Arborclimb Consultants

Arboricultural Impact Assessment and Method Statement

BS 5837:2012 Trees in relation to design, demolition and construction- Recommendations

Project: Land At Les Ager Drive Haverhill Suffolk
Report: P42jrFeb23FV02_AIA
Date: February 2023

QA

Land At Les Ager Drive Haverhill Suffolk CB9 0BS– Arboricultural Impact Assessment and Method Statement

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CONTENTS

1.0 EXECUTIVE SUMMARY

1.1 Arborclimb Consultants were commissioned by Aries ADP Limited to undertake a tree survey and prepare an Arboricultural Impact Assessment and Method Statement for the site known as Land At Les Ager Drive Haverhill Suffolk CB9 0BS, within West Suffolk Council, to the BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations methodology.

1.2 This document presents the findings of the tree survey and has been produced to support an application for the development of a new residential building of multiple occupancy (HMO) providing 6 No. residents' rooms and a communal area.

1.3 The details of the Arboricultural Impact Assessment and Method Statement have also been specifically drawn up in response to the outcome from the pre application report issued by West Suffolk Council (PREAPP/22/258), on the 21 October 2022.

1.4 A visit was made to the site on 5 December 2022 to survey trees and hedges following guidance in BS5837. The crowns and stems were inspected from the ground using the 'Visual Tree Assessment' (VTA) method; no invasive techniques were used at this stage.

1.5 The Tree Schedule (Appendix 2) contains details of all surveyed trees falling within the scope of this report, with a summary of the BS5837 tree categories given in Table 1.1.

Table 1.1 BS5837 Tree survey categories

Category	Individual Trees	Tree Group / Hedge	Total
A	0	0	0
B	2	0	2
C	2	3 (inc. 1 hedge)	5
U	2	0	2
Total	6	3	9

1.6 An assessment of the potential below and above ground impacts of the proposed development and recommendations to help avoid, minimise or compensate for these impacts are outlined within this report.

1.7 As a result of the constraints assessment of the proposed development against the surveyed trees, only H9 is shown as removed. This then as result significant conflict with the proposed building footprint and its construction. All other surveyed trees are then shown as retained with no requirement for arboricultural works identified, other than the suggestion to sever the ivy the ivy from T1 to T4.

1.8 Overall, in recognising the need to mitigate the identified removal of H9, (despite its limited arboricultural and visual amenity value), the proposed landscaping plan will include the low level replanting of this area post construction.

1.9 Finally, an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) have been produced detailing any proposed tree protection measures to ensure retained trees are adequately managed and protected throughout the construction phase.

2.0 INTRODUCTION

OVERVIEW

2.1 Arborclimb Consultants were commissioned by Aries ADP Limited to undertake a tree survey and prepare an Arboricultural Impact Assessment and Method Statement for the site known as Land At Les Ager Drive Haverhill Suffolk CB9 0BS, within West Suffolk Council.

2.2 This document presents the findings of the tree survey and has been produced to support an application for the development of a new residential building of multiple occupancy (HMO) providing 6 No. residents' rooms and a communal area.

2.3 A site visit was made by Arborclimb Consultants on 5 December 2022 to survey all trees within and adjacent to the site following the approach set out in BS5837.

2.4 As required by the British Standard, an Arboricultural Impact Assessment and Method Statement have been undertaken to evaluate the constraints to the development (and its construction) from the existing trees both on and adjacent to the site using information gained from the BS5837 Tree Survey.

2.5 The methodology followed to complete the survey and prepare this report is provided in Appendix 1. Full details of the surveyed trees can be found in the Tree Schedule (Appendix 2). The Tree Constraints Plan (Appendix 3) presents the locations, crown spreads, root protection areas (RPAs) and BS5837 Categories of the surveyed trees against proposed layout.

SITE DESCRIPTION

2.6 The application site is located off a private road, known as Les Ager Drive, close to the centre of Haverhill. It is adjacent to, but not within, Haverhill's Conservation Area.

2.7 To the south west of the site are a row of trees which, while not the subject of individual TPO's, are considered to have amenity value, providing softening and screening of views into the conservation area.

2.8 The application site measures circa 0.02ha, with principal dimensions of 26.7m long and 8.1m wide. It is located to the rear of a large, 2.5 storey property known as No.5 Wratting Road. Formerly a large single dwelling, No.5 Wratting Road now functions as HMO accommodation and is owned by the applicant.

2.9 The site's northeast boundary (to Les Ager Drive) comprises a 6ft tall close boarded fence; to the south west is a small hedge. A former garage is located at the northwest end of the site. This small building is currently used by the applicant for storage. The southeast boundary is coincident with the rear wall of No.5 Wratting Road.

2.10 The site is surrounded on all sides by residential houses and gardens.

3.0 TREE SURVEY METHODOLOGY

TREE LEGAL PROTECTION

3.1 Trees within West Suffolk Council may be protected under the Town & Country Planning Act by a Tree Preservation Order (TPO) or by virtue of being within a Conservation Area.

3.2 A TPO makes it an offence to wilfully damage or destroy a protected tree and written permission from the Council must be obtained prior to undertaking any works to the tree. Similarly, if any stem on any tree in a Conservation Area is larger than 75mm diameter when measured at 1.5 metres above ground level it is automatically protected and required by law to notify the Council of any proposed works.

3.3 To determine whether any of the trees are protected by TPOs a search of the readily available data on Councils website was undertaken. Additionally, the website map was reviewed to identify any local Conservation Areas that would add additional protection to the trees.

GEOLOGICAL CONDITIONS

3.4 A review of the readily available Geology of Britain interactive map by the British Geological Society was undertaken to identify the bedrock geology and superficial deposits at the site.

SITE VISIT

3.5 A site survey was undertaken on 5 December 2022 to survey trees, hedges and vegetation following guidance in the British Standard. The crowns and stems were inspected from the ground using the 'Visual Tree Assessment (VTA)' method; no invasive techniques were used at this stage.

3.6 The survey followed the methodology outlined in BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

3.7 The site visit was undertaken in wet and raining weather conditions with trees in partial leaf. Full details on the methodology can be found at Appendix 1.

LIMITATIONS

3.8 This report includes information on only the trees that were inspected and the condition they were observed in at the time of survey. The condition of trees can change, and as such any findings from this report should be held valid to inform for purposes of development for no longer than 12 months from the survey date. No guarantee can be given for the structural integrity of any trees on site as a full hazard assessment has not been made.

3.9 There were no significant constraints to the assessment, with all trees being fully accessible to survey.

4.0 RESULTS OF SURVEY

TREE LEGAL PROTECTION

4.1 A review of West Suffolk Council's Tree Preservation Order (TPO) data (available from www.westsuffolk.gov.uk), has confirmed that none of the surveyed trees are designated with TPO's or fall within a Conservation Area, (with the nearest then being the Haverhill Queen Street CA to the south of the site), as shown in Figure 4.1.

4.2 Accordingly, there is no additional legal protection covering any of the trees within the scope of this report.

Figure 4.1. Conservation Areas (green dots), TPO's (green hatch), Development Area (red hatch)

GEOLOGICAL CONDITIONS

4.3 The BGS interactive map indicates the underlying geology to be Lewes Nodular Chalk Formation and Seaford Chalk Formation – Chalk, with superficial deposits River Terrace Deposits - sand and gravel.

4.4 It is recommended that a geotechnical specialist / structural engineer undertake a detailed soil investigation to determine the actual underlying geology and Plasticity Index which may then inform foundation design. The design of any new planting and landscape proposals should be based upon a soil analysis which considers the pH and nutrient composition of localised conditions.

LOCAL PLANNING POLICY

4.5 With full details of the relevant Planning Policy given in Appendix 5, the overriding considerations for the application are considered to be Policy DM17 (subsection C), as set out within the West Suffolk Council Joint Development Management Policies Document (February 2015), as detailed below.

Policy DM17: Conservation Areas

Proposals for development within, adjacent to or visible from a Conservation Area should:

c. retain important natural features such as open spaces, plot divisions, boundary treatments, and trees and hedges, which contribute to the special character of the area;

SITE VISIT

4.1 In line with the BS5837 guidelines, 6 trees, 2 tree groups and 1 hedge section were identified either on the boundary or directly adjacent to the proposed development site. The following section should be read as a summary description of the onsite trees with full details given in the Arboricultural Data Tables (Appendix 2), together with their respective BS category ratings.

4.2 Surveyed trees within and directly adjacent to the site boundary included a mix of species, life stages and condition, with BS5837 Categories ranging from B to U.

4.3 The most notable in terms of both their arboricultural value and in terms of visual amenity, are then the Category C T1, and Category B T3 Sycamores that (along with the declining Category U T2 Sycamore and T4 Prunus trees), form the main body of the tree line adjacent to the site within the land to the west. It is though noted that the measured crown and calculated RPA areas of all four trees do not cross over the western site boundary.

4.4 It is further noted that all four trees to a greater or lesser extent are now becoming increasing smothered in ivy from the base through into the crown area, that is both creating unnecessary shading as well as threatened their future heath.

4.5 The remaining off site trees included within the survey are generally a mix of self-seeded specimens of moderate arboricultural value however do provide important visual amenity value throughout that local rear garden areas. These are though sufficiently well-spaced so not to present concerns of over shading to either the site or neighbouring properties.

4.6 Finally, H9 is the only surveyed on site tree group, and is a formally planted line of Prunus sp. that have been felled at the semi mature stage to form a low-level hedge section of very low arboricultural value other than providing basic site perimeter demarcation.

5.0 ARBORICULTURAL IMPACT ASSESSMENT

INTRODUCTION

5.1 The Arboricultural Impact Assessment (AIA) is drawn up based on the identified constraints of the existing on and off-site trees and groups/hedges, on both the proposed development. This takes into account both the above and below ground constraints of these trees both in their current form and from their future growth (where relevant).

5.2 Expanding on this it details any works to either the trees or the design proposals required to mitigate these constraints or undesired impacts of trees on buildings and/or buildings on trees.

SITE LAYOUT

5.3 Proposals and existing drawings provided for the assessment of the potential constraints that exist include:

Existing layout/ topographical survey (drawing ref. 32094IPLS-01-02A); and

Proposed layout (drawing ref. 21040-03a&04a Planning App).

TREE REMOVALS

5.4 Of the 9 trees, tree groups and hedges within and/or adjacent to the Site development area, the proposed development requires the removal of 1 Category C tree hedge, with all remaining trees then retained within the context and layout of the proposed development. Table 5.1 below lists all proposed tree removals.

Table 5.1 Proposed tree removals

Category	Quantity	Tree ref and reason for removal
A	0	No Cat. A trees included within the survey.
B	0	All trees are to be retained.
C	1 hedge	H9. In significant conflict with the proposed new building footprint and required construction area.
U	0	All trees are to be retained.
Total	1 (Category C)	

5.5 It was noted from the survey that the G9 hedge section (shown as removed), is of limited arboricultural value as a result of both its poor form and from a distinct lack of best practice hedge management with regards to pruning/trimming procedure.

5.6 Given it currently forms the existing Site boundary with the adjacent land to the west, it will be replaced as part of site landscaping.

DEVELOPMENT FACILITATION PRUNING

5.7 With the stated removal or Gx, no requirement for facilitation pruning has been identified.

DEVELOPMENT WITHIN ROOT PROTECTION AREAS (RPA'S)

5.8 The provisional root protection areas for all site trees have been calculated via the methodology set out in BS5837 and are shown in the Tree Constraints Plan (Appendix 3).

5.9 In terms of providing constraints information for any future development, providing an accurate root zone is of great significance, as this defines the area that cannot be generally constructed over or disturbed without bespoke foundation and/or site design considerations.

5.10 Where it is considered that existing buildings or subterranean structures are likely to have formed a barrier to root spread, the calculated RPA as shown on the Tree Constraints Plans can be modified to show this, whilst maintaining a similar total rooting area away from the obstacles.

5.11 With consideration to the above approach to presenting accurate RPA's, as presented on the Tree Constraints Plan (Appendix 3) and the Tree Protection Plan (Appendix 4), it is concluded that none of the surveyed trees (post removed of H9), are constrained by the development proposal.

New or Modified Hard Standing

5.12 With the RPA's of retained trees shown not to encroach onto the site development area, no impacts from any site hard landscaping have been identified.

Installation of subterranean utilities

5.13 Given the destructive impacts that trench excavation can have on tree roots and the subsequent physiological and structural life of trees, all subterranean utility lines have been designed to avoid the RPA's of retained trees, having then been routed within Les Agar Drive and therefore utilising existing utility run space.

OVERSHADING AND NUISANCE

5.14 Any potential shading concerns should be considered within the context of the positive amenity and environmental benefits that the retained trees will provide for the Site and the surrounding area. This then brought into focus in policy terms by Policy DM17 of the West Suffolk Council Joint Development Management Policies Document that states the need to retain trees within and adjacent to Conservation Area that contribute to its special character.

5.15 Overall, the impact of potential overshading from specifically T1 to T4 (to the west of the site), is not considered to be a significant concern given that there are only a

scattering of individual trees located to the north, east and south of the site, that will not result in future shading concerns.

5.16 Furthermore, it is noted that the relatively new residential development directly to the west of T1 to T4 is much closer to these trees and will likely see significant shading as well as from nuisance leaf drop. Conversely, nuisance leaf drop on the proposed development site is not considered to be a significant constraint given the tree crowns do not directly overhang the site boundary.

5.17 It is also worth highlighting that some shading from trees can be a benefit in terms of natural cooling and cover from direct sunlight.

5.18 Whilst T1 to T4 are noted as offsite trees, it is advised with regards to both their future health and to reduce any unnecessary shading, that they are subject to an ivy cut.

LANDSCAPE PROPOSALS

5.19 As detailed within the Design and Access Statement, in recognising the identified removal of H9, (shown to be of limited arboricultural and visual amenity value), the proposed landscape design will include the low-level replanting of this area post construction.

6.0 ARBORICULTURAL METHOD STATEMENT

6.1 The Arboricultural Method Statement (AMS) and Tree Protection Plan sets out how site works will be carried out near trees to avoid accidental damage. In doing so, the statement details all recommendations for pre-development and best practice tree protection works, as well as those special construction elements as heighted within the AIA, Section 5.

WORKS PHASING

6.2 This method statement makes a number of recommendations for the proposed development. In order to ensure successful tree retention and development, it is imperative that all of these recommendations are carried out in accordance with the structure outlined.

ARBORICULTURAL CLERK OF WORKS

6.3 A suitably qualified arboriculturist is often appointed to act as an Arboricultural Clerk of Works (ACoW), engaged to monitor and oversee the implementation of the works required within the method statement.

6.4 In the case of this development, given no significant impacts on retained surveyed trees have been identified, the need for an ACoW is not deemed necessary provided all best practice tree protection measures as detailed are adhered to.

Reporting Process

6.5 If during the construction phase any damage to either the trees or the RPA′s is sustained, this should be reported to the site manager immediately. At the earliest possible time and in the absence of a project ACoW, the site manager will request advice from an arboriculturist, who may then undertake a site visit to assess the impact on the tree and make recommendations for any required works.

6.6 Possible damage to trees or RPAs can include from: collision damage to crowns of retained trees by site vehicles; excavation within RPA; dumping of soil/materials within the RPA; chemical/cement spillage into Root Protection Area′s or fire damage to the crown/stem of the trees.

6.7 Notwithstanding the above, damage to retained trees is not anticipated given their offsite locations.

TREE REMOVALS

6.8 All tree removals are as described in Section 5 and as shown on the Tree Protection Plan (Appendix 4).

FACILITATION PRUNING

6.9 With the stated tree removals, no requirement for facilitation pruning has been identified, other than the stated need for ivy cutting of T1 to T4.

6.10 Should the need for any pruning works be identified at a later date during the construction programme, it is essential that arboricultural best practice as set out in BS:3998 Tree work – Recommendations, is adhered to. This then including the need to be advised by an arboriculturist or qualified tree surgeon.

6.11 Notwithstanding the above, the need for facilitation pruning to retained trees is not anticipated give their offsite locations.

TREE PROTECTION

6.12 Prior to any demolition or construction works taking place, all relevant tree protection measures will be in place around all retained trees within the construction vicinity of the site.

6.13 These protective measures ensure suitable protection of trees and associated soils, with the key method of tree protection being through the use of tree fencing and ground protection.

6.14 For the demolition and construction phases, BS5837 tree protection fencing should be installed around the existing soft landscaped RPA's of T1 to T4 and G6 (as shown on the Tree Protection Plan, Appendix 4). In line with the best practice approach as set out below, this fencing should only be removed at the end of the construction phase.

BS5837 tree protection fencing and best practice

6.15 For the construction and demolition phases, the tree protection fencing will comprise 1.8m Heras fencing around retained trees. Once erected, this will not be moved or relocated without approval from the council tree officer or project ACoW.

6.16 The tree protection area behind the Heras fencing (the Construction Exclusion Zone) will be sacrosanct throughout development and no access will be allowed to this area including (for example) the storage of or moving of materials or machinery.

6.17 In the Construction Exclusion Zone, there will be no excavations or increases in soil level without prior approval from the ACoW.

6.18 The Heras fencing will be secured using footings to prevent movement of the protective fencing and ensure its rigid installation. Details of this are given on the Tree Protection Plan.

6.19 There will be clear and visible signs (as shown in Appendix 4) attached to the protective fencing with the wording, "Tree Protection Area – Keep Out". This area will be checked by the construction manager throughout the course of development.

6.20 The tree protection fencing denotes the Construction Exclusion Zone. Therefore, careful consideration must be given when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times.

6.21 Material that will contaminate the soil such as concrete mixing, diesel oil and vehicle washing should not be discharged within 10m of the tree stems. Furthermore, no fire shall be lit or liquids disposed of within 10m of an area designated as being fenced off or otherwise protected in the scheme.

6.22 The specification and location of this protective fencing is illustrated on the Tree Protection Plan (Appendix 4).

6.23 Tree protection fencing shall be identified as such using appropriate signage.

6.24 In line with the best practice approach as set out below, this fencing should only be removed at the end of the construction phase.

Temporary Ground Protection

6.25 As the required construction space to the west of the site (within the adjacent soft RPA ground of T1), will be primarily for walking and access scaffolding, this area (as indicated on the Tree Protection Plan), should be covered with a protective layer such as Ground Guards (examples as shown at Appendix 6) to ensure there will be no significant impact on the RPA of this retained tree.

6.26 This will be required to protect the tree against the increase in activity during the construction phase and will be removed post construction.

SITE OFFICE, DELIVERIES & TEMPORARY SITE STORAGE

6.27 All site office, storage and any welfare facilities required will be located outside of the RPAs of retained trees.

8.0 SUMMARY AND CONCLUSIONS

8.1 In line with the BS5837 guidelines, 9 trees and tree groups were identified within or directly adjacent to the Site red line boundary. The quality of the surveyed trees varies, with a mix of Category B, C and U trees, of both individual and grouped arboricultural qualities.

8.2 Leading on from the tree survey, the Arboricultural Impact Assessment for the proposed development was drawn up based on the detailed design for the site.

8.3 As a result of the constraints assessment of the proposed development against the surveyed trees, only H9 is shown as removed. This then as result of its significant conflict with the proposed building footprint and its construction.

8.4 It was noted from the survey that H9 is of limited arboricultural value, however as it currently forms the existing Site boundary with the adjacent land to the west, will be replaced will low level planting as part of site landscaping. It was also noted that in line with Policy DM17 this hedge section is not of arboricultural significance.

8.5 All other surveyed trees are then shown as retained with no requirement for arboricultural works identified, other than the suggestion to severe the ivy from T1 to T4.

8.6 Following on, an Arboricultural Method Statement (AMS) has been produced detailing any proposed tree protection and best practice, to ensure all trees to be retained are adequately managed and protected throughout the development.

8.7 Based on the proposed layout, the Tree Protection Plan (Appendix 4) indicates any trees to be removed and the tree protection measures to be employed for those to be retained.

8.8 Overall, provided the recommendations in this report are adhered to, retained trees should be suitably protected throughout the development to form a key part of the post development landscape.

APPENDIX 1: TREE SURVEY METHODOLOGY

Trees, tree groups and woodlands have been considered following evaluation into one of four categories (U, A, B, C) based on tree quality as outlined in British Standard 5837 (2012) which has been followed. Categorisation of trees, following the British Standard, gives an indication as to the trees' importance in relation to the site and the local landscape and also, the overall value and quality of the existing tree stock on site. This allows for informed decisions to be made concerning which trees should be removed or retained, should development occur.

For a tree to qualify under any given category it should fall within the scope of that category's definition. In the categories A, B, C which collectively deal with trees that should be a material consideration in the development process, there are three sub-categories which are intended to reflect arboricultural, landscape and cultural values respectively. Category U trees are those which would be lost in the short-term for reasons connected with their poor physiological or structural condition. They are, for this reason, not usually considered in the planning process.

In assigning trees to the A, B or C categories the presence of any serious disease or tree related hazards are taken into account. If the disease is considered fatal and / or irremediable, or likely to require sanitation for the protection of other trees it may be categorised as U, even if they are otherwise of considerable value.

Category (A) − trees whose retention is most desirable and is of high quality and value. These trees are considered to be in such a condition as to be able to make a lasting contribution (a minimum of 40 years) and may comprise:

Trees which are particularly good examples of their species especially rare or unusual, or essential components of groups or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue);
Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups); and
Trees or groups or woodlands of significant conservation, historical, commemorative or other value (e.g. Veteran or wood-pasture trees).

Category (B) − are trees whose retention is considered desirable and are of moderate quality and value. These trees are considered to be in such a condition as to make a significant contribution (a minimum of 20 years) and may comprise:

Trees that might be included in the high category but because of their numbers or slightly impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage), are downgraded in favour of the best individuals;
Trees present in numbers such that they form distinct landscape features and attract a higher collective rating than they would as individuals. Individually these trees are not essential components of formal or semi-formal arboricultural features, or trees

situated mainly internally to the site and have little visual impact beyond the site; and

Trees with clearly identifiable conservation or other cultural benefits.

Category (C) – are trees that could be retained and are considered to be of low quality and value. These trees are in an adequate condition to remain until new planting could be established (a minimum of ten years) or are young trees with a stem diameter below 150mm and may comprise:

Trees not qualifying in higher categories;

Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value and or trees offering low or only temporary screening benefit; and

Trees with very limited conservation or other cultural benefits.

Category (U) – trees for removal are those trees in such a condition that any existing value would be lost within 10 years and which should in the current context be removed for reasons of sound arboricultural management. Trees within this category are:

Trees that have a 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;

Trees that are dead or are showing signs of significant, immediate or irreversible overall decline; and

Trees infected with pathogens of significance to the health and or/safety of other trees nearby trees or very low quality trees suppressing adjacent trees of better quality.

Species has been recorded by common name and recorded as such in the Tree Schedule. Height has been estimated in metre and stem diameters have been measured at 1.5 metres above ground level and recorded in millimetres (unless otherwise stated). Crown spreads have been measured in half metres and taken to the point of greatest spread unless the crown has presented a pronounced asymmetrical form and therefore measurements have been taken for the four cardinal points. The measurements have always been considered in the following sequence, North, East, South, and West, and therefore appear as such within the Tree Schedule.

In the assessment particular consideration has been given to the following when deciding the most appropriate British Standard Category and Sub-Category allocation:

a. the health, vigour and condition of each tree;
b. the presence of any structural defects in each tree and its life expectancy;
c. the size and form of each tree and its suitability within the context of the proposed scheme; and
d. the location of each tree relative to existing site features, e.g. its value as a screen or as a skyline feature.

Age class is assessed according to the age class categories referred to in BS 5837.

Y: Young trees up to five years of age;

SM: Semi-mature, trees less than 1/3 life expectancy;

EM: Early mature, trees 1/3 – 2/3 life expectancy;

M: Mature trees over 2/3 life expectancy;

OM: Over mature – declining or moribund trees of low vigour; and

V: Veteran - characteristics have been noted where a tree exhibits certain characteristic features of veteran trees.

The overall condition of the tree, or group of trees, has been referred to as one of the following. A more detailed description of condition has been noted in the Tree Schedule and discussed in the main text of the report.

Good: A sound tree, trees, needing little, if any, attention;

Fair: A tree, trees, with minor but rectifiable defects or in the early stages of stress, from which it may recover;

Poor: A tree, trees, with major structural and physiological defects or stressed such that it would be expensive and inappropriate to retain; and

Dead: A tree, trees, no longer alive. However, this could also apply to those trees that are dying and will be unlikely to recover, or are / have become dangerous.

Major defects or diseases and relevant observations have also been recorded under Structural Condition. The assessment for structural condition has included inspection of the following defects:

The presence of fungal fruiting bodies around the base of the tree or on the stem, as they could possibly indicate the presence of possible internal decay;
Soil cracks and any heaving of the soil around the base indicating possible root plate movement;
Any abrupt bends in branches and limbs resulting from past pruning, as it may be an indication of internal weakness and decay;
Tight or weak 'V' shaped unions and co-dominant stems;
Hazard beam formations and other such biomechanical related defects (as described by Claus Mattheck, Body Language of Trees HMSO Research for Amenity Trees No. 4 1994);
Cavities as a result of limb losses or previous pruning;
Broken branches;
Storm damage;
Canker formations;
Loose bark;
Damage to roots;
Basal, stem or branch / limb cavities;
Crown die-back;
Abnormal foliage size and colour;
Any changes to the timing of normal leaf flush and leaf fall patterns; and
Other pathological diseases affecting any part of the tree.
Major defects or diseases and relevant observations have also been recorded. Dead wood has been defined as the following:

- Twigs and small branch material up to 5cm in diameter;
- Minor dead wood 5cm to 10cm in diameter; and
- Major dead wood 10cm in diameter and above.

The survey was completed from ground level only, aerial inspection of trees was not undertaken. Investigations as to the internal condition of a tree have not been undertaken. Further investigations of this type can be made and have been recommended where it has been considered necessary, within the report although these investigations are beyond the scope of this report.

Evaluation of the trees condition given within this assessment applies to the date of survey and cannot be assumed to remain unchanged. It may be necessary to review these within 12 months, in accordance with sound arboricultural practice.

The individual positions of trees and groups of trees recorded in the Tree Schedule have been shown on the Tree Constraints Plan. The positions of trees are based on a topographical / land survey supplied by the client in dwg. format for the purpose of plotting the trees.

The Root Protection Areas (RPA) to be required by the individual and groups of trees are indicated by the Tree Constraints element of the above plans. The Root Protection Areas are formulated as described below.

Below ground constraints to future development is represented by the area surrounding the tree that contains sufficient rooting volume to ensure survival of the tree, which need protecting in order for the tree to be incorporated into any future scheme, without adverse harm to the tree or structural integrity of buildings. This is referred to as the RPA and is shown as a circle of a given radius.

The circle may be modified in shape to maintain a similar total area depending on the presence of surrounding obstacles. Where groups of trees have been assessed, the RPA has been shown based on the maximum sized tree in any one group and so would automatically exceed the RPA's required for many of the individual specimens within the group. The RPA is equivalent to a circle with a radius 12x the stem diameter for single stem trees and 10x the basal diameter for trees with more than one stem arising less than 1.5 meters above ground level.

APPENDIX 2: TREE SCHEDULE

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Tree No	Species	Height (m)	Stem Diameter (mm)	Crown Spread				Age Class	Condition		Tree description	Estimated years remaining	Grade Category
				N	E	S	W		P	S			
T1	Sycamore	12	620	5	6	5	5	EM	F	F	Well structured dominant twin stem tree within this group of four. Both crown and calculated RPA are not shown to cross over the western boundary of the development site. Shows heavy ivy cover now forming within the mid to upper crown that should be cut to improve to light and future tree health.	>10	C
T2	Prunus sp.	8	200	8	1	3.5	2	M	P	P	Poorly structured tree now shown to be in terminal decline with limited crown remaining. Ivy cover has all but smothered the entire crown area.	<10	U
T3	Sycamore	13	450	5.5	6	5	5	EM	G	G	Well-structured dominant single stem tree within this group of four. Both crown and calculated RPA are now shown to cross over the western boundary of the development site. Shows heavy ivy cover now forming within the mid to upper crown that should be cut to improve light and future tree health.	>20	B
T4	Prunus sp.	6	430	2	3	3	3	M	F	P	Poorly structured tree now shown to be in terminal decline with limited crown remaining.	<10	U
T5	Sycamore	13	500	6	6	6	6	EM	G	G	Off site to the north and presents as a well-structured specimen, albeit with a district natural lean to the lower stem structure.	>20	B
G6	Sycamore	9	200	9	5	4	4	SM	G	F	Closely growing collection of self-seeded stems, that have grown together to form a shared crown area to the east of the offsite eastern park area.	>10	C
T7	Sycamore	8	250	8	4	4	3	SM	G	F	Offsite tree of limited arboricultural value within the rear garden of adjacent neighbouring property of 7 Wratting Road.	>10	C

Project: Land At Les Ager Drive Haverhill Suffolk CB9 0BS
Client: Aries ADP Limited
Project Number: P42
Arborclimb Consultants

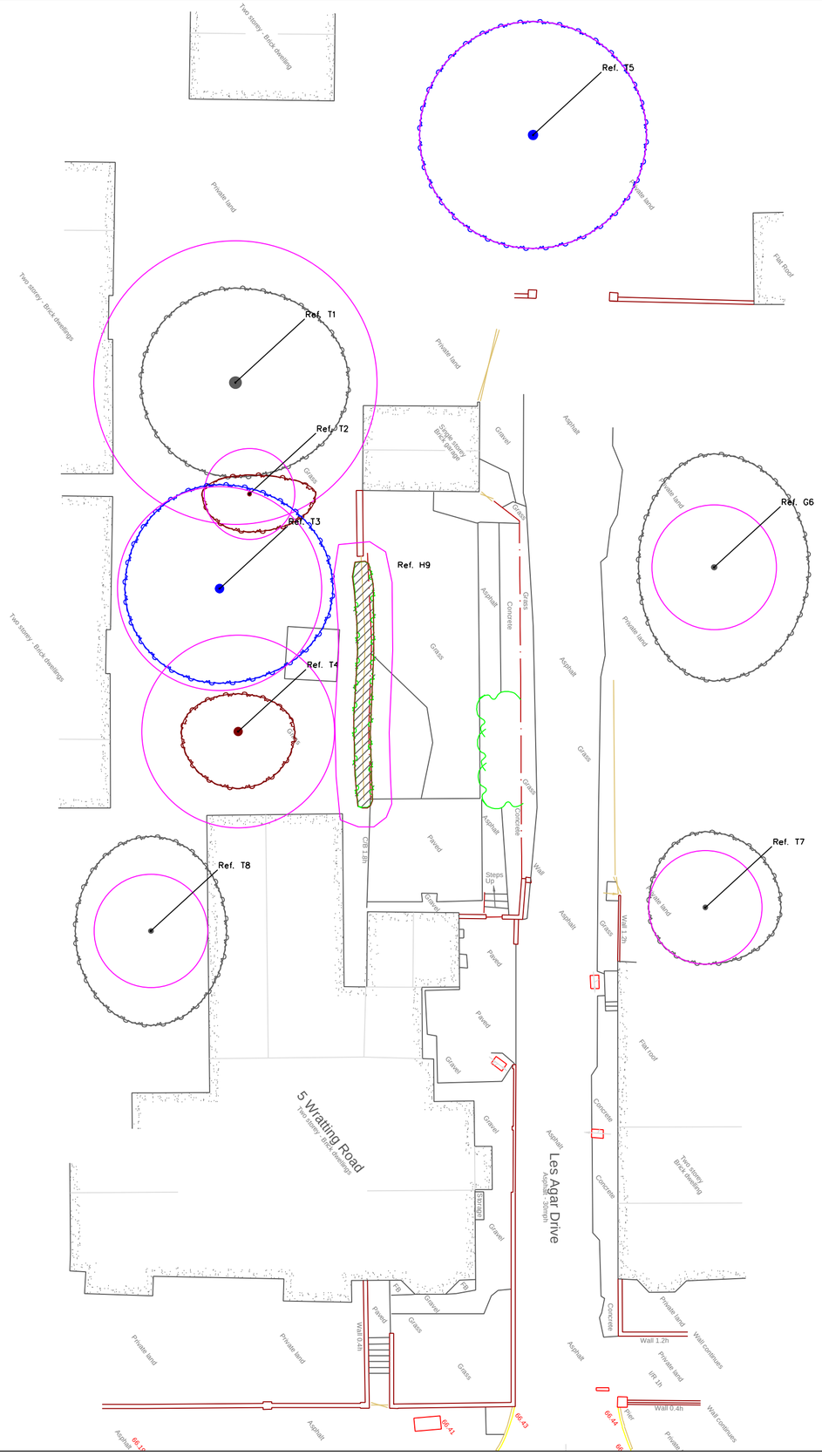
G: Good
F: Fair
P: Poor
Y: Young
SM: Semi mature
EM: Early mature
M: Mature

b

Tree No	Species	Height (m)	Stem Diameter (mm)	Crown Spread				Age Class	Condition		Tree description	Estimated years remaining	Grade Category
				N	E	S	W		P	S			
T8	Ash/Sycamore	9	250	5	4	5	4	SM	G	F	Closely growing collection of self-seeded stems that have grown together to form a shared crown area of mixed species. Shows heavy ivy cover now formed within the mid to upper crown that should be cut to improve light and future tree health.	>10	C
H9	Prunus	2.5	150	2.5				EM	F	P	Formally planted line of trees that have been felled at the semi mature stage to form a low-level hedge section. Of very low arboricultural value other than providing site perimeter demarcation.	>10	C2

G: Good
F: Fair
P: Poor
Y: Young
SM: Semi mature
EM: Early mature
M: Mature

APPENDIX 3: TREE CONSTRAINTS PLAN



Tree Constraints Plan showing existing layout against BS5837:2012 tree categories & Root Protection Areas

BS5837 Categories

Canopy and stem colour denotes BS5837 category. Pink denotes Root Protection Area.

-Category A (Green)
-Category B (Blue)
-Category C (Green)
-Category U (Dark Red)

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 expectancy of at least 20 years.

Category C

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

Category U

Trees 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.

No.	Revision/Issue	Date
1	P42jrFeb22FV02_TCPex.dwg	24/02/23

Arborclimb Consultants
6 Charlesfield Road, RH6 8BL
Tel: 07533 793587

Project Name and Address

Land At Les Ager Drive
Haverhill Suffolk CB9 0BS

Project	Les Ager Drive
Date	24/02/2023
Scale	1:200 at A2
Sheet	1 of 1

APPENDIX 4: TREE PROTECTION PLAN

Figure 1. Tree Protection Fencing

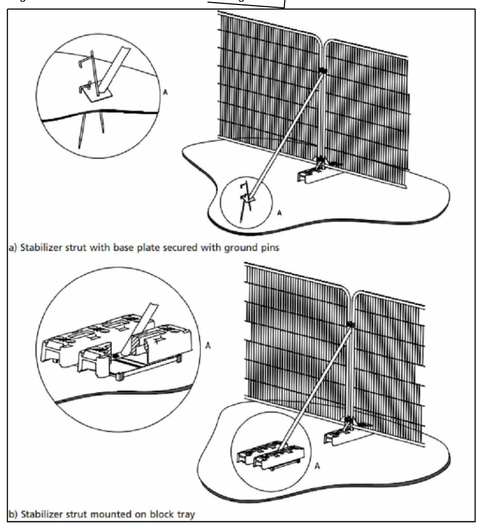
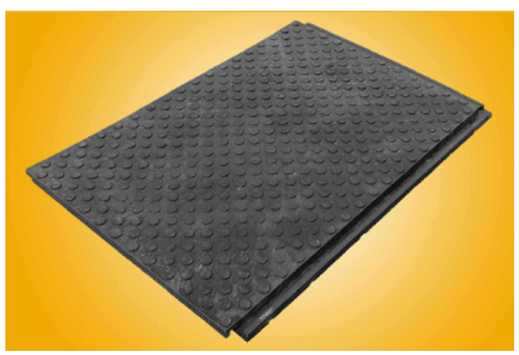
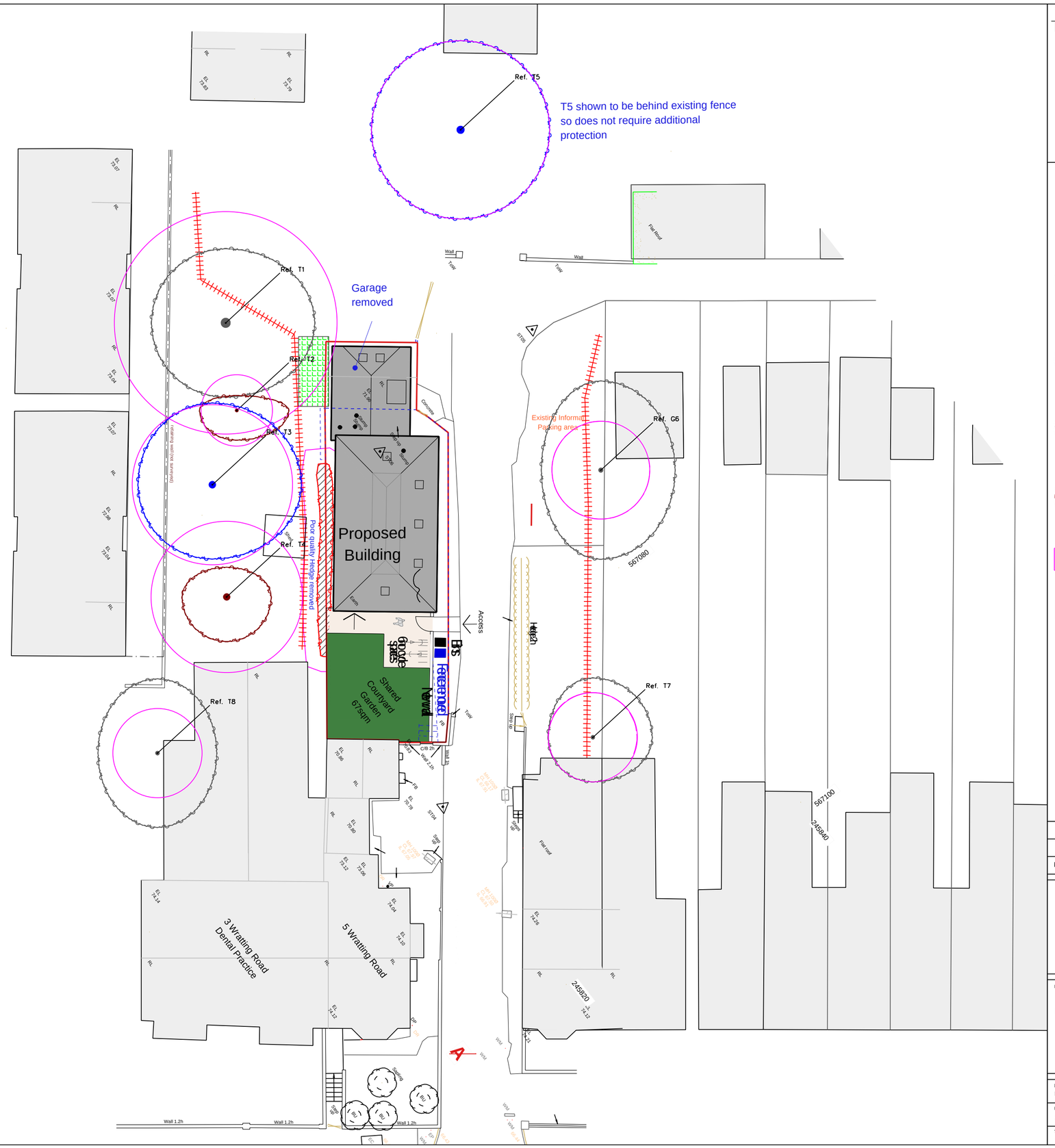


Figure 2. Tree Protection Signage

Figure 3. Light Duty Ground Protection (Ground Guard)





Tree Protection Plan showing proposed layout against BS5837:2012 tree categories & Root Protection Areas

BS5837 Categories

Canopy and stem colour denotes BS5837 category. Pink denotes Root Protection Area.

-Category A (Green)
-Category B (Blue)
-Category C (Green)
-Category U (Dark Red)

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 expectancy of at least 20 years.

Category C

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

Category U

Trees 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.

Hedge- Removal (H9)

Shown as removed as its in direct conflict with the proposed development and construction area.

RPA Ground Protection

The required construction space within the adjacent soft RPA of T1 should be covered with a layer such as Ground Guards (Figure 3) to protect the trees against the increase in activity during the construction phase.

BS5837 Protection Fencing

No.	Revision/Issue	Date
1	P42jrFeb23FV02_TCPpr.dwg	24/02/23

Arborclimb Consultants
6 Charlesfield Road, RH6 8BL
Tel: 07533 793587

Project Name and Address

Land At Les Ager Drive
Haverhill Suffolk CB9 0BS

Project	Sheet
Les Ager Drive	1 of 1
Date: 24/02/2023	
Scale: 1:200 at A2	

APPENDIX 5: LEGISLATION AND POLICY

LEGISLATION

The Town and Country Planning (Tree Preservation) (England) Regulations (2012)[1]

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits, without the local planning authority's written consent, the following works to trees:

- Cutting down
- Topping
- Lopping
- Uprooting
- Wilful damage
- Wilful destruction

Similarly, trees in a Conservation Area that are not protected by an Order are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require issue of a section 211 notice six weeks before carrying certain work on such trees. This notice period gives the authority an opportunity to consider whether to make an Order on the tree.

Planning Policy (National)

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) 2021 sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development.

Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: 'if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost.

West Suffolk Council (Joint Development Management Policies Document (February 2015).

Policy DM17: Conservation Areas

Proposals for development within, adjacent to or visible from a Conservation Area should:

a. preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through, and out of the area;
b. be of an appropriate scale, form, height, massing, alignment and detailed design which respect the area's character and its setting;
c. retain important natural features such as open spaces, plot divisions, boundary treatments, and trees and hedges, which contribute to the special character of the area;
d. retain important traditional features that contribute to the area's character such as original doors, windows, shop fronts and flint or clunch walls;
e. include fenestration which respects its setting;
f. use materials and building techniques which complement or harmonise with the character of the area; and
g. demonstrate a clear understanding of the significance of the Conservation Area and/or its setting, alongside an assessment of the potential impact of the proposal on that significance. The proposal should demonstrate how the key characteristics of the character area have been addressed.

New shop fronts, fascias, awnings, canopies, advertisements and other alterations to commercial premises must be of a high standard of design which respects the character of the Conservation Area and the building to which they relate. Standardised shop fronts, unsympathetic 'house' signs, projecting box signs, internally illuminated signs and externally lit signs will not normally be granted consent. Where it can be demonstrated that premises rely principally on trading after dark externally illuminated signs sympathetic to the character of the building and the surrounding area may be permissible.

Proposals to demolish buildings or structures that make a positive contribution to the special architectural or historic interest of a Conservation Area will only be permitted in very exceptional circumstances. Applicants must demonstrate that they have addressed the considerations set out in national legislation and guidance for such proposals. In particular it should be demonstrated that:

i. the building or structure is structurally unsound and beyond reasonable repair, or the proper repair of the building would result in the loss of the qualities which give it architectural or historic interest; and/or
ii. all possible measures to sustain an existing use or find an alternative use have been explored and failed, and redevelopment would bring substantial public benefits, and in both cases
iii. planning permission has been granted for the redevelopment of the site and a contract for the carrying out of the works has been made.

All development proposals should provide a clear justification for the works, especially if these works would harm the significance of a Conservation Area or its setting, so that the harm can be weighed against any public benefits.

The level of detail of any supporting information should be proportionate to the importance of the area, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

APPENDIX 6: GROUND PROTECTION SPECIFICATION (EXAMPLE)

FastCoverPLUS™

With the urgent need to keep the economy functioning and to safely reopen retail, industrial and construction sites, the management of pedestrian traffic flows is a top priority.

The new FastCover PLUS system is ideal for this, enabling safe walkways to be created with clearly defined 2m spacings. These walkways can be for one-way flow, or have designated passing places, or even be as separate lanes for continuous pedestrian flows in opposite directions.

The FastCover PLUS mats have unique interlocking lugs, which positively connect together to provide secure safe walkways without trip hazards on uneven ground.

These environmentally friendly and cost-effective mats are made in the UK from 100% recycled PVC. They have inbuilt hand holes and weigh just 14.5kg, making them easy to handle. Their ability to accommodate heat expansion makes them suitable for all-year-round outdoor use.

They are also suitable for a wide range of portable surface applications, including flooring for marquees or military shelters, and temporary surface protection for block paving or interior floors during construction projects.

Temporary surface system, ideal for creating safe walkways that encourage social distancing

MADE IN BRITAIN

GroundGuards®

+44 (0)113 267 6000
info@ground-guards.co.uk
www.ground-guards.co.uk

FastCoverPLUS™

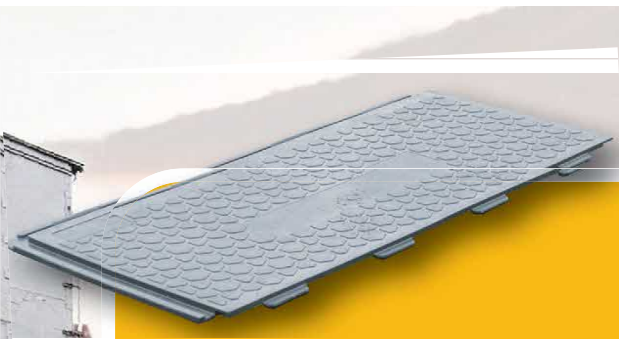
Mat lugs positively overlap and interlock

Honeycomb underside provides strong support

Hand holes make them easy to carry

Mats are simple and quick to connect together

Ideal for marquees and military shelters



DIMENSIONS & WEIGHT

Overall size: .....1200 x 600 x 22mm

Surface size: .....1165 x 545mm

Surface area: .....0.63m^2

Weight: 14.5kg

GroundGuards®

+44 (0)113 267 6000
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