

Site Willow Cottage Chalfont lane Chorleywood WD3 5PP

Prepared for Vicky Inness

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Arboricultural Impact Assessment AIA-23336-REV 0

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1. Instruction

- 1.1 Artemis Tree Services Itd has been instructed by Vicky Inness to undertake a tree survey in accordance with BS5837:2012 Trees In relation to design, demolition and construction – Recommendations, and to produce an Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement and Tree Protection Plan.
- 2. Statement of purpose
- 2.1 The purpose of this report is to provide local planning authorities with sufficient arboricultural information to consider the effect of the proposed development on nearby trees, and to demonstrate that trees have been properly considered throughout the development process. The report includes a preliminary arboricultural method statement that describes how work will be undertaken to provide adequate protection of retained trees.
- 3. Associated documents and drawings
- 3.1 This report should be read in conjunction with the following documents and drawings:
 - 1. Architect Drawing (WC PL-02 SK01)
 - British Standards Institute BS5837:2012 Trees in relation to design, demolition and construction – Recommendations
 - 3. Arboricultural Impact Assessment Plans ATS-AIA-23336-01/02
 - 4. Tree Protection Plan ATS-TPP-23336-01

4. Arboricultural impact assessment

Table 1: Summary of impacts										
Tree removal	T14, T57, T58, T59									
Facilitation pruning	None									
Demolition within RPA	None									
New surfacing within RPA	T9, T11, T12 & T13									
New structures within RPA	None									

Table 2: Tree Removal Categories									
A	None								
В	T58								
С	T14, T57, T59								
U	T35, T37								



Table 3: Incursion int				
Tree no.	Species	Structure		
Т9	Beech	Driveway alteration		
T11	Cedar	Driveway alteration		
T12	Beech	Driveway alteration		
T13	Beech	Driveway alteration		

- 4.1 Removal of four trees is necessary to facilitate the proposed demolition and construction of a new dwelling. By virtue of the large number of trees within the front and rear garden of the site, the proposed tree removal will have a relatively minor impact on amenity.
- 4.2 One dead tree and one declining tree are recommended for removal based on their condition only.
- 4.3 Driveway alterations are proposed within the root protection areas (RPAs) of four trees. The driveway is to be designed in conjunction with an arboriculturist, using a no-dig construction method above the current soil level. The existing tarmac driveway will be retained in situ where possible to prevent unnecessary disturbance of soil within the rooting zone of these trees.

5. Statutory protection

- 5.1 Artemis Tree services have not been instructed to establish the presence of statutory tree protection at this stage.
- 6. Tree protection plan details
- 6.1 The Tree Protection Plan (ATS-TPP-23336-01) has been produced based on the topographical survey provided. The tree protection plan should be used for tree issues only.

7. Preliminary Method statement

- 7.1 Tree protection barriers
- 7.1.1 All retained trees shall be protected by tree protection barriers before any materials or machinery are brought onto the site, and before any demolition, development takes place. Tree protection barriers shall be installed around retained trees as indicated on the tree protection plan. All-weather notices are to be attached to the barrier with the words: "CONSTRUCTION EXCLUSION ZONE NO ACCESS" (appendix 3).



- 7.1.2 The Construction Exclusion Zone should be regarded as sacrosanct, and once installed, barriers shall not be removed or altered without prior recommendation by the project arboriculturist and, where necessary, approval from the local planning authority.
- 7.1.3 The default specification (Figure 1) should consist of a vertical and horizontal scaffold framework, well braced to resist impacts. The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed. Care should be exercised when locating the vertical poles to avoid underground services and, in the case of the bracing poles, also to avoid contact with structural roots.
- 7.1.4 Where tree protection barriers are to be erected on retained hard surfacing, 2m tall, welded mesh panels on rubber or concrete feet shall be installed (Figure 2). The fence panels shall be joined together using a minimum of two anti-tamper couplers, installed so that they can only be removed from inside the fence. The distance between the fence couplers should be at least 1 m and should be uniform throughout the fence. The panels shall be supported on the inner side by stabilizer struts, secured with ground pins. Or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray.





7.2 Ground protection

7.2.1 New temporary ground protection shall be installed within the RPA of T16 and at any stage during development where soil within an RPA is not protected by tree protection barriers. Ground protection should be capable of supporting any machinery entering or using the site without being distorted or causing compaction of underlying soil.

NOTE The ground protection might comprise one of the following:

a) for pedestrian movements only, a single thickness of scaffold boards placed either on top of a driven scaffold frame, so as to form a suspended walkway, or on top of a compression-resistant layer (e.g. 100 mm depth of woodchip), laid onto a geotextile membrane;

b) for pedestrian-operated plant up to a gross weight of 2 t, proprietary, interlinked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane.

c) For wheeled or tracked construction traffic exceeding 2-ton gross weight, an alternative system (e.g. proprietary systems or pre-cast reinforced concrete slabs) to an engineering specification designed in conjunction with arboricultural advice, to accommodate the likely loading to which it will be subjected.

- 7.3 New surfacing within RPA
- 7.3.1 In order to prevent damage to tree roots, construction of a driveway within root protection areas (RPAs) shall use a 'no-dig' method, incorporating a cellular confinement system such as Geoweb® TRP.
- 7.3.2 Until the no-dig driveway is in place, the passage of vehicles or machinery across unprotected soil surface within RPAs shall be avoided as this can sever surface roots and cause extensive damage to trees through compaction of the soil.
- 7.3.3 During the construction of the no-dig driveway:

All roots 25mm in diameter or above shall not be severed, cut or broken. Ground levels must not be changed (i.e. no digging and no raising of soil levels).

Soil must not be compacted.



- 7.3.4 Where possible, existing surfacing will be retained in situ. If removal of existing driveway surface is necessary, care must be taken not to disturb tree roots that might be present beneath it. Hand-held tools or appropriate machinery should be used (under arboricultural supervision) to remove the existing surface, working backwards over the area. With care it may be possible to use machines situated outside of RPAs. Machines must not track over the exposed ground.
- 7.4 General tree protection measures
- 7.4.1 The following measures shall be observed to prevent unnecessary damage to retained trees:

Machinery (e.g. diggers) must not be tracked across unprotected soil within Root Protection Areas (RPA).

Building materials must not be stored on unprotected soil within RPA. Any materials that have the potential to contaminate the soil, e.g., concrete mixing and diesel oil must not be discharged within 15m of the tree trunk.

The topography of the site must also be considered to avoid materials hazardous to the tree's health washings towards its rooting area. Fires must not be lit in close proximity to trees.

Notice boards, telephone cables or other services should not be attached to any part of retained trees.

Ground levels within RPAs must not be changed.

8. Sequencing of works

8.1 A logical sequence of events is to be observed to avoid unnecessary damage to retained trees on site.

Table 2: Sequence of events										
Stage 1	Tree removal									
Stage 2	Installation of tree protection barriers and ground protection									
Stage 3	Demolition of existing dwelling									
Stage 4	Construction of new dwelling									
Stage 5	Driveway construction under arboricultural supervision									
Stage 6	Remove all machinery and materials from site									
Stage 7	Remove tree protection barriers and ground protection									



9. Arboricultural supervision

- 9.1 Wherever trees on or adjacent to a site have been identified within the tree protection plan for protective measures, there should be an auditable system of arboricultural site monitoring. This should extend to arboricultural supervision whenever construction and development activity is to take place within or adjacent to any root protection area (RPA).
- 9.2 The project arboriculturist will be consulted on any issues that may arise and will visit the site as often as necessary to ensure trees are protected and at the following key stages:

Pre-commencement meeting with site manager and LA tree officer, to ensure all aspects of the method statement and tree protection are understood.

Site visit to confirm tree protection measures are in place.

Supervision of driveway construction within RPAs

9.3 The appointed arboricultural consultant will keep records of all site visits and circulate a report to the client, project manager and LA tree officer.



Tree Reference	Species	Height (m)	Diameter @ 1.5m (mm)	RPA R (m) A (m ²)	Crown spread (m)	Low Branches	Life stage	General observations P – Physiological condition S – Structural condition	Preliminary recommendations	Category EC
T1	Oak (Quercus robur)	15	510	6.00 113	N-6 S-12 E-6 W-10	2.8-SW	EM	Asymmetric crown. Appears to have been reduced to 4m in height previously. Deadwood in centre of crown. Low branches pruned back above garage roof (currently 3m clearance). P-good S-good	None	B 40+
T2	Beech (Fagus sylvatica)	18	500	6.00 113	N-6 S-5 E-5 W-8	5-E	EM	Minor bark wound on buttress root. Dead ivy on trunk. P-good S-good	None	B 40+
Т3	Horse chestnut (Aesculus hippocastanum)	15	430	5.10 81	N-4 S-4 E-3 W-6	3-W	EM	Appears to have been topped to 5m in the past. Crown slightly suppressed by adjacent ash. Minor and major deadwood in crown. P-fair S-good	None	C 20+
Т4	Ash (Fraxinus excelsior)	19	460	5.70 102	N-5 S-5 E-5 W-9	2.5-W	М	Asymmetric crown. Major deadwood in crown. P-good S-good	None	B 20+
Τ5	Yew (Taxus baccata)	7	250	3.00 28	N-3 S-3 E-3 W-3	NA	Y	Young tree with no significant problems. P-good S-good	None	C 40+
Τ6	Fir (Abies Sp.)	10	250	3.00 28	N-4 S-2 E-2 W-1	NA	Y	Suppressed by surrounding trees. P-fair S-good	None	C 10+
Т7	Fir (Abies Sp.)	12	440	5.40 93	N-3 S-2	NA	М	No significant problems. P-good S-good	None	B 20+



					E-4					
-		10	100	1.00	W-3	0.144				
18	Ash (Fraxinus	19	400	4.80	N-/	3-W	IVI	Wide spreading crown with long slender	None	В
	exceisior)			72	5-7 F-6			branches		10+
				12	W-4			P-good S-fair		101
Т9	Beech (Fagus	16	670	8.10	N-9	2-N	М	Pruning wounds on trunk with typical	None	В
	sylvatica)				S-8			woundwood development.		
				206	E-6			P-good S-good		20+
T10		14	210	2.40	VV-/	NLA		Slight hand in trunk Suppressed aroun	Nono	<u> </u>
110	(Chamaecynaris	14	310	3.00	N-0.5 S-2	NA	EIVI	below adjacent cedar	None	C
	lawsoniana)			41	E-1.5			P-good S-good		20+
	,				W-			<u> </u>		
					1.5					
T11	Cedar (Cedrus Sp.)	17	460	5.40	N-2	2.5-S	М	No significant problems.	None	В
					S-4			P-good S-good		
				92	E-2					20+
					35					
T12	Beech (Fagus	15	700	8.40	N-9	6-E	M	Several crossing and rubbing branches in	Further	В
	sylvatica)				S-5			crown with damage to stems. Cavities in	assessment of	
				222	E-7			central and eastern stems 8m and 11m from	crown condition	20+
					W-6			ground level.	required.	
T10		1 -	700	0.00	NL Z			P-good S-fair	Neree	D
113	Beech (Fagus	15	780	9.30	N-0 5 8 5			Low hanging branch (80mm diameter) 4.5m	None	В
	Sylvatica)			272	F-8			driveway. Pruning wounds on trunk with		20+
				/	W-8			typical woundwood development or fully		201
								occluded.		
								P-good S-good		
T14	Lawson cypress	6	240	3.00	N-1	NA	Y	Young tree with no significant problems.	None	С
	(Chamaecyparis			20	S-1 E 1			P-good S-good		20.
	iavvsuillailä)			20	⊂-1 W/-1					20+
T15	Oak (Ouercus	20	#700	8.40	N-12	NA	М	Situated in neighbouring garden.	None	Α
	robur)				S-9			· · · · · · · · · · · · · · · · · · ·		



				222	E-8					40+
T16	Beech (Fagus	15	610	7.20	N-6	7-E	EM	Crown reduced previously with 2-3m long	None	В
	Sylvatica)			163	E-6.5 W-6			P-good S-good		40+
T17	Wild cherry (Prunus avium)	8	200	2.40	N-2 S-3	NA	EM	Dense ivy growing up trunk. Narrow	None	С
				18	E-2 W-2			P-good S-good		10+
T18	Spruce (Picea	24	590	7.20	N-4 S-4	NA	М	No significant problems.	None	В
				163	E-4 W-4					20+
T19	Oak (Quercus	8	120	1.50	N-1 S-1	NA	Y	Small suppressed tree.	None	С
				7	E-3 W-2					10+
T20	Wild cherry	14	340	4.20	N-5 S-4	6-E	М	Slight lean toward garden. Dead leaves held	None	В
				55	E-7 W-6			P-good S-good		20+
G1	Wild cherry (Prunus avium)	16	450	5.40	N-7 S-5	NA	М	Three trees growing as group. Largest tree has large bacterial canker wound (120cm x	None	С
				92	E-6 W-4			35cm) on east side of trunk. Young elder and holly growing below group. P-fair S-fair		10+
T21	Oak (Quercus	18	570	6.90	N-6 S-8	4-E	EM	Minor wound on lower trunk.	None	A
				150	E-8 W-8					40+
T22	Oak (Quercus	5	180	2.10	N-1 S-1	2.5-E	Y	Small suppressed tree.	None	С
				14	E-5 W-0					10+
T23	Spruce (Picea abies)	16	240	3.00	N-3 S-3	NA	EM	Topped to 5m previously. P-good S-fair	None	С



				28	E-3					20+
T24	Spruce (Picea abies)	14	360	4.20 55	W-3 N-2 S-4 E-4 W-3	NA	EM	Topped to 5m previously. P-good S-fair	None	C 20+
T25	Cherry (Prunus Sp.)	5	110	1.20 5	N-2 S-2 E-2 W-2	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
T26	Plum (Prunus Sp.)	7	140	1.80 10	N-2 S-2 E-2 W-2	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
G2	Twin-stemmed ash (Fraxinus excelsior) & Scots pine (Pinus sylvestris)	17	#400	6.90 150	N-12 S-12 E-10 W-8	NA	М	Situated in neighbouring garden. Ivy growing up trunks. Ivy covered holly below.		B 20+
T27	Birch (Betula pendula)	18	460	5.40 92	N-4 S-6 E-6 W-3	NA	OM	Deadwood scattered through crown. P-fair S-good	None	C 10+
T28	Norway maple (Acer platanoides)	7	150	1.80 10	N-2 S-2 E-2 W-2	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
T29	Apple (Malus Sp.)	8	420	5.10 81	N-4 S-4 E-5 W-4	NA	М	Crown reduced recently. P-good S-good	None	C 20+
T30	Cedar (Cedrus Sp.)	18	390	4.80 72	N-4 S-3 E-3 W-4	NA	М	No significant problems. P-good S-good	None	B 20+



T31	Leyland cypress (Cupressus x levlandii)	17	520	6.30 124	N-6 S-4 E-6	NA	М	No significant problems. P-good S-good	None	C 20+
					W-6					
T32	Birch (Betula pendula)	15	220, 140	3.00	N-4 S-4	NA	EM	Twin-stemmed tree. Dense ivy. P-fair S-good	None	С
				28	E-2 W-4					10+
T33	Larch (Larix decidua)	15	380	4.50	N-5 S-5	NA	М	No significant problems. P-good S-good	None	В
				64	E-5 W-5					20+
T34	Spruce (Picea	14	200	2.40	N-2	NA	Y	Young tree with no significant problems.	None	С
				18	E-2			P-good S-good		20+
					W-2					
T35	Dead pine	16	300	3.60	N-4 S-1	NA		Dead tree	Fell	U
				41	E-1 W-3					
T36	Ash (Fraxinus	18	340	4.20	N-5 S-5	NA	EM	Situated in neighbouring garden.	None	В
				55	E-5					20+
					VV-5					
T37	Scots pine (Pinus	17	400	4.80	N-3	NA	М	Significant dieback and chlorosis.	Fell	U
	39176511157			72	E-2 W-6					



Т38	Scots pine (Pinus sylvestris)	17	500	6.00 113	N-4 S-4 E-4 W-2	NA	М	Slight lean in trunk to east. P-good S-good	None	B 20+
Т39	Fir (Abies Sp.)	10	160	1.80 10	N-2 S-2 E-1 W-2	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
T40	Oak (Quercus robur)	15	#300	3.60 41	N-3 S-3 E-5 W-5	NA	Y	Situated in neighbouring garden.	None	C 20+
T41	Yew (Taxus baccata)	7	#300	3.60 41	N-3 S-3 E-3 W-3	NA	EM	Situated in neighbouring garden.	None	В 40+
T42	Cedar (Cedrus Sp.)	8	210	2.40 18	N-3 S-3 E-3 W-3	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
T43	Oak (Quercus robur)	15	350	4.20 55	N-3 S-5 E-2 W-6	NA	EM	Co-dominant stems with included bark union. P-good S-fair	None	C 20+
T44	Oak (Quercus robur)	15	300	3.60	N-6 S-0 E-0 W-6	NA	EM	Suppressed tree with significant lean to the west. P-good S-fair	None	C 20+



				41						
T45	Sycamore (Acer pseudoplatanus)	15	#400	4.80 72	N-4 S-6 E-6 W-6	NA	М	Situated in neighbouring garden.	None	B 20+
T46	Oak (Quercus robur)	14	350	4.20 55	N-4 S-1 E-0 W-6	NA	EM	Suppressed tree with asymmetric crown. P-good S-fair	None	C 20+
T47	Sycamore (Acer pseudoplatanus)	15	290	3.60 41	N-4 S-2 E-3 W-4	NA	EM	Co-dominant stems from 2.5m P-good S-good	None	C 20+
T48	Sycamore (Acer pseudoplatanus)	15	460	5.40 92	N-5 S-2 E-5 W-5	NA	М	Reduced to 3m in height previously. P-good S-fair	None	C 20+
T49	Bird cherry (Prunus padus)	8	130	1.50 7	N-3 S-1 E-1 W-2	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
T50	Cherry (Prunus Sp.)	5	100	1.20 5	N-2 S-3 E-1 W-2	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+



T51	Cryptomeria (Cryptomeria Sp.)	4	150	1.80 10	N-1.5 S-1.5 E-2 W- 1.5	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
T52	Birch (Betula pendula)	13	240	3.00 28	N-4 S-4 E-4 W-4	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
T53	Birch (Betula pendula)	10	130	1.50 7	N-2 S-2 E-3 W-2	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
T54	Cryptomeria (Cryptomeria Sp.)	6	170	2.10 14	N-1.5 S-1.5 E-1.5 W- 1.5	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
T55	Apple (Malus Sp.)	6	270	3.30 34	N-2.5 S-2.5 E-3 W- 2.5	NA	Y	No significant problems. P-good S-good	None	C 20+
T56	Bird cherry (Prunus padus)	8	170	2.10 14	N-2 S-2 E-2 W-2	NA	Y	Young tree with no significant problems. P-good S-good	None	C 20+
T57	Wild cherry (Prunus avium)	12	430	5.10	N-6 S-5 E-5 W-5	4.7-N	М	Bleeding canker infection on trunk. Included bark union between Co-dominant stems 3m from ground level. P-fair S-fair	None	C 10+



				81						
T58	Beech (Fagus sylvatica)	14	850	10.20 327	N-5.5 S-6 E-7 W- 5.5	NA	М	Appears to have been reduced to 5m in height in the past (multiple stems from 5m). Several pruning wounds on trunk and stems with typical woundwood development. Crown lifted previously on neighbour's side. P- good S-good	None	B 20+
T59	Hazel (Corylus avellana)	8	330	3.90 48	N-2 S-3 E-2 W-3	NA	EM	Multi-stemmed coppiced tree. 11 stems with average diameter of 100mm. P-good S-good	None	C 20+



Survey Key

Diameter (mm)

Stem diameter in millimetres measured at 1.5m above ground level. Where the stem is divided below 1.5m, measurement is taken as directed by BS: 5837 Annex C.

RPA - Root Protection Area RPA circle radius is determined from Annex D of BS:5837. R- Radius A - Area

Branch Spread (m) Radial crown spread in metres, measured for each of the four cardinal points of the compass from the centre of the trunk.

Low branches Height above ground in metres of the lowest branch and use of the 4 cardinal points of the compass.

Age class

(NP) Newly planted – a tree within 3 years after planting

(Y) Young – a tree within its first one third of life expectancy

(EM) Early Mature - a tree within its second third of life expectancy

(M) Mature - a tree in its final one third of life expectancy

(OM) Over Mature - a tree having reached its maximum life span and is declining in health and size due to old age

(V) Veteran – a tree in the second or mature stage of its life and has important wildlife and habitat features including; hollowing or associated decay fungi, holes, wounds and large dead branches.

(A) Ancient – a tree in the ancient or third and final stage of their life that is of interest biologically, aesthetically or culturally because of its age, size and condition

Appendix 1



Physiological Condition

- GOOD a tree in a healthy condition with no significant problems
- FAIR a tree generally in good health with some problems that can be remediated
- POOR a tree in poor health with significant problems that can't be remediated
- DEAD a tree without sufficient live material to sustain life

Structural Condition

An assessment of the structural/safe condition of the tree categorised into:

GOOD - a tree in a safe condition with no significant defects

FAIR - a tree in a safe condition at present but with defects or with significant defects that can be remediated

POOR - a tree with significant defects that can't be remediated

EC - Estimated remaining contribution in years (based on the species and its current condition)

- <10 Up to 10 years
- 10+ 10 years or more
- 20+ 20 years or more
- 40+ 40 years or more

Category (Tree quality assessment)

- Category U Tree in poor condition that cannot realistically be retained for longer than 10 years
- Category A Trees of high quality
- Category B Trees of moderate quality
- Category C Trees of low quality



Tree Removal Categories	
A	None
В	T58
С	T14, T57, T59
U	T35, T37

Incursion into RI	Incursion into RPAs						
Tree no.	Species	Structure					
Т9	Beech	Driveway alteration					
T11	Cedar	Driveway alteration					
T12	Beech	Driveway alteration					
T13	Beech	Driveway alteration					

Orosa

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|  | Arboricultural Impacts    |                              |  |  |  |
|--|---------------------------|------------------------------|--|--|--|
|  | Tree removal              | T14, T57, T58, T59, T35, T37 |  |  |  |
|  | Facilitation pruning      | None                         |  |  |  |
|  | Demolition within RPA     | None                         |  |  |  |
|  | New surfacing within RPA  | T9, T11, T12, T13            |  |  |  |
|  | New structures within RPA | None                         |  |  |  |

| Tree Removal Categories |               |  |  |  |  |
|-------------------------|---------------|--|--|--|--|
| A                       | None          |  |  |  |  |
| В                       | T58           |  |  |  |  |
| С                       | T14, T57, T59 |  |  |  |  |
| U                       | Т35, Т37      |  |  |  |  |

|  | Incursion into RPAs |         |                     |  |  |  |  |  |
|--|---------------------|---------|---------------------|--|--|--|--|--|
|  | Tree no.            | Species | Structure           |  |  |  |  |  |
|  | Т9                  | Beech   | Driveway alteration |  |  |  |  |  |
|  | T11                 | Cedar   | Driveway alteration |  |  |  |  |  |
|  | T12                 | Beech   | Driveway alteration |  |  |  |  |  |
|  | T13                 | Beech   | Driveway alteration |  |  |  |  |  |







# List of contacts

| Name         | Position                     | Contact                                     |
|--------------|------------------------------|---------------------------------------------|
| Vicky Inness | Client                       |                                             |
|              | Project Manager              |                                             |
| Lee Davies   | Arboricultural<br>Consultant | www.artemistreeservices.com<br>01895 821623 |
|              | LPA Tree Officer             |                                             |
|              | Site Manager                 |                                             |
|              |                              |                                             |
|              |                              |                                             |
|              |                              |                                             |
|              |                              |                                             |
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