

LIZARD

Landscape Design and Ecology

ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

RYEFIELDS FARMHOUSE OAK TREE LANE, WOODGATE

Domusea Developments

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1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned to undertake a dendrological survey and produce arboricultural documentation for the proposed development at Ryefields Farmhouse, Oak Tree Lane, Woodgate.
- 1.2 The Arboricultural Impact Assessment and Method Statement report provides assessment of the direct and indirect effects of the proposed design and where necessary recommends mitigation.
- 1.3 The Arboricultural Impact Assessment and Method Statement report for the development at Ryefields Farmhouse has been prepared by Joshua Harwood (*Assistant Ecologist; Lizard Landscape Design and Ecology*). The report has been reviewed by George Sayer (*Senior Ecologist; MArborA; Lizard Landscape Design and Ecology*).
- 1.4 This written Arboricultural Impact Assessment and Method Statement should be read in conjunction with the associated tree survey documentation, including *LLD2289-ARB-DWG-001 – Tree Constraints Plan*, *LLD2289-ARB-SCH-001 – Existing Tree Schedule* and *LLD2289-ARB-DWG-002 – Tree Retention and Protection Plan*.

Existing Site Information

- 1.5 Ryefields Farmhouse (*Grid Reference: SU 9400 0425– hereafter referred to as ‘the site’*) is situated just to the east of Woodgate and south of Westergate. The site is one of the easternmost parts of the Woodgate village with further arable fields immediately east of the site until the Barhnam. The site is located c.10.0 metres above sea level. Soils on site are described as *loamy soils with naturally high groundwater*.

Existing Site Vegetation

- 1.6 The site consists of amenity grassland with scattered trees to all boundaries, small areas of hard standing/bare ground are present to the eastern aspect of the site. A small building and caravan are located to the south east of the site. The northern and southern boundaries are formed of species poor hedgerows. Trees are typically semi-mature and native of low quality and value. 3 no. significant trees are noted on site, **T20, T38 & T39**, **T20 & T39** are mature oak trees under Tree preservation orders (*TPO/AL/1/10/T1 & TPO/AL/1/10/T2*) whilst **T38** is a notable/veteran hawthorn tree.

Development Proposal

- 1.7 It is understood that the proposals include the construction of 5no. residential dwellings, with associated access road and parking spaces.

2.0 ARBORICULTURAL IMPACT ASSESSMENT

Impacts of Development Proposals on Existing Vegetation

- 2.1 The proposed development can have an adverse impact on the existing trees by removing them to facilitate the development, or in the future, by adversely affecting their potential for retention through disturbance in Root Protection Areas (RPAs) or through post development pressures to prune or remove.
- 2.2 The development proposals would involve the following site operations that could impact upon the existing trees:
- Contractor movements; site access and operations;
 - Storage and compound;
 - Plant, vehicle and material cleaning;
 - Installation of construction elements; ground work / general site operations;
 - Construction in proximity to trees;
 - Demolition/ removal of existing structures;
 - Installation of services and underground apparatus;
 - Future maintenance;
 - Removal of existing vegetation not for retention;
 - Removal of protective measures.
- 2.3 The development proposals have been designed around the trees where possible; however, the proposals still have some limited potential to damage site vegetation and tree roots if mitigation is not considered. The proposed dwellings and associated parking could cause significant damage to tree roots and impaction of soils if appropriate mitigation measures are not in place. A number of trees would require removal to accommodate the proposals.

- 2.4 The development of the site area in terms of arboriculture can be supported on the basis that the tree protection and mitigation measures outlined in this report are put in place within the development scheme and the construction phase. To avoid any risk of impacts outlined above.

Tree Retention and Protection

- 2.5 The trees considered suitable for retention and protection on site are the majority of moderate quality and value trees, with only 1 no. non-native tree proposed for and suitable for retention within the development proposals. All trees proposed for retention will be protected with tree protective barriers and ground operation zones where RPA's are encroached.

Disturbance to Root Protection Areas

- 2.6 The development proposals have been designed to retain as many moderate quality trees on site. Proposals have been located wherever possible outside of tree RPA's. Minor RPA encroachment of **T15** (<0.5%) **T38** (6%) and **T39** (2%) is noted additionally encroachment is noted to **T20** this encroachment comprises 19.9% of the existing soft ground within the nominal circle of the RPA with approximately 50% of the roots shown as (and evident) to be growing under the oak tree lane. Without proper mitigation the risk of root impacts via cutting of roots, compaction of soil and loss of soil permeability are high and would likely reduce the future viability of the trees. Ground protection over areas is required for access to avoid soil compaction.

Construction in Proximity to Existing Trees

- 2.7 Given the distance between the proposed dwellings and the retained trees it is considered unlikely to have any degrading effect on the trees. The trees are semi-mature and their growth into maturity will not vastly increase their size or overshadowing.
- 2.8 The resulting proximity of the new structure is likely to result in pressures on the existing trees. This would include:
- ongoing need to prune the canopy back to prevent damage to the building and facilitate maintenance of the building façade and glazing;

- altered soil conditions including access to water and gas exchange, resulting from proposed surfacing and construction of foundations;
- shading of the canopy of existing trees.

Tree Pruning, Canopy Reduction or Lifting

- 2.9 Due to the distance between the development proposals and retained trees, no tree pruning, canopy reduction or lifting is required as a result of the development proposals. Several trees are to be retained to the rear of the garden plots, due to their maturity it is considered likely that several trees will require tree pruning to ensure longevity within the site. The canopy of **T38** is shown to be growing over the edge of visitor parking. Due to the notable/veteran age of the tree it is possible that future pruning/lifting may be required as the tree ages and the limbs degrade and lower. Given the estimate of the trees age this is not anticipated over the next 40 years until the tree approaches ancient status.

Removal of Trees and Vegetation

- 2.10 A significant number of trees are proposed for removal as a result of the development proposals;
- **T05** – *Betula pendula* - Category C; Removed to accommodate rear garden;
 - **T08** – *Betula pendula* - Category C; Removed to accommodate proposed dwelling;
 - **T09** – *Acer pseudoplatinus* - Category C; Removed to accommodate proposed dwelling;
 - **T10** – *Acer pseudoplatinus* - Category C; Removed to accommodate proposed dwelling;
 - **T11** – *Acer pseudoplatinus* - Category C; Removed to accommodate proposed dwelling;
 - **T17** – *Cedrus atlantica* - Category B; Removed to accommodate parking area;
 - **T18** – *Cupressus x leylandii* - Category C; Removed to accommodate parking area;
 - **T19** – *Cupressus x leylandii* - Category C; Removed to accommodate parking area;

- **T20** – *Quercus robur* - Category B; Removed to accommodate parking area;
- **T21** – *Prunus sp.* - Category C; Removed to accommodate parking area;
- **T22** – *Crataegus monogyna* - Category C; Removed to accommodate new access road;
- **T23** – *Crataegus monogyna* - Category C; Removed to accommodate new access road;
- **T24** – *Quercus robur* - Category C; Removed to accommodate new access road;
- **T25** – *Chamaecyparis lawsoniana* - Category C; Removed to accommodate new access road;
- **T26** – *Chamaecyparis lawsoniana* - Category C; Removed to accommodate new access road and parking area;
- **T27** – *Castanea sativa* - Category C; Removed to accommodate new access road;
- **T28** – *Acer pseudoplatinus* - Category C; Removed to accommodate new access road;
- **T29** – *Quercus robur* - Category C; Removed to accommodate rear garden
- **T30** – *Crataegus monogyna* - Category C; Removed to accommodate development proposal
- **TG32** – *Cupressus x leylandii* - Category C; Removed to accommodate rear garden;
- **TG33** – *Chamaecyparis lawsoniana* - Category C; accommodate parking area;
- **T35** – *Cupressus x leylandii* - Category C; accommodate parking area;
- **T36** – *Cupressus x leylandii* - Category C; accommodate parking area.

Tree Loss Mitigation Measures

- 2.11 A large number of trees are proposed for removal, the majority of these trees are semi-mature trees of low quality and value, with some moderate quality trees and some non-natives. The development proposals seek to remove 23 no. trees and replant 6 no. new trees with an additional 9 no. new hedges/planting areas (comprising ~290m²). Vegetation is recommended for replanting at a minimum ratio of 1:1, given the limited space for suitable replanting, the current ratio of 1:0.68 and the non-native vegetation proposed for removal. With the replantation of native, pollinating species and mixed species hedgerows comprising suitable areas, the development proposals will be considered acceptable in arboricultural terms.

3.0 ARBORICULTURAL METHOD STATEMENT

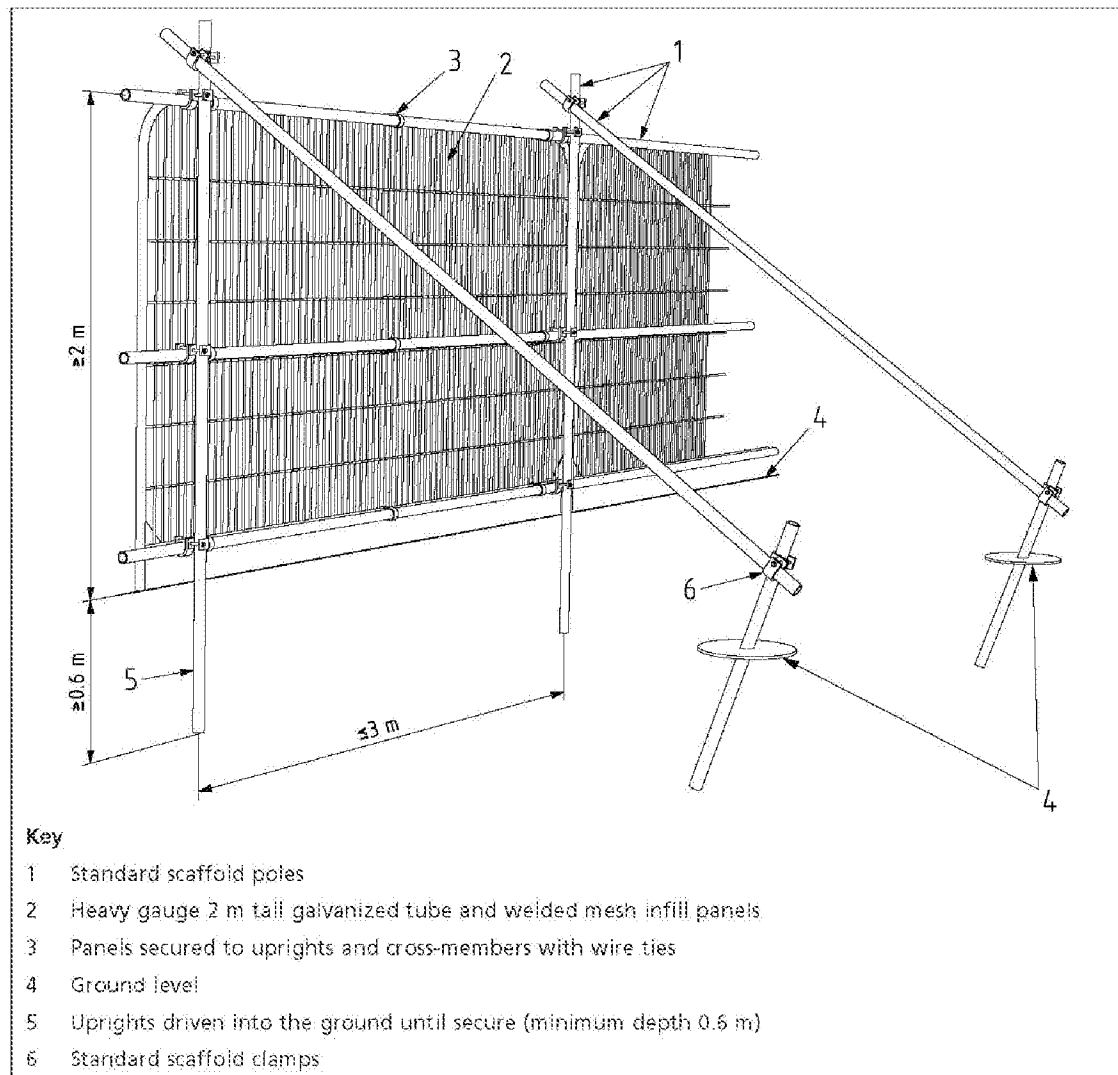
Protection and Retention of Existing Trees and Habitats

- 3.1 The Contractor shall exercise due care when performing operations beneath the canopy of existing mature trees and vegetation designated for protection and avoid at all times damage to the roots, trunk and branches.
- 3.2 The Contractor shall train all members of the construction workforce operating within the proximity of valued habitats and make such persons aware that there shall not be, without having sought prior notification, the following operations undertaken within the protected areas:
- Dumping of spoil or rubbish, excavation or disturbance of topsoil, parking of vehicles or plant, storing of materials or placing of temporary accommodation within an area which is the larger of the branch spread of the tree or an area with a radius of half the tree's height, measured from the trunk, and within the specified Root Protection Areas;
 - Severance of roots exceeding 25 mm in diameter. If unintentionally severed; notice shall be given and specialist arboricultural advice sought;
 - Changes to the level of the ground within the specified Root Protection Areas;
 - Vegetation clearance to site boundaries during the bird nesting season (nesting season: March-September inclusive). Any clearance must be undertaken outside nesting season or alternatively under a watching brief from a suitability qualified ecologist.

Tree Protection Barriers

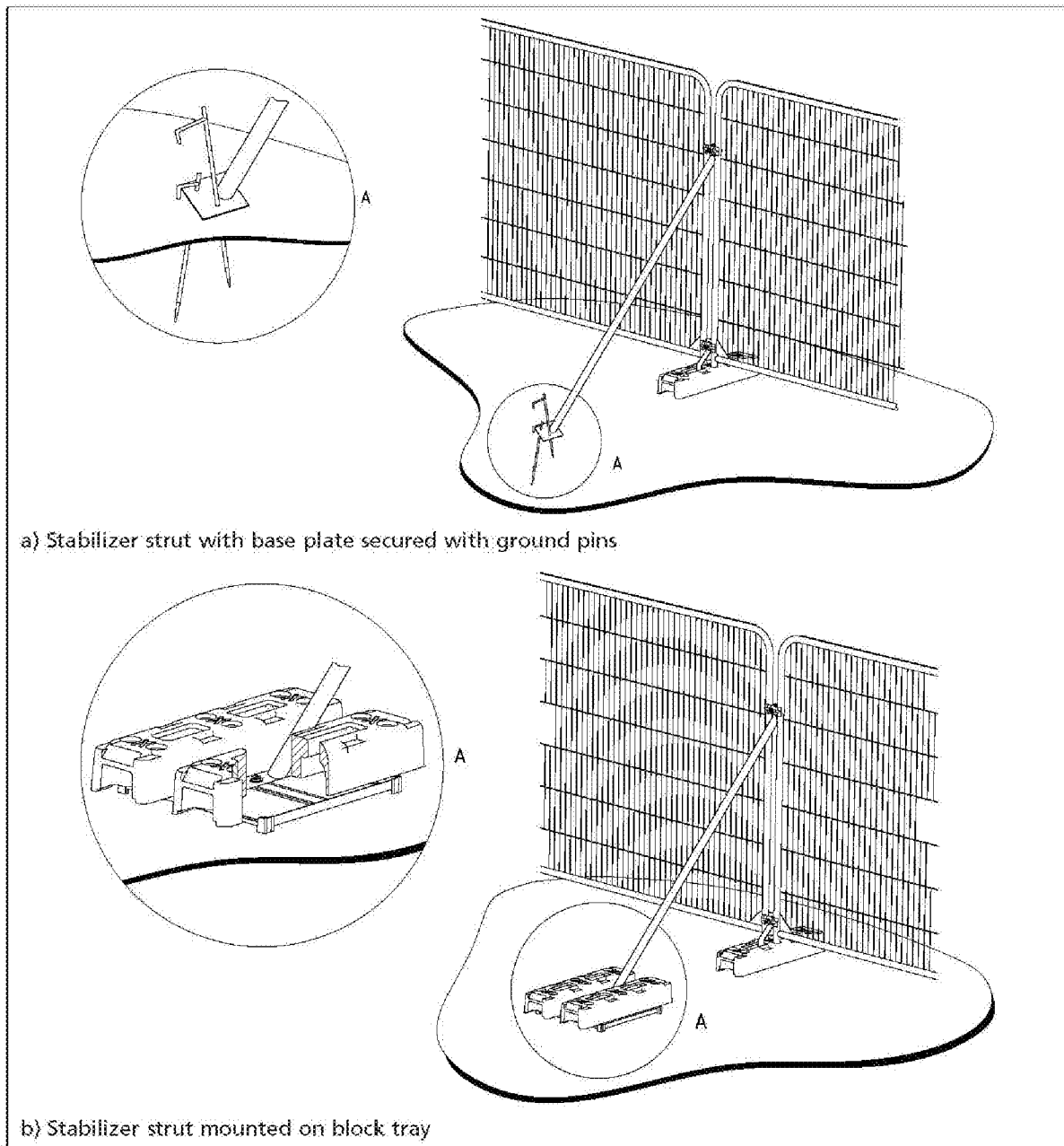
- 3.3 The Contractor shall exercise due care when performing operations beneath the canopy of existing mature trees and vegetation and within the specified Root Protection Areas designated for protection and avoid at all times damage to the roots, trunk and branches of existing trees proposed to be retained.
- 3.4 All trees to be retained on site shall be protected with barriers erected around the area of mature vegetation in accordance with *BS 5837: 2012; 'Trees in Relation to Design, Demolition and Construction - Recommendations'*. The barrier shall be installed, protected and maintained during the main works by the Contractor who shall be responsible for protecting any area beneath the canopy of the existing trees and within the specified Root Protection Areas.
- 3.5 The installed protective barrier shall be 2.0 metres minimum height 'Heras' Welded Wire Mesh Fencing secured to a scaffolding framework, set into the existing ground, and positioned to the outside edge of the existing Tree Root Protection Area. Where existing ground conditions do not allow for the above method, the Welded Wire Mesh Fencing Panels may be mounted on concrete or rubber feet, supported on the inner side with stabilizer struts fixed on a block tray or secured with ground pins; and positioned as specified. The barrier should be strained, and fixed to fences, walls, knee rails where possible to provide a complete protected area (*refer to Figure 2 and Figure 3 below; © British Standards Institute 2012*). All tree protection to be in accordance with *BS 5837: 2012; 'Trees in Relation to Design, Demolition and Construction - Recommendations'* set out as specified within drawings *LLD2289-ARB-DWG-002 – Tree Retention and Protection Plan*.

Figure 2 Default specification for protective barrier



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Figure 3 Examples of above-ground stabilizing systems



- 3.6 Day-glo ribbons shall be maintained during the main works by the Main Contractor attached to the top of the barrier to ensure that the fencing is clearly visible during the works. The tree protection barrier shall display all-weather notices starting '*Construction Exclusion Zone – NO ACCESS*'.
- 3.7 All such barriers shall be maintained for the full contract period. All necessary excavations, earthworks and cultivation beneath the canopy spread of any existing tree; shrub or hedge shall be undertaken by hand. *No commencement of construction operations should occur prior to the inspection of the installed tree and ground protection by the Landscape / Arboricultural Consultant.* Repositioning of the protective barrier during the course of the contract as the contract works progress shall need prior consultation with the Landscape / Arboricultural Consultant.
- 3.8 Within the protected areas the following activities must not take place;
- No vehicles are to be used in the fenced off areas;
 - No materials are to be stockpiled or stored;
 - No chemicals are to be stored;
 - No excavation or increase in the soil level shall occur;
 - No fires shall be lit on site.

Ground Protection Measures

- 3.9 Where construction operations require activity within the exposed unmade ground of any existing tree Root Protection Area, a temporary ground protection measures should be implemented allowing for access, limited traffic and operations during the construction period.
- 3.10 A temporary '*Ground Protection Zone*' shall allow for the passage of construction vehicles to the site and should be implemented without intrusion or change of existing ground levels within the defined tree Root Protection Areas of existing trees. The ground protection measures should be implemented prior to the main construction works.
- 3.11 The temporary ground protection measures should remain in place for the duration of the construction period.

3.12 Ground protection must be fit for the purpose of supporting the level of traffic entering or using the site within RPAs without being distorted or causing compaction of underlying soil. The appropriate solutions include:

- For pedestrian movements or the erection of scaffolding within the RPA – single layer of scaffold boards either on top of a driven scaffold frame, to form a suspended walkway, or on top of a compression-resistant layer, e.g. 100 mm depth of woodchip laid onto a geotextile;
- For pedestrian-operated plant (up to a gross weight of 2 t) – proprietary, inter-linked ground protection boards or panels laid on top of a compression-resistant layer, e.g. 150 mm depth of woodchip laid onto a geotextile membrane;
- For vehicular access (exceeding a gross weight of 2 t) – an alternative system subject to engineer's specification appropriate for expected loads, designed in consultation with the project Landscape/ Arboricultural Architect.

3.13 The surface material should be contained with edging type requiring no excavation. Where proposed levels of any new access routes do not ascertain minimum required depth for installation of traditional kerbs, other solutions should be sought:

- Timber edging boards and spikes would be considered appropriate for pathways;
- Timber sleepers should be used as a kerb edge restraint for vehicular areas and anchored with non-intrusive pinning (such as road pins) in order to maintain the existing levels within the specified Root Protection Areas.

Manual Excavation

3.14 Where the development proposals necessitate the tying in and re-grading of existing and proposed levels for vehicular access or include the implementation of underground services such as services, cables, pipe work; a '*Manual Excavation Method*' must be assumed using hand held tools to minimise the impact on existing trees. The excavation should be executed with due care and attention not to disturb exposed unmade ground and any existing tree roots present within it.

3.15 Roots over 25mm diameter or those occurring in clumps must not be severed without Arboricultural advice. Tree roots below such size should be cut cleanly using specialised hand tools only and to the minimum extent to allow provision. All exposed roots should be immediately wrapped in dry Hessian to avoid drying. On completion of the excavation and at the earliest opportunity the wrapping should be removed, and the

roots surrounded and protected with a loose granular fill (clean washed sharp sand or topsoil free of contaminants or matter injurious to rooting systems) prior to backfilling the excavation to the desired levels.

New Structures in Proximity to Trees

- 3.16 The use of traditional strip footings can result in damage to roots and subsequent failure of trees and should therefore be avoided. For the purpose of retention of good quality trees, the application of specially engineered structures and solutions that would minimize impact on the existing trees are acceptable alternatives. A site-specific and specialist advice regarding foundation design should be sought from the Project Engineer.
- 3.17 In shrinkable soils, the foundation design should take account of the risk of indirect damage.
- 3.18 Root damage can be minimised by implementation of pile and beam construction techniques. The following aspects of the design should be accounted for:
- 3.19 Piles – optimal location determined through site investigation, to avoid damage to roots important for the stability of the tree, by means of hand tools or compressed air soil displacement (air lance), to a minimum depth of 600 mm. The smallest practical pile diameter should be used to minimize the risk of striking a major root. The smallest practical pile rig should be used to facilitate works within the canopy spread of existing trees. To protect the soil and adjacent roots from the potentially toxic effects of uncured concrete, the use of sleeved bored pile or screw pile should be accounted for;
- 3.20 Beams – laid at or above ground level and cantilevered as necessary to avoid tree roots identified by site investigation.

New Surfacing and Means of Access within Root Protection Areas

- 3.21 Where new surfacing and means of access within Root Protection Areas have been proposed, the construction method should be implemented to avoid intrusion into or change of existing ground levels within the tree Root Protection Areas of existing trees.
- 3.22 A 'No Dig' Construction should allow for the paving of specified areas within or adjacent to tree Root Protection Areas to be constructed without disturbance to root systems.
- 3.23 Ground levels should not be raised or lowered within the existing tree Root Protection Areas. A permeable surface treatment should be laid over the existing ground allowing water to permeate, and allow for nutrient access and gaseous exchange.
- 3.24 The construction area / existing ground within the existing tree RPA is to be overlain with a geo-membrane and covered with a granular fill of no fines - open graded aggregate Type 3 incorporated within a 3-dimensional cellular confinement system. This should ensure a minimum supportive depth of 200mm for vehicular access / 100mm for pedestrian footpaths, above which a permeable surface treatment should be laid. The pH of the aggregate must be near neutral to avoid damage to pH-sensitive tree species.
- 3.25 Existing paving material overlying the RPA of existing trees should be left undisturbed during the construction period in order to protect the Root Protection Area of the tree to be retained. The existing paving/ hard standing can then be reused as a base for the proposed surfacing, subject to Engineer's specification.
- 3.26 All retaining kerb restraints / edge supports are to be secured above ground and no general excavation within existing tree RPAs should be permitted.
- 3.27 Where stepped or ramped access have been proposed within the RPAs of existing trees, this should be constructed with limited disturbance to the existing ground. A raised frame supported upon posts concreted in the ground is recommended. The holes for footing to posts should be dug out using handheld tools. The sides of the holes should be lined with an impermeable membrane to prevent the caustic and toxic effects of wet cement in the concrete from damaging tree roots.

Services in Proximity to Existing Trees

- 3.28 The location and direction of new services should be designed to allow for services to be routed away from the RPAs of existing trees. Existing service runs should always be used wherever possible.
- 3.29 Where the proposed routing of services impinges upon the tree RPA of any existing tree to be retained; the routing should be undertaken as a minimum standard in accordance with *NJUG Volume 4, issue 2: 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees'*.
- 3.30 A 'Manual Excavation Method' to be followed to carefully hand dug and route the apparatus most directly to and from the exterior of the RPA radius.
- 3.31 Services are to be routed together wherever possible to create the minimum impact upon the roots of the existing trees to be retained. Trench excavation across the tree Root Protection Area radius beside an existing tree should be avoided, whereby tree roots would become severed. Where services are to cross the edge of an existing RPA, they should be routed via a hand dug ducting sleeve, avoiding damage to roots.

Contractor Movements. Site access and operations. Storage and Compound Areas

- 3.32 The Contractor Site Compound shall be located outside of any prescribed tree Root Protection Area and shall be permitted for the storage and securement of materials only within a temporary compound.
- 3.33 The compound area shall be located so as to not incur damage or injury to the root systems or canopy of any existing trees or vegetation within or adjacent to the site, in accordance with *BS 5837:2012 – 'Trees in Relation to Design, Demolition and Construction – Recommendations'*. All site operations associated with the usage of the compound area shall be undertaken with due care and attention so as to negate damage of the surrounding environment.
- 3.34 All site operations and construction procedures for the duration of the construction period shall seek to protect the existing site vegetation and root protection areas in accordance with *BS 5837:2012*.

Tree Surgery

- 3.35 Any significant defects found in the trees during the course of the scheduled work shall be reported to the Landscape Architect / Arboricultural Consultant. All scheduled and arising tree work shall be undertaken by an approved and qualified tree surgeon in accordance with *BS 3998: 2010 'Tree Work: Recommendations'*. Care should be taken to avoid damage to neighbouring trees to be retained. Branches in confined spaces shall be removed and taken down in sections. All arisings shall be transported and disposed of away from site to the Contractor's tip.

Removal of Existing Vegetation

- 3.36 All existing trees to be designated for removal are to be removed in accordance with the *LLD2289-ARB-DWG-001 – Tree Retention and Protection Plan*. All tree work and removal shall be carried out in accordance with *BS 5837:2012*. Trees designated for removal and felling shall be clearly marked on site with white paint. Prior to the removal and felling of trees, the required work and tree positions shall be agreed on site with the Landscape Architect / Arboricultural Consultant. Trees shall be felled prior to the erection of the Tree Protective Fencing. Care should be taken during the tree removal process to avoid any damage to any trees which are designated to be retained.
- 3.37 Stumps shall be removed and cut away so that the top of the stump shall be at least 450 mm below the final topsoil level in order that the site can be reinstated in accordance with the existing site levels. Stumps are to be treated with an approved herbicide to be agreed with the Landscape Architect. Where the depth is greater than 450 mm the areas shall be backfilled with topsoil to the required level.
- 3.38 The removal of shrub or scrub material within the Root Protection Area of any tree to be retained shall employ a Manual Removal method; the use of hand tools shall be used in order to maintain the ground surface of the Root Protection Area and reduce any damage to existing tree roots within the protected root zone. Adjacent trees shall not be utilised as anchors or levers to facilitate the removal of adjacent vegetation.
- 3.39 Vegetation clearance to site boundaries should take place outside the bird nesting season (*nesting season: March-September inclusive*) or alternatively under a watching brief from a suitability qualified ecologist.



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