It is reasonable to conclude therefore that as a result of the proposed development the site would be significantly improved which in turn would both enhance and maximise the future viability of the existing treescape.

### Conclusions

From the foregoing comments and observations it can be reasonably concluded that the retained treescape can be easily and securely protected and retained.

Indirect impacts have been shown to be minimal and the design of the dwellings and layout has evolved from consideration of retained trees so as to provide a desirable juxtaposition.

Services have been similarly considered together with drainage.

Tree protection can be readily afforded in accordance with all good guidance and construction implemented without entering root protection areas or having a detrimental impact on retained items.

In conclusion therefore, there are no significant arboricultural implications related to these proposals, however there will be benefits that will enhance the appearance and value of the site to the benefit of the local environment.

**Iain Tavendale F.Arbor.A**

**June 2016**