

Tree Survey & Method Statement

The Olde Barn, Main Street, Flintham, Nottinghamshire, NG23 5LA

Produced for:
Newfield Farm Screveton Ltd

Issue Date: July 2021

Ref: MethodStatement-OldBarn_Flint/01

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1. Introduction

1.1 Written instructions were received from Mr Dan Lipton of The Art of Building Architects (the agent) on behalf of Newfield Farm Screveton Ltd (the client) to carry out a tree survey and produce tree protection method statement at the Olde Barn (the site) in respect of a proposed development.

1.2 Qualifications of the Surveyor & Indemnity

1.2.1 Richard Jones carried out the survey. He is the sole Director at RJ Tree Services Ltd. Richard is a Chartered Arboriculturist (MICFor) and Environmentalist (CEnv), and Fellow of the Arboricultural Association (F Arbor A). Richard is an Institute of Chartered Foresters (ICF) Registered Consultant. Richard holds the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), a Higher National Diploma (HND) in Arboriculture, a National Certificate (NC) in Horticulture and a City and Guilds Certificate in Amenity Horticulture.

1.2.2 RJ Tree Services Ltd holds professional indemnity and public liability insurance which is limited to £1000000. Please contact us should you require any more information relating to this matter.

2. Brief

- 2.1 Planning permission (20/02782/FUL) has been granted by Rushcliffe Borough Council for the conversion of an existing outbuilding into a new dwelling. Condition 3 states:

No operations shall commence on site until the existing trees and/or hedges which are to be retained have been protected in accordance with details to be approved in writing by the Borough Council and that protection shall be retained for the duration of the construction period. No materials, machinery or vehicles are to be stored or temporary buildings erected within the perimeter of the fence, nor is any excavation work to be undertaken within the confines of the fence without the written approval of the Borough Council. No changes of ground level shall be made within the protected area without the written approval of the Borough Council

- 2.2 The purpose of this survey is therefore:

- To provide an objective assessment of the trees in direct proximity to the development to the BS5837 (2012) 'Trees in Relation to Design, Demolition and Construction-Recommendations'.
- To provide enough data to calculate tree Root Protection Areas.
- To Produce a tree protection method statement.

3. Survey Data Collection Information

- 3.1 Richard Jones carried out a brief visual check of the trees on the 28 July 2021 in accordance with the guidelines in the BS5837 (2012) Trees in Relation to Design, Demolition and Construction-Recommendations. He was unaccompanied while carrying out the survey work. The trees are described on the Tree Survey and Constraints Plan 01 as T1 and so on. The survey is based on a plan supplied by the agent. Additional trees are appended onto that plan but not plotted to scale.
- 3.2 The survey was carried out from ground level within the site. It is for planning purposes only (calculating RPA's) and is not a detailed individual tree risk assessment. Obvious defects are highlighted, and mitigating recommendations submitted. No digging or drilling was carried out. The weather conditions were sufficiently clear for carrying out tree surveys for planning purposes.
- 3.3 No access was available to the neighboring properties. The trees growing outside the site are the responsibility of the adjacent landowners. They should not be pruned or worked on in any way without the express written consent of the owners.

4. Conditions & Limitations

- 4.1 Trees are dynamic organisms whose health and condition can be subject to changes. Thus, it is recommended that they should be assessed by a competent and qualified person on a regular basis. It is proposed that the trees discussed in this survey be assessed every two years or more often where stated and/or immediately following stormy/extreme weather conditions.
- 4.2 While every effort has been made to identify defects within the trees inspected, no absolute guarantee can be given or is intended to the safety or otherwise of any tree or trees discussed in this survey or report. Extreme climatic conditions can on occasions cause damage to what appear to be healthy trees.

5. Legal Considerations

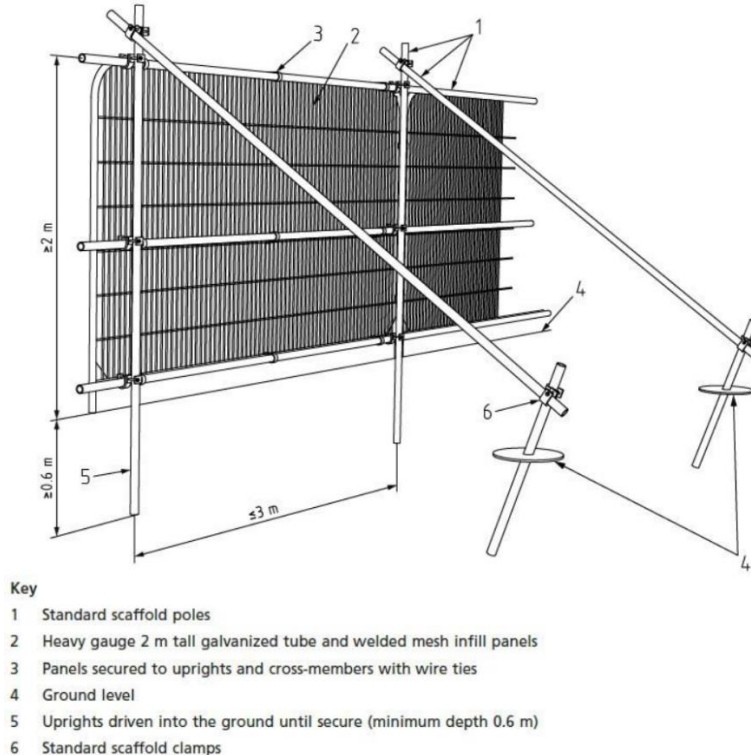
- 5.1 **Tree Preservation Orders (TPO) & Conservation Areas:** The site is in a conservation area. A 6-week notice must be submitted to the local authority (LA) before working on a tree in a conservation area. In that time the LA must make the decision to 1. Allow the works to go ahead 2. Make a TPO. Unauthorised work or damage to TPO trees or those in a conservation area could result in prosecution and a substantial fine.
- 5.2 **Exemptions:** An exemption from the need for an application under the TPO or conservation area applies to the removal of dead limbs, dead or immediately dangerous trees, or where tree pruning, or removal work is necessary to implement a development with full planning permission. This exemption does not apply to outline planning consent. You should give the 5 days-notice in writing to the LA when intending to work on a tree under an exemption.
- 5.3 You do not need to submit a notice to remove trees in a conservation area with a stem diameter of less than 75mm.
- 5.4 **Trees and Wildlife:** Trees are hosts to nesting birds, many of which are protected by law. Investigations should be carried out by professionally trained operatives for signs of bats (all of which are protected by law) and nesting birds and advice sought from appropriate agencies such as Natural England, the Bat Conservation Trust (BCT) or the Royal Society for the Protection of Birds (RSPB) following any positive sightings. Tree works should be planned carefully to avoid disturbing nesting birds and roosting bats. The disturbance of protected species is an offence and could result in prosecution, a criminal record and a substantial fine.

6. Additional Information

- 6.1 **Biosecurity:** We would suggest that biosecurity measures be put in place when felling or pruning trees and disposing of brash and timber. Contractors can help to restrict the spread diseases and insects. They can do this by clearing soil, mud, twigs, leaves and other plant debris off their footwear, clothing, tools, and vehicles. They should then wash/disinfect these items before visiting other similar sites. Ideally, work to ash and oak trees should be done outside the summer months as the disease can spread via microscopic fungal spores. Further information is available at www.forestresearch.gov.uk.
- 6.2 **Future Appraisals:** It is recommended that any retained trees are re-assessed immediately post construction prior to occupation.

7. Tree Protection Method Statement

- 7.1 **Root Protection Areas:** Section 4.6 of the BS5837 (2012) suggests that the Root Protection Area (RPA) for single stemmed trees is calculated as an area equivalent to a circle with a radius 12 times the stem diameter. Further information is provided in the BS5837 in respect to calculating multi-stemmed tree's RPA's. Unaltered RPAs are described on the Tree Protection Plan 01 as yellow circles.
- 7.2 **Methodology:** There is an existing hard surface within the site which has been used as an accessway for many years. The soil under the existing accessway will, in our experience, contain significantly reduced root growth because of its compacted disposition due to its historical use as a driveway. Hence, the extent of roots on the site side is likely to be limited which is consistent with the commentary in the BS5837 paragraph 4.6.3 that accepts that root morphology will change and be reduced because of ground conditions. Notwithstanding that, barriers will be placed temporarily around the retained trees to the extent of the RPA. They will protect the garden area at the front of the site in its entirety and the trees at the rear and should be constructed in the manner described in the default BS5837 specification in the figure 1 below. The position of the protection barriers inside the site in relation to the existing and new structures and the retained tree is shown on Tree Protection Plan 01.



BS5837 (2012)

- 7.3 The area inside the protective barriers must remain undisturbed during the development process; it is a construction exclusion zone. No change in levels, fires, storage of materials, and use of fuels, chemicals, equipment, or vehicles are permitted in the construction exclusion zone. Adequate provision for storage, office accommodation, access for construction traffic and parking is available outside the construction exclusion zone. Work inside the construction exclusion zone must only be undertaken under the supervision of an arboriculturist and with the written agreement of the local authority.
- 7.4 The barriers must be in place before site clearance and building work commences and must always be fit for purpose. It is recommended that an appropriately qualified arboriculturist should approve the fencing and supervise any amendments. The barriers should not be removed until work is completed on site.
- 7.5 Contaminating materials such as concrete washings should be disposed of at a minimum of 10m from the retained trees in a position where, if spilt, could not run towards the trees. Notice boards, service/utility cables etc. must not be attached to any part of the protected tree.
- 7.6 Robust weatherproof signs like that in photograph 1 should be attached to the protective barriers at 4 to 6m spacing's.



Photograph 1

- 7.7 **Timing of Arboricultural & Building Works:** It is the responsibility of the site owner, manager, and main contractor to ensure that any tree protection or other relevant planning conditions, Conservation Area Regulations or TPO's are adhered to. A breach may result in enforcement action by the local authority.
- 7.8 It is recommended that a pre-commencement meeting be arranged with the contractors who may be operating machinery to address/overcome any concerns about close by branches and to organize further mitigating pruning.

Phasing of Works

1. Carry out tree works.
2. Install temporary tree protection barriers.
3. Start site clearance, construction work and landscaping.

References:

BS5837 (2012) Trees in Relation to Design, Demolition & Construction-Recommendations

Plans:

Tree Protection Plan 01

Tree Survey Schedule

Ref	Species	Full Structure	Measurements	Spread	Observations	Retention Category	RPA	Measurements2	Recommendations
T1	Spruce (Picea sp.)	Tree	Height (m): 11 Stem Diam (mm): 200 Spread (m): 2.5N, 2.5E, 2.5S, 2.5W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:2.5 E:2.5 S:2.5 W:2.5	Located on edge of green/garden area Damage to stem	C1	Radius: 2.4m. Area: 18 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Amenity Value: Moderate	Place barriers at 2.4m radius from stem
T2	Cotoneaster (Cotoneaster sp.)	Tree 3 stems	Height (m): 6 3 stems, diam(mm): 100, 100, 170 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1.5 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	Located on edge of green /garden area	C1	Radius: 2.7m. Area: 23 sq m.	Other Reference: Physiological Cond: Good Structural Cond: Fair Amenity Value: Low	Place barriers at 2.7m radius from stem
T3	Wild Cherry (Prunus avium)	Tree	Height (m): 6 Stem Diam (mm): 180 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1.5 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	Located on edge of green /garden area Dense ivy restricted assessment Historically Crown reduced	C1	Radius: 2.2m. Area: 15 sq m.	Other Reference: Physiological Cond: Good Structural Cond: Fair Amenity Value: Low	Place barriers at 2.2m radius from stem
G4	Cypress (Chamaecypa ris sp.) Cotoneaster (Cotoneaster sp.)	Group	Height (m): 6 Stem Diam (mm): 160 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 1 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	Located within garden area	C2	Area: 12 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Amenity Value: Low	None

Tree Survey Schedule

Ref	Species	Full Structure	Measurements	Spread	Observations	Retention Category	RPA	Measurements2	Recommendations
G5	Lawson Cypress (<i>Chamaecyparis lawsoniana</i>) Leyland Cypress (<i>Cupressocyparis leylandii</i>)	Group	Height (m): 8 Stem Diam (mm): 180 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	Row of trees/hedge located on/or just outside site boundary	C2	Area: 49 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Fair Amenity Value: Low	Place barriers at 2.1m radius from stem inside site
T6	Damson (<i>Prunus domestica</i> ssp. <i>insititia</i>)	Tree	Stem Diam (mm): 200 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Life Stage: Early Mature Rem. Contrib.: 10+ Years	N:1 E:1 S:1 W:1	Growing in direct proximity to gable end wall of structure to be converted - risk of direct structural damage	C2	Radius: 2.4m. Area: 18 sq m.	Other Reference: Physiological Cond: Good Structural Cond: Poor Amenity Value: Low	Remove tree
G7	Privet (<i>Ligustrum vulgare</i>)	Group	Height (m): 1.5 Stem Diam (mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0 Life Stage: Mature Rem. Contrib.: 10+ Years	N:1 E:1 S:1 W:1	Clipped hedge located on edge of garden	NotRecorded	None - no Retention Category specified.	Other Reference: Physiological Cond: Good Structural Cond: Fair Amenity Value: Low	Maintain by regular clipping
T8	Spruce (<i>Picea</i> sp.)	Tree	Height (m): 11 Stem Diam (mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:3 E:3 S:3 W:3	Located on edge of green/garden area Located in chicken run-no access Stem diameter estimated CAUTION - power cables in proximity to canopy	C1	Radius: 2.4m. Area: 18 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Assessment not carried out Amenity Value: Moderate	Place barriers at 2.4m radius from stem

Tree Survey Schedule

Ref	Species	Full Structure	Measurements	Spread	Observations	Retention Category	RPA	Measurements2	Recommendations
T9	Cherry (Prunus sp. (Cherries))	Tree	Height (m): 11 Stem Diam (mm): 200 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2.5 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:3 E:3 S:3 W:3	Located on edge of green/garden area Located in chicken run-no access Stem diameter estimated CAUTION - power cables in proximity to canopy	C1	Radius: 2.4m. Area: 18 sq m.	Other Reference: Physiological Cond: Fair Structural Cond: Assessment not carried out Amenity Value: Moderate	Place barriers at 2.4m radius from stem inside site
G10	Laurel (Laurus sp.)	Group	Height (m): 4 Stem Diam (mm): 100 Spread (m): 2N, 2E, 2S, 2W Crown Clearance (m): 0 Life Stage: Semi Mature Rem. Contrib.: 10+ Years	N:2 E:2 S:2 W:2	Group of mixed shrubs located outside site in neighbouring garden Not plotted on topographical survey plan - position estimated	C2	Area: 17 sq m.	Other Reference: Physiological Cond: Good Structural Cond: Assessment not carried out Amenity Value: Low	None

Tree Survey Schedule

Survey Data Collection Methodology & Constraints

This survey is for planning guidance purposes only and is intended as only a preliminary assessment of the trees. It is not a detailed individual tree condition assessment. In the case of groups of trees and woodlands, only a general assessment has been made and the recorded condition and retention categories awarded are on the basis of what is typical of the group.

The trees are identified by their common and botanical names. The identification is based on visual observations and the common name is listed first, with the botanical name in brackets. In some instances, it may be difficult to identify a particular tree without further detailed investigations. Where there is some doubt of the precise species of tree, a sp is shown after the genus. The species shown for groups represents the main constituent and there may be other minor species not listed. Common names are sometimes regional and may therefore vary in terms of the locality.

BS5837 (2012) suggests the following **age classifications** which have been supplemented to assist the reader:

- Yng-** *Young tree/s of less than 1/3 life expectancy*
- SM-** *Semi-mature tree/s between young & middle aged*
- EM-** *Early-mature tree/s of 1/3-2/3 life expectancy*
- Mat-** *Mature tree/s of more or less full height, but with potential to increase in girth*
- O/M-** *Over Mature tree/s declining in health & stature*
- Vet-** *Veteran tree/s of significant & identifiable historical, ecological & conservation value*

Tree Survey Schedule

A **retention category** (Ret Cat) is given as follows to correspond with table 1 of BS5837 (2012)-See appendix 4:

Ret Cat

- A-** *Trees of a high quality and value with greater than 40 years estimated life expectancy-shown as light green on plan.
(sub category 1: mainly arboricultural qualities, 2: mainly collective landscape qualities, 3: mainly conservation & or cultural values)
Green on the Tree Survey & Constraints Plan & Schedule*

- B-** *Trees of moderate quality and value with 20 to 40 years estimated life expectancy -shown as mid blue on plan.
(sub category 1: mainly arboricultural qualities, 2: mainly collective landscape qualities, 3: mainly conservation & or cultural values)
Blue on the Tree Survey & Constraints Plan & Schedule*

- C-** *Trees of low quality and value with 10 to 20 years estimated life expectancy -shown as grey on plan.
Trees below 150mm diameter, which may be considered for transplanting.
(sub category 1: mainly arboricultural qualities, 2: mainly collective landscape qualities, 3: Mainly conservation & or cultural values)
Grey on the Tree Survey & Constraints Plan & Schedule*

- 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-shown as red on plan.
Red on the Tree Survey & Constraints Plan & Schedule*

Hedgerows are not given a retention classification.

Tree Survey Schedule

The trees are given a supplementary **structural condition** (Con Cat) and **physiological condition category** (Phys Cat) thus:

Structural Condition Cat

- A Good-** *Trees that appear to be in a good condition without any obvious defects.*
- B Fair-** *Trees that appear to be in a moderate to good condition and/or with only minor defects that can be addressed by pruning and/or trees with an unbalanced shape or form.*
- C Poor-** *Trees that are of a poor quality that are in decline and or with one or more obvious structural defect that can be addressed by major surgery.*
- D Very poor-** *Trees that are of a very poor quality with one or more significant structural defects and or that are in an irreversible state of decline with a very limited safe life expectancy. **Collapsing, decaying or dead** trees*

Physiological Cat

- A-** *Trees that appear to be in a good physiological condition.*
- B-** *Trees that appear to be in a moderate physiological condition.*
- C-** *Trees that are in a poor physiological condition.*
- D-** *Trees that are in a very poor physiological condition or dead.*

Tree Survey Schedule

Trunk diameters are recorded in millimetres at 1.5m from ground level and at the narrowest point below any out of the ordinary swelling as recommended in BS5837 (2012). They are measured on the up-slope side of the tree base on sloping-ground as recommended in BS5837 (2012). Trees with irregular bulging stems are measured at the narrowest point below the bulge. Trees with low branching are measured at the narrowest point below the fork. A current maximum stem diameter is given to trees considered as a group. Stem diameters for multi-stemmed trees with up to 5 trunks are taken individually. The stem diameters for trees with more than 5 stems is recorded with a single average measurement.

Tree heights are estimated in metres.

As recommended in BS5837 (2012) **Crown radii** (Spread) are measured at the four cardinal points in meters: *N-North, E-East, S-South, W-West* and a lowest crown clearance from ground level is given at the lowest of the four cardinal points or all four when the crown clearance is roughly level. The crown radius and level measurements are as accurate as possible, but in some instances, are estimated (est) due to difficult ground conditions or restricted access. In the case of tree groups, the maximum peripheral spread is given.

Brief observations are made on the overall health and condition of the trees, obvious defects identified and recommendations are given for any management works considered appropriate on the date of inspection in relation to the current site conditions.



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