

**ARBORICULTURAL IMPACT ASSESSMENT
LAND AT BRIGG ROAD, BARTON UPON HUMBER**

CONTROL SHEET

Project No.: BTC3349

Site: Land at Brigg Road, Barton upon Humber, DN18 5DZ

Client: Persimmon Homes

Council: North Lincolnshire Council

Survey Date: 24 October 2025

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DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only.

Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potentially unacceptable risk to persons and/or property has been identified during our survey. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The tree survey and any report information provided is intended as a guide to identify key tree related constraints to site development only. As such, the potential influence of trees upon existing or proposed buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The tree survey information in its current form should not therefore be considered sufficient to determine appropriate foundation depths for new buildings. Accordingly, an updated survey, with reference to the current NHBC Standards Chapter 4.2 - Building Near Trees, must therefore be prepared for the specific purpose of informing suitable foundation depths subsequent to planning approval being granted. The advice of a structural engineer must also be sought with regard to appropriate foundation depths for new buildings.

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Validity: The findings and recommendations contained within this report are, providing its recommendations are observed and the site conditions are retained as per the date(s) of the survey, valid for a period of twelve months from the last survey date. This period of validity may be reduced should there be any changes in factors affecting both the surrounding environment and/or built structures in relative proximity to the trees. The condition of trees should be re-appraised directly, through a site survey, following major weather events such as storms, changes undertaken to the site's conditions, inclusive of demolition and/or ground works, or the removal of existing site vegetation, including trees.

1.0 INTRODUCTION

Terms of Reference

- 1.1 Bowland Tree Consultancy Ltd were instructed to:
- Survey, as individuals or by group, all trees having reasonable potential to affect or to be adversely affected by the proposed development of the site under consideration;
 - Annotate the existing and proposed site plans to produce a Tree Constraints Plan, a Tree Impact Plan and Tree Protection Plan;
 - Prepare a tabulated Tree Survey Schedule based on guidance specified BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations;
 - Evaluate the potential tree related impacts and design conflicts of the proposals, based on the supplied development proposal plan(s);
 - Advise on removal, retention and management options for the trees in the current context, and in the context of the proposed development;
 - Advise on suitable retained tree protection measures required during development and provide an Arboricultural Method Statement; and
 - Produce an Arboricultural Impact Assessment report in regard to the above.

Scope and Purpose of Report

- 1.2 By detailing foreseeable tree related issues this report is intended to assist the Local Planning Authority (LPA), in this case North Lincolnshire Council, in their review of the proposed development and, as such, should be supplied to them in support of the planning application to which it pertains.
- 1.3 Essentially, the report provides an initial analysis of the impacts that the proposed development is projected to have on trees located both within the site and, where practicable, on land immediately adjacent to its boundaries. It also offers guidance on suitable retained tree management and mitigation for projected losses, along with advice on appropriate tree protection measures in the context of the proposed development in accordance with current guidance.

Site Visit, Data Collection and Tree Plans

- 1.4 Further to the instruction it is confirmed that a tree survey was carried out, in accordance with the preceding disclaimer, on 24 October 2025, with all tree data collected on site subsequently set out in the attached tabulated Tree Survey Schedule (TSS) at Appendix One which, for ease of interpretation, should be read alongside the appended BS5837:2012 Table 1.
- 1.5 The survey identified 12 individual trees (prefixed 'T'), ten groups of trees (prefixed 'G'), and six hedges (prefixed 'H'), which have been numbered accordingly on the Tree Constraints Plan (TCP), Tree Impact Plan (TIP) and Tree Protection Plan (TPP), as appended.
- 1.6 The TCP, which details the existing site with the readily definable tree constraints, is based on the topographical survey site plan supplied, whilst the TIP and TPP are based on the development proposal plan supplied. In this regard, both the plans were provided in electronic format by the client, Persimmon Homes, and, for the purpose of this report, we presume the provided plans' details to be accurate.

2.0 STATUTORY PROTECTION IN RESPECT OF TREES AND ASSOCIATED WILDLIFE

Tree Preservation Orders and Conservation Area Designations

- 2.1 The Town & Country Planning Act (1990) (the Act) and associated Regulations empower Local Planning Authorities (LPAs) to protect trees in the interests of amenity by making Tree Preservation Orders (TPOs). The Act also affords protection for trees of over 75mm diameter that stand within the curtilage

of a Conservation Area (CA). Subject to certain exemptions, an application must be made to the LPA in question to carry out works upon or to remove trees that are subject to a TPO, whilst six weeks' notice of intention must be given to carry out works upon or to remove trees within a CA that are not protected by a TPO.

- 2.2 According to North Lincolnshire's website, checked on 02 December 2025, the site does not stand within a CA or contain any trees with an extant TPO within the site boundaries. That said, online information cannot always be guaranteed to be up to date and it is imperative that the presence and extents of any statutory TPO protection be checked and verified directly with the council prior to scheduling or undertaking tree works that are not authorised by a full planning permission granted under the Town and Country Planning Act 1990.

Protected Species

- 2.3 Nesting birds are afforded statutory protection under the Wildlife & Countryside Act (1981) (as amended) and their potential presence should therefore be considered when clipping hedges, removing climbing plants and pruning and removing trees. The breeding period for woodlands runs from March to August inclusive. Hedges provide valuable nesting sites for many birds and clipping should therefore be avoided during March to July. Trees, hedges and ivy should be inspected for nests prior to pruning or removal and any work likely to destroy or disturb active nests should be avoided until the young have fledged.
- 2.4 All bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended). In this respect, it should be noted that it is possible that unidentified bat habitat features may be located high in tree crowns and all personnel carrying out tree works at the site should therefore be vigilant and mindful of the possibility that roosting bats may be present in trees with such features. If any bat roosts are identified, then it is essential that works are halted immediately and that a suitably qualified and experienced ecologist investigates and advises on appropriate actions prior to works continuing.
- 2.5 In turn, any subsequent works carried out in relation to any protected species must be undertaken under guidance from a suitably qualified and experienced ecologist and in strict accordance with the guidance provided in BS42020:2013 - Biodiversity – Code of Practice for Planning and Development and, with regard to bats, in strict accordance with BS8596:2015 - Surveying for Bats in Trees and Woodlands.

Felling Licences

- 2.6 Subject to certain exemptions the Forestry Act (1967) requires that a 'Felling Licence' be obtained to remove growing trees amounting to more than five cubic metres of timber in a calendar quarter. Felling Licences are administered by the Forestry Commission and contravention of the associated controls can incur substantial penalties.
- 2.7 A felling licence is, however, not required for the felling of trees immediately necessary for the purpose of carrying out development authorised by a full planning permission granted under the Town and Country Planning Act 1990.

3.0 THE SITE AND THE SURROUNDINGS

- 3.1 The site under consideration comprises of agricultural fields, bordered by hedgerows and trees. The site is located approximately 1.8km south from the town centre of Barton upon Humber.
- 3.2 There is currently a vehicular access point to the site off Horkstow Road to the north of the site (see TCP).

- 3.3 The site is bordered to the north by Horkstow Road, to the east by Brigg Road, to the south by fields, and to the west by the A15.
- 3.4 According to the topographical survey plan provided, and as detailed on the TCP, ground levels across the site vary by up to approximately 31, metres between the highest point to the northwest, down to the lowest point to the northeast.

4.0 THE TREE POPULATION

- 4.1 As noted previously, a total of 12 individual trees, ten groups of trees, and six hedges were surveyed for the purpose of this appraisal. Detailed tree dimensions and other pertinent information, such as structural defects and physiological deficiencies, are included in the Tree Survey Schedule (TSS) at Appendix One.
- 4.2 In respect of the survey, it should be noted that tree quality is categorised within the existing context without taking any site development proposals into account. However, recommendations for works included in the TSS take both current site usage into consideration and the proposed site development where there are definable development related issues with regard to specific trees.
- 4.3 Under the UK’s planning system trees are a material consideration in the planning and development process. Nonetheless, only trees of a suitable quality and value should be considered a material constraint to development. In this respect the TSS includes a column (‘Cat. Grade’) listing the trees’ respective retention values, where they are rated either ‘A’, ‘B’, ‘C’ or ‘U’, as per BS5837:2012 Table 1 (Appendix One). ‘A’ category trees are those considered to be of ‘high quality’ and, accordingly, the most suitable for retention, whilst ‘B’ category trees are those considered to be of ‘moderate quality’, and ‘C’ category trees are those considered to be of ‘low quality’ with a correlated low retention value. In turn, ‘U’ category trees are those that are considered to be ‘unsuitable for retention’.

Table A: BS5837-2012 Retention Categories of the Surveyed Vegetation

	Ret. Cats.	Tree/Group/Hedge Numbers	Totals
Those of a moderate or high quality that should be afforded appropriate consideration in the context of development	‘A’	-	-
	‘B’	T2, T5, T10, T11 G8* H1	4 Trees 1 Group 1 Hedge
Those of a low quality that should not be considered a significant constraint to development	‘C’	T1, T4, T6, T7, T8, T9, T12 G1, G2, G3, G4, G5*, G6*, G7*, G9, G10 H2, H3, H4, H5, H6	7 Trees 9 Groups 5 Hedges
Those that should be removed for sound management reasons regardless of site proposals or retained for ecological value	‘U’	T3	1 Tree
			12 Trees, 10 Groups & 6 Hedges in total

*Denotes vegetation located on or partially on areas of land outside red-line boundary, and subsequently understood to be under third party ownership

- 4.4 As detailed in Table A, four trees, one group and one hedge were categorised as moderate quality (i.e. ‘B’ category), and seven trees, nine groups and five hedges were categorised as low quality (i.e. ‘C’ category). Additionally, one tree was categorised as unsuitable for retention (‘U’ category), regardless of the proposals, due to various structural and/or physiological reasons.

5.0 THE DEVELOPMENT PROPOSAL AND ITS PROJECTED ARBORICULTURAL IMPACTS

The Development Proposal

- 5.1 As indicated on the proposed site plan and the appended TIP, the proposal is for a c.387-unit (subject to change) residential development with associated infrastructure (see TIP).

- 5.2 Vehicular and pedestrian access points are proposed to the north along Horkstow Road and east of the site along Brigg Road.

Projected Arboricultural Losses Relating to the Proposal

Table B: Projected Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended regardless of development	Total no. of removals
Those of a high quality that should be afforded appropriate consideration in context of development	'A'	-	-	-
Those of a moderate quality that should be afforded appropriate consideration in context of development	'B'	H1 (part)	-	<i>1 part Hedge</i>
Those of a low quality that should be afforded appropriate consideration in context of development	'C'	G9 (part), H2 (part), H3 (part), H6 (part),	-	<i>1 part Group 3 part Hedges</i>
Those that should be removed for sound management reasons regardless of plans	'U'	-	-	-
Totals		<i>1 part group 4 part Hedges</i>		<i>1 part Group & 4 part Hedges in Total</i>

- 5.3 From the information provided to date it is projected that, as detailed in Table B, above, construction of the development as proposed is projected to require the partial removal of four hedgerows and one partial removal of one group.
- 5.4 Following the partial removal of G9, stumps will need to be cut down to ground level only and retained (i.e. not to be removed or ground out with a stump grinder) due to removal of stumps projected to damage encroaching roots from trees T11 and T12.

Compensation for Projected Arboricultural Losses

- 5.5 Although it will be necessary to partially remove parts of four hedges and one partial low quality group in order to develop the site as proposed, it should be noted that the wider site evidently has sufficient space to accommodate a considerable number of new trees and shrubs, of suitable species planted in appropriate locations, as part of a compensatory landscape scheme.
- 5.6 In this respect, an Open Space and Landscape Framework Plan has been prepared by Banks Property inclusive of the planting of a sufficient volume of new specimen trees as feathered, half standard, heavy standard and extra heavy standards, along with a significant number of new hedges and shrubs across the site.
- 5.7 As such, adequate compensatory tree, shrub and hedge planting has been provided as part of the proposed landscaping scheme for the necessary partial hedgerow losses. The adherence to the Landscape Proposal Plan, and assurance of subsequent successful establishment of compensatory tree, shrub and hedge planting can be assured through the imposition of a suitably worded planning condition attached to an approval.
- 5.8 Consequently, any new tree planting or other landscaping works subsequently carried out within and close to retained trees' RPAs, should be carried out in strict accordance with current government guidance.

Biodiversity Net Gain (BNG) and Ecological Mitigation

- 5.9 In regard to the above it is noted that there will be necessary for the application under consideration to meet the applicable Biodiversity Net Gain (BNG) requirements. BNG is a government approach to development designed to ensure that habitats for wildlife are left in a measurably better state than they were pre-development (10% BNG increase), that is mandatory in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

- 5.10 In consideration of the above, it is noted that project ecologists, are to supply a detailed BNG assessment of the development's projected impacts on biodiversity, along with associated compensatory requirements, in support of the planning application.
- 5.11 As such, it will be necessary for the information provided within this report to be supplied to the project ecologist in order that any proposed tree losses can be adequately mitigated through on or off site mitigation in accordance with BNG calculations. Furthermore, it will be necessary for the project ecologist and landscape architects to liaise to ensure the proposed new tree shrub and hedge planting forms suitable mitigation under BNG.
- 5.12 Finally, where tree removals are proposed for development or general management reasons tree parts, such as timber from stems and branches, should be retained on site as standing and fallen deadwood in appropriate locations where possible to form part of ecological mitigation on site.

Retained Trees in Relation to the Development Proposals

- 5.13 From the plans provided it was also identified that elements of the proposals encroach within a number of trees that are proposed for retention, with resultant associated potential to impact upon the roots and/or canopies of some of the applicable retained trees.
- 5.14 The proposed road will require excavation for the foundations which encroach into the RPA of T12, with a total encroachment of approximately 9% total coverage of the total RPA. Similarly, the proposed footpath will require excavation for the sub base which encroaches into the RPA of T4, and trees within G10 and G4 with a total encroachment of up to approximately 9% total coverage of the total RPA. Pruning back of these roots is concluded to be acceptable due to the structural and physiological insignificance these roots will possess due to such minimal encroachment.
- 5.15 Whilst some minor encroachment may have occurred, the roots are considered likely to be of smaller diameter, and relatively insignificant in relation to maintaining the overall structural and physiological condition of the trees. As such, minor pruning works to any such roots, if/where required, is not projected to cause any significant long term structural and/or physiological impacts to retained trees, providing this is undertaken in accordance with the details set out at Table C, overleaf.
- 5.16 Where the proposed footpath is considered to significantly conflict with the RPAs of trees on site, no dig construction in the form of cellular confinement system is proposed, to be undertaken in accordance with Table C, below.

Special Design, Construction & Protection Considerations in Relation to Retained Trees

- 5.17 The appraisal identified that there are a number of site development works proposed in close proximity to and within the RPAs and canopies of various retained trees, mainly the proposed footpath and potential landscaping works, as detailed on the TIP. Nonetheless, it should be noted that such works are permissible under current industry guidance (i.e. BS5837:2012), providing that they are planned and implemented whilst affording a suitable level of protection to the trees in question, such as through the use of appropriate working methods and procedures.
- 5.18 As such, it will subsequently be necessary to ensure that the identified trees above are suitably protected in strict accordance with BS5837:2012 through the use of special working procedures, construction methods, and protection measures, the aspects of which are given in Table C, below. In turn, as also detailed in Table C, it will be necessary for the responsible applicable professional(s) to provide further detailed information regarding the proposed works and the special measures to be utilised, the provision of which can be assured through the imposition of a suitably worded condition attached to a planning approval.

Table C: Elements of Proposal with Potential to Impact Upon Trees and Subsequent Special Measures Required

Element of Proposal with Potential to Impact Upon Retained Trees	Applicable Tree(s)	Proposed Special Measures	Relevant BS5837 Section(s) to be Adhered to	Information Required for Provision and Relevant Specialist(s)*
Excavation for road and footpath foundations	G4, G10, T4, T12	Excavation for foundations of road and footpath should be dug by hand tools only under arboricultural supervision, with careful pruning back of roots which may have grown underneath into site area	7	Project arboriculturist to supervise excavation and any discovered roots to be pruned back to the extent of excavation
Installation of proposed footpath connection using 3D Cellular Confinement Systems	T5, T6, T7, T8, G4	Proposed footpath within RPAs to be constructed using a 'no dig' 3-dimensional cellular confinement system on existing ground levels in order to avoid ground excavation and/or compaction and subsequent root loss and damage	7.4	Contractor responsible for footpath construction to provide the following: 1. Details of proposed finished levels in comparison to existing levels; and 2. Method statements for footpath installation
Implementation of new landscaping, inclusive of tree and shrub planting, within retained trees' RPAs and canopies	Various	Any landscaping to be carried out within and close to retained trees' RPAs should be undertaken in strict accordance with guidance detailed in section 8 of BS5837:2012	8	Landscape Contractor to provide detailed method statement with regard to their work processes and procedures in relation to tree protection

*All documentation and information supplied by the stated professional(s) should afford a suitable level of protection for the tree(s) under consideration in accordance with BS5837:2012

5.19 It is emphasised that specific details of demolition, working methods and construction details will be required to be discussed with applicable contractors to ensure successful tree retention. Such contractors have not been appointed at the preapproval stage and subsequently construction details will need to be considered as part of a subsequent discharge of conditions, to ensure tree protection is assured.

5.20 Consequently, in order to ensure adequate protection of retained trees then any special working methods and or protection measures for the proposed development have been included in the development specific Arboricultural Method Statement and Tree Protection Plans appended to this report, the adherence to which can be conditioned to a planning approval.

6.0 RECOMMENDATIONS FOR SUCCESSFUL TREE RETENTION IN THE CONTEXT OF DEVELOPMENT

Root Protection Areas and Construction Exclusion Zones

6.1 Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, thereby keeping the trees' root zones free from disturbance. Consequently, the RPA distances, as detailed in the TSS (see 6.2) and on the TIP, give an idea of the on-site below-ground constraints in respect of tree roots and assist in planning for appropriate tree retention in relation to feasible development.

6.2 The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the TIP.

6.3 With regard to CEZs the design, materials and construction of the fencing should be appropriate for the intensity and type of site construction works, should conform to at least section 6.2 of

BS5837:2012, and should be secured by the imposition of a suitably worded planning condition. A default Temporary Protective Fencing Specification is included at Appendix Two.

Underground Utilities and Drainage

- 6.4 The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).
- 6.5 To date, no service plan showing proposed service and/or drainage runs has been provided in respect of the development under consideration. Nonetheless, the proposed site plan provided indicates that, if correctly planned, there should be sufficient space to run the services and drainage outside the RPAs of retained trees. In turn, in order to ensure that this advice is adhered to, the provision of a service plan, with all service runs and drainage routed outside retained tree RPAs, can be conditioned to a planning approval.

Arboricultural Method Statement and Tree Protection Plan

- 6.6 Government guidance recommends that, where considered expedient by the LPA, an Arboricultural Method Statement (AMS) and a Tree Protection Plan (TPP) be prepared detailing special mitigation construction issues in relation to the development under consideration. Essentially, the AMS and TPP describe and detail the procedures, working methods and protective measures to be used in relation to retained trees in order to ensure that they are adequately protected during the construction process.
- 6.7 An AMS and TPP have been produced and are appended to this report to ensure that the retained trees are adequately protected throughout the development process. The adherence to the appended AMS and TPP can be conditioned to a planning approval.

7.0 OTHER RECOMMENDATIONS

Non-Development Related Tree Works and Recommendations

- 7.1 Any general management pruning works for retained trees that are stated to be non-development related, as detailed in the TSS, are recommended in accordance with prudent arboricultural management and should therefore be carried out regardless of any site development proposals and potential changes in land usage. All tree works should be carried out in accordance with BS3998:2010 - Tree Work – Recommendations.

Tree Work Related Consents

- 7.2 No tree pruning or removal works should commence until necessary consents have been obtained from the LPA as part of a planning approval or in respect of any statutory tree protection.

Arboricultural Contractors

- 7.3 All tree works should be carried out by suitably qualified and experienced arboricultural contractors carrying appropriate public liability insurance cover and be implemented to the minimum current CE and UK industry standards and in accordance with industry codes of practice. Only certificated personnel should, in accordance with The Control of Pesticides Regulations, apply any pesticides.

Contractors and Subsequently Identified Tree Defects

- 7.4 Tree contractors should be made aware that, should any significant tree defects become apparent during operations that would not have been immediately obvious to the surveyor, then these should be notified immediately to the client and the tree consultant.

New Tree Planting

- 7.5 All tree planting at the site should be carried out in accordance with BS8545:2014 Trees: from nursery to independence in the landscape – Recommendations, and in accordance with the guidance detailed in section 5.6 and Table A.1 of BS5837:2012. In turn, a requirement for these works to conform with the current guidance can be conditioned to a planning approval.

Landscaping Within and Close to Retained Trees' RPAs

- 7.6 Any landscaping carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in section 8 of BS5837:2012. As is the case with 7.5, above, a requirement for these works to conform with the current guidance detailed in BS5837:2012 can be conditioned to a planning approval.

Retained Tree Management

- 7.7 Under the Occupiers' Liability Act (1957 & 1984), site occupants have a duty of care to take reasonable steps to prevent or minimise the risk of personal injury and/or damage to property from any tree located within the curtilage of the land they occupy. In turn, it is accepted that these steps should normally include commissioning a qualified and experienced arboriculturist to survey their trees in order to identify any risk of harm to persons or damage to property that they may present and, where unacceptable risks are identified, taking suitable remedial action to negate those risks.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 12 individual trees, ten groups of trees, and 6 hedges were surveyed in respect of a proposed development at the above site
- 8.2 Four trees, one group and one hedge were categorised as moderate quality, and seven trees, nine groups and five hedges were categorised as low quality, whilst one tree was categorised as unsuitable for retention regardless of the proposals.
- 8.3 An appraisal of the proposal documentation provided to date identified that, excluding trees considered unsuitable for retention regardless of the proposals, construction of the development as proposed will require the partial removal of one moderate quality hedgerow and partial removal of one low quality group and three low quality hedges.
- 8.4 Although removal of parts of four hedges and one group is required in order to develop the site as proposed, the TIP indicates the proposed layout includes sufficient space for extensive new tree and hedge planting as a component of a high quality landscaping scheme.
- 8.5 In regard to the above it will be essential for the information provided within this arboricultural report to be supplied to the relevant parties undertaking the overall BNG assessment of the application (in this case the project ecologist) in order that existing biodiversity considerations relating to the trees on site are assessed and any tree impacts of the development, and subsequent impacts to biodiversity, are duly considered and compensated.
- 8.6 Elements of the proposals are projected to be within or in close proximity to retained trees, and subsequent specialist working methods have been detailed in order to minimise the potential negative impacts of these works upon retained trees.
- 8.7 Accordingly, in order to ensure adequate protection of retained trees a suitably detailed Arboricultural

Method Statement and Tree Protection Plans have been appended to this report, the adherence to which can be conditioned to a planning approval.

- 8.8 It is emphasised that specific details of demolition, working methods and construction details will be required to be discussed with applicable contractors to ensure successful tree retention. Such contractors have not been appointed at the preapproval stage and subsequently construction details will need to be considered as part of a subsequent discharge of conditions, to ensure tree protection is assured.
- 8.9 Finally, it is emphasised that all site works must be carried out in strict accordance with any advice and recommendations made by the project ecologist where applicable and, in turn, in accordance with current government guidance relating to biodiversity, wildlife and development, and it may therefore be necessary for the project arboriculturist and ecologist to converse on these matters as part of the planning process.

REFERENCES

- BS8545:2014 - Trees: From Nursery to Independence in the Landscape – Recommendations. BSI British Standards, London.
- BS3998:2010 - Tree Work - Recommendations. BSI British Standards, London.
- BS5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendations. BSI British Standards, London.
- National House Building Council (2017). NHBC Standards Chapter 4.2 - Building Near Trees. NHBC, Amersham.
- National Joint Utilities Group (2007). Volume 4: NJUG Guidelines For The Planning, Installation And Maintenance Of Utility Apparatus In Proximity To Trees (Issue 2) – Operatives Handbook.

APPENDICES

