



Tree Parts Ltd
Home Orchard

Planning Tree and Ecology Solutions
| Ashley | Wiltshire

|SN13 8AN



Tree Parts Supplementary Arboricultural Impact Assessment (AIA)

This additional information to be read in conjunction with Tree Parts Original November 2020 BS 5837:2012 ‘trees in relation to design, demolition and construction report - Recommendations for Ampney Park proposed redevelopment of the current site layout



Ampney Park landscape of established mature trees worthy of retention and incorporation within proposed redevelopment of the site, without compromising plotted Root Protection Areas indicated within Tree Parts Tree Constraints Plan

Updated Arboricultural Impact Assessment from our original tree report and AIA - Dated November 2022

October 2023

www.treeparts.com

m:07814 076985

VAT 901 086 948

e: danielpart@treeparts.com



Tree Parts Ltd
Home Orchard

Planning Tree and Ecology Solutions
| Ashley | Wiltshire

|SN13 8AN



Tree Parts Up date of AIA - Summary of new information

During October 2022, on Tree Parts was appointed by Ampney Park Ltd to provide a BS 5837:2012 tree survey to accompany their forth coming planing application to redevelop certain areas of the sites current layout, away from its former equestrian infrastructure, towards establishing a holistically new events venue design and business establishment within the similar proximity of sites current buildings.

5.0

Arboricultural Impact Assessment (AIA) *Below and above ground constraints*

5.1 Effects of new buildings on amenity value on or near the site This Tree Parts tree survey and report was commissioned after the formal submission of the Ampney Park PRE APP.

5.2

In order to illustrate our findings and recommendations, Tree Parts has in line with recommendations of BS 5837:2012 ‘trees in relation to design, demolition and construction’ produced our Tree Constraints Plan (TCP) for each of the surveyed individual and/or grouped trees, Root Protection Areas. (RPA)

5.3

These implications are now clearly identified on the site plans (Covered by 8 No. Individual TCP drawings) and their accompanying tree schedule, to indicate the above and below ground constraints they pose in the context of the tree/s being retained.

Current summary of up dated information

At points where these identified constraints may over lap and/or are within close proximity to the proposed redevelopment of site, it will be necessary to facilitate responsible and creative design solutions for a future Tree Protection Plan. (TPP) This will require mitigation and evaluation in keeping with BS 5837:2012 to formulate an appropriate site specific Arboricultural Method Statement. (AMS)

To progress these considerations, Simon Morray-Jones Architects met with Tree Parts at their site office, in order to evaluate what impact the proposed site layout would have upon the sites plotted trees, identified within the original Tree Parts Tree Constraints Plan (TCP of November 2022)



Tree Parts Ltd
Home Orchard

Planning Tree and Ecology Solutions
| Ashley | Wiltshire

|SN13 8AN



Tree Parts reiterated the necessity that any proposed layout must incorporate the full acknowledgment of the clear criteria set out within the BS 5837:2012 arboricultural impact assessment. (Attached at the end of this report) As part of the design development since the PRE-APP submission design proposals, the impact on the trees has been greatly reduced and wherever possible trees retained.

Key design changes made within this meeting included:

The layout submitted as part of this application has been amended to now orientate the impact of the construction of the venue building away from the Root Protection Areas (RPA) from some of the northern parkland boundary trees, in favour of retaining the grouped value of trees incorporating T.2361, 2362 and 2363.

The Carpark has been redesigned to reduce the impact on trees; T.2358 has been prioritised and is now retained, along with T.2311/2312/2313/2314 to maintain cover, and T.2347. Where trees are removed, the impact has been mitigated by extensive replanting as shown in the landscape scheme. T 2349/2350/2351/2352 are poor quality Ash and will be removed as part of general maintenance, these will be replaced as part of new avenue within the landscaping scheme.

Tree Parts has suggested that any subsequent adverse impacts that are proposed across the site should be evaluated through sectional profile drawings, to determine the degree of incursion being placed not only above ground level for the finished design, but more importantly, to illustrate the extent of impacts being proposed below ground level, to facilitate the working room, changes of existing ground levels and a quantification of how much ground is actually being proposed to be disturbed within any given RPA of any retained tree. This is so an appropriate evaluation can be undertaken to seek out either options for possible mitigation through a site specific arboricultural method statement (AMS) or to perhaps reevaluate alternative solutions of layout designs, that prioritises the existing constraints of the established mature trees, plotted within the Tree Parts TCP.

In addition Tree Parts has suggested that the following information should be conditioned as part of any planning consent.

- Justified details and specifications of adopting 'No-dig' designs within the proximity of any plotted RPA
- The use of cell-web engineering solutions to contain granular material, within the proximity to any RPA for pathways, roads and parking, to minimise ground compaction



Tree Parts Ltd
Home Orchard

Planning Tree and Ecology Solutions
| Ashley | Wiltshire

|SN13 8AN



- Detailed level changes determined in proximity to RPA's to ensure any new layout takes into consideration both the short and long term impacts of site construction.
- Any landscaping designs for shrubs and trees, or hard landscaping requiring footings and or excavations are proposed outside the plotted RPA's for all retained site trees. This is to ensure the existing rooting growing environment for all existing trees, remains excluded from any necessary excavations, whereby the follow up Tree Protection Plan (TPP) safeguards the preservation of the ground surrounding the retained trees. Noting that the desk-top plotted RPA's provided by Tree Parts are the minimum protection of radial distances around any given retained tree, that must be preserved and excluded from any form of construction or landscaping, unless otherwise consented by the local planning authority. (LPA)
- Future consideration for how the practicalities of facilitating any proposed design, must be established at the design phase of any site layout, whereby the processes of construction are fully considered, understood and given an appropriate priority of forward planning and genuine commitment to holistically safeguard retained site trees.
- This is to ensure decisions for factoring in tree management on the ground are afforded utmost consideration, rather than be undertaken as a reaction process at a later date. As such actions will always compromise long term tree vitality from unnecessary ground compaction, potential contamination from leachate from cements and screeds and renders any site tree immediately vulnerable to physical damage from coming into contact with inappropriately stored construction materials and/or deliveries from heavy Goods Vehicles inside designated RPA's
- To aid a fuller understanding of how the Arboricultural impact Assessment (AIA) needs to dovetail with the planning application process, the relevant excerpts from BS 5837:2012 has been shared by Tree Parts with the design team at our site layout meeting of 12 September 2023. This has included paragraphs 5.4 of the AIA, with clear details specified within the sub sections 5.4.1, 5.4.2, and items (a) to (h) within the concluding paragraph of 5.4.3.
- This clearer understanding has now been communicated with the sites appointed landscape architects and principle architects as of this meeting in order that Tree Parts can lead positive tree management outcomes within an appropriate site layout, and indeed work with our colleagues to best plan the results their client is seeking, to transform the site towards its new venture.



Tree Parts Ltd
Home Orchard

Planning Tree and Ecology Solutions
| Ashley | Wiltshire

|SN13 8AN



General References/Standard publications

HMSO Wildlife and Countryside Act 1981 (and subsequent amendments).

HMSO Countryside and Rights of Way Act 2000

Mattheck, C. and Breloer, H. (1995). 'The Body Language of Trees'

BS 5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendation

BS 3998:2010 - Tree Work – 'Recommendations'

Ancient and other veteran trees: Further guidance on management Editor David Lonsdale
(Ancient tree forum and Woodland Trust)

No.2 Diagnosis of ill-health in trees by R.G.Strouts and T.G. Winter - Department of Environment