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BS 5837 Arboricultural Report

**The Gables
Welwyn Avenue
Mansfield
NG19 9DR**

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1.0 Introduction

1.1 Purpose of the report

1.1.1 The purpose of this report is to provide relevant information regarding the site above relevant to BS5837:2012 to assist with a planning application.

1.1.2 Acme Arb Ltd were instructed by Mr Callaghan of Welwyn Ave, Mansfield to produce this report with regards to a planning application for three additional dwellings and to report on the following in accordance with BS5837 Trees in Relation to design, demolition and construction - recommendations 2012

The following arboricultural information is provided to inform the application.

1.3 Documents Received

Draft plans were provided by the client and have been overlaid with tree data in this document.

1.4 Date of inspection and Person's present

Jonathan Galley, 03/11/23

1.5 Caveats and Limitations

1.5.1 Any relevant statutory permissions should be sought before completion of works recommended.

1.5.2 This report only serves to provide guidance on the Arboricultural implications of the proposed construction work at The Gables, Welwyn Avenue, Mansfield.

1.5.3 The tree survey was undertaken at ground level and no invasive decay detection techniques were used.

1.5.4 No Soil tests were taken or any works below ground level.

1.7 Qualifications and Experience

Jonathan Mark Galley

Jonathan has been a self-employed arborist since 2014. He has worked as a sub-contract climber and team leader on various sites, both private and commercial, as well as managing his own domestic work. He has undertaken tree surveys on a wide variety of sites including domestic dwellings and large estates involving roadside trees and public access areas.

He holds the Level 4 Diploma in Arboriculture and is a Technician member of The Arboricultural Association. He is currently undertaking the FdSc arboriculture course and is committed to a program of professional development including keeping up to date with the latest pest and disease issues affecting the U.K. Galley Trees holds public and employer's liability insurance to £5m and professional indemnity insurance to £1mil.

1.8 Other considerations

Legal status of trees on site

The relevant legislation to these matters is contained within the Town and Country Planning Act 1990 2 and The Town and Country Planning (Tree Preservation) (England) Regulations 2012 3

1.9 Wildlife considerations and law

Tree management works must be planned to ensure they do not contravene the following wildlife legislation:

- Wildlife and Countryside Act 1981
- The Conservation of Habitats and Species Regulations 2010
- The Conservation of Habitats and Species (Amendment) Regulations 2011
- Countryside and Rights of Way Act 2000

One combined effect of the above legislation is that works must be planned to avoid disturbance to nesting, breeding or roosting birds, or to bats and their roosts. The nests of wild birds are protected whilst in use, and all 18 bat species found in the UK are afforded European Protected Species status.

1.10 Standards of tree work

Unless otherwise specified, all tree work recommended in this report should be carried out in accordance with the British Standard BS 3998: 2010 Tree work – Recommendations

2.0 Site Description and Report of Tree Constraints.

- 2.1 The proposed works are to the North of the existing property; therefore, the main constraints are caused by the RPAs of trees belonging to the site. There are no other trees belonging to neighbouring properties that are likely to be impacted. A total of 7 individual trees 1 group of trees and 5 hedges were surveyed.
- 2.2 The main constraints are posed by the Root protection areas (RPAs) .
- 2.3 T001 is in poor physiological condition and has been pruned heavily before the site visit. The RPA of this tree would pose a constraint however it is recommended to be removed prior to work commencing as it has limited future potential or amenity value and is likely to decline.

2.4 Presence of Tree Preservation Orders (TPO) or Conservation Area Designation

The proposed development site does not fall under any TPO or conservation area restrictions as ascertained by a phone call to Mansfield council on 20/11/23

2.5 Effects on amenity value of the trees of development and facilitation pruning

The trees on site are situated away from the proposed building foundations. There is already good access to the site so facilitation pruning is not needed. The only loss of vegetation will be T012 which is a low amenity value hedgerow consisting mainly of snowberry and cotoneaster.

2.6 Potential incompatibilities between the layout and the trees proposed for retention.

2.6.1 The proposed works have been planned to avoid conflict with the retained trees.

2.6.4 No future issues regarding shading are expected due to any major trees on site being situated to the N.

2.7 Infrastructure requirements – highway visibility, lighting, CCTV, services etc

No services or other infrastructure requirements will have any impact on the retained trees.

2.8 Mitigating tree loss/new planting

There will be no loss of trees to facilitate the planned works. The only vegetation to be removed is low quality shrubbery or sections of hedge therefore mitigation planting is not necessary. The references for affected sections are T009 and T012.

2.9 Proximity of trees to structures

2.9.1 The retained trees are all of a suitable size and species for the site and are unlikely to cause future issues.

2.9.2 Overall the processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming recommendations made in this report are always adhered to by the contractors e.g., the positioning of a stout fence between the retained trees is placed prior to commencement of works and remains intact and in position throughout the duration of the construction activities.

2.10 Issues to be addressed by the arboricultural method statement.

2.10.1 Protective fencing to be established for the retained trees.

2.10.2 Removal of vegetation required for building clearance.

2.10.3 Measures to protect soil quality around retained trees.

2.11 Tree categorisation and Tree Constraints Plan

2.11.1 This table displays the full tree survey of the site. Where appropriate, trees have been grouped together. In these groups significant trees have been individually plotted on the map, otherwise the presence of a group on the map indicates that all trees in the group have been individually surveyed and any issues are listed in the recommendations. Trees should be protected according to the Tree Protection Plan (TPP). Trees have also been assigned Root Protection Areas (RPA) to protect the root system from construction works.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA
T001	Cotoneaster (<i>Cotoneaster sp.</i>)	Tree	Height (m): 4 Stem Diam(mm): 300 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 1 Lowest Branch (m): 1(W) Life Stage: Early Mature Rem. Contrib.: 10+ Years	Previously topped at 3m. Low branches may require lifting for access.	C1	Radius: 3.6m. Area: 41 sq m.
T002	Common Alder 'Imperialis' (<i>Alnus glutinosa</i>)	Tree	Height (m): 8 Stem Diam(mm): 400 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2(W) Life Stage: Early Mature Rem. Contrib.: 10+ Years	Adjacent to driveway and main site access.	B1	Radius: 4.8m. Area: 72 sq m.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA
T003	Common Ash <i>(Fraxinus excelsior)</i>	Tree	Height (m): 6 Stem Diam(mm): 300 Spread (m): 1N, 2E, 2S, 2W Crown Clearance (m): 1 Lowest Branch (m): 1(E) Life Stage: Semi Mature Rem. Contrib.: <10 years	Previously topped to 5m. Early signs of ADB.	C1	Radius: 3.6m. Area: 41 sq m.
T004	Rowan <i>(Sorbus aucuparia)</i>	Tree	Height (m): 3 Stem Diam(mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 0.5(E) Life Stage: Semi Mature Rem. Contrib.: 10+ Years	Small tree with cotoneaster self sets growing throughout.	C1	Radius: 1.2m. Area: 5 sq m.
T005	Silver Birch <i>(Betula pendula)</i>	Tree	Height (m): 10 Stem Diam(mm): 400 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 2 Lowest Branch (m): 2.5(W) Life Stage: Mature Rem. Contrib.: 20+ Years	Overall good specimen, grown to mature height and crown spread.	B1	Radius: 4.8m. Area: 72 sq m.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA
T006	Cultivar Apple x6 (<i>Malus domestica</i>)	Group 6 trees	Height (m): 3 6 stems, avg.(mm): 50 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(W) Life Stage: Young Rem. Contrib.: 20+ Years	Group of young apple trees.	C1	Area: 33 sq m.
T007	Cypress (<i>Cupressocyparis sp.</i>)	Tree	Height (m): 6 Stem Diam(mm): 250 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0.5 Lowest Branch (m): 0.5(W) Life Stage: Early Mature Rem. Contrib.: 20+ Years	Close to existing building. Mixed shrub planting at base.	C1	Radius: 3.0m. Area: 28 sq m.
T008	Leyland Cypress x30 (<i>Cupressocyparis leylandii X</i>) Laurel Cherry x6 (<i>Prunus laurocerasus</i>)	Hedge 36 trees	Height (m): 3 36 stems, avg.(mm): 50 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 0.5 Lowest Branch (m): 0.5(N) Life Stage: Early Mature Rem. Contrib.: 10+ Years	Boundary hedge currently serving as screening.	C1	Radius: 0.6m. Area: 49 sq m.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA
T009	Leyland Cypress x50 (<i>Cupressocyparis leylandii</i> X)	Hedge 50 trees	Height (m): 3 50 stems, avg.(mm): 50 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Early Mature Rem. Contrib.: 10+ Years		C1	Radius: 0.6m. Area: 244 sq m.
T010	Leyland Cypress x7 (<i>Cupressocyparis leylandii</i> X)	Hedge 7 trees	Height (m): 6 7 stems, avg.(mm): 100 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(E)		C1	Radius: 1.2m. Area: 61 sq m.
T011	Leyland Cypress x15 (<i>Cupressocyparis leylandii</i> X)	Hedge 15 trees	Height (m): 6 15 stems, avg.(mm): 250 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(S) Life Stage: Early Mature Rem. Contrib.: 10+ Years		C1	Radius: 3.0m. Area: 128 sq m.
T012	Cotoneaster (<i>Cotoneaster</i> sp.) Goat Willow x2 (<i>Salix caprea</i>) Hazel (<i>Corylus avellana</i>)	Hedge 2 trees	Height (m): 2 2 stems, avg.(mm): 50 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 1 Lowest Branch (m): 1(W) Life Stage: Mature Rem. Contrib.: 10+ Years	Mixed hedgerow forming some screening, otherwise low quality shrubs.	C1	Radius: 0.6m. Area: 28 sq m.

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA
T013	Sour Cherry (<i>Prunus cerasus</i>)	Tree	Height (m): 6 Stem Diam(mm): 350 Spread (m): 1N, 1E, 1S, 1W Crown Clearance (m): 2 Lowest Branch (m): 2(W) Life Stage: Early Mature Rem. Contrib.: <10 years	Ivy covered tree, previously topped.	C1	Radius: 4.2m. Area: 55 sq m.



2.11.2 Trees have been categorised according to the table below reproduced from BS5837:2012 and assigned colours according to their retention






Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those 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	<ul style="list-style-type: none"> 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 (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p><i>NOTE</i> Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</p>			
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	

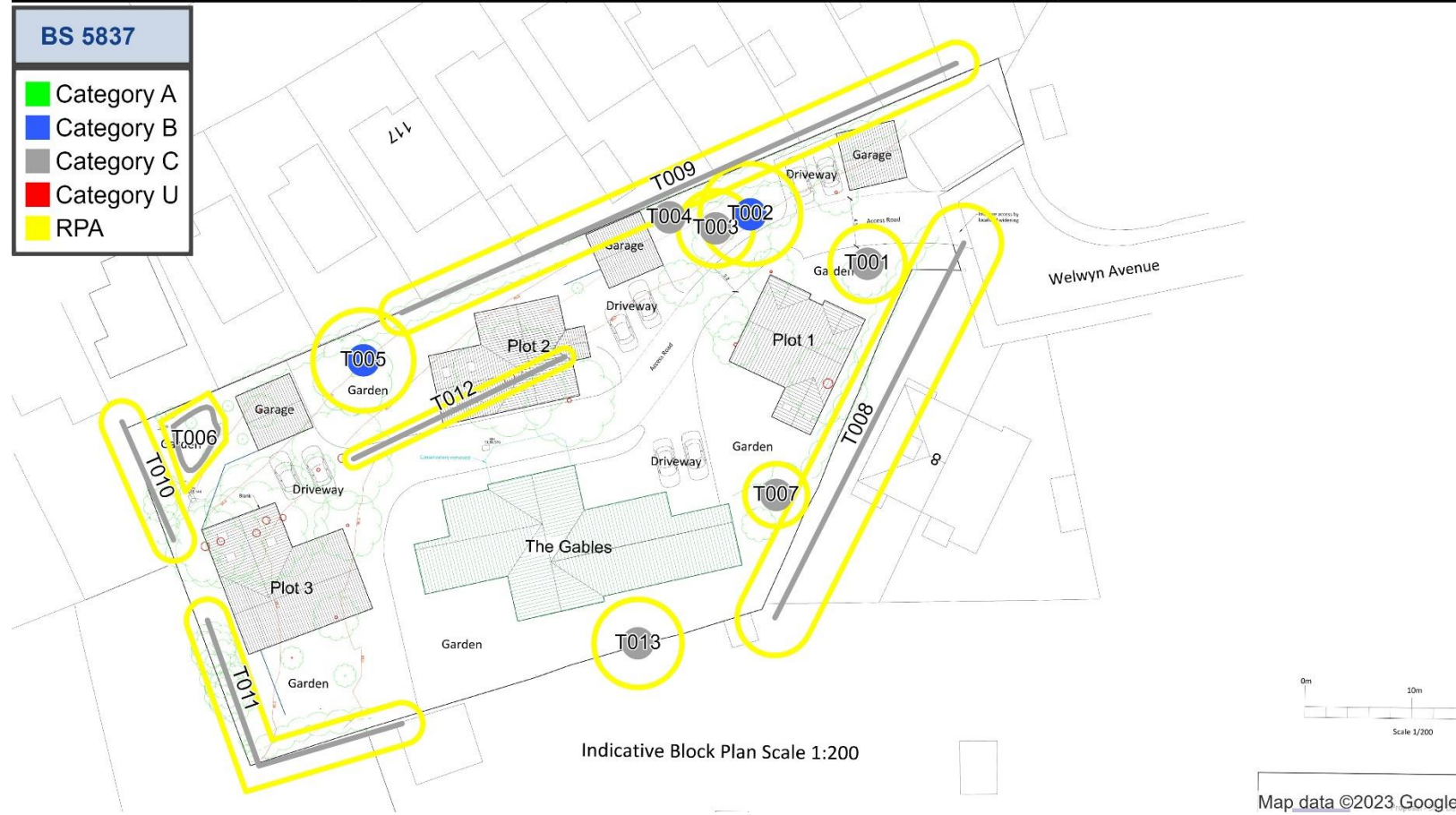
category.

Tree Constraints Plan (TCP)

The below plan displays the constraints posed by the RPAs of trees currently on site denoted by the yellow lines.

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BS 5837	
	Category A
	Category B
	Category C
	Category U
	RPA






3.0 Draft Tree Protection Plan (TPP)






3.1 The following plan shows tree protection measures. To avoid disturbance to the physical protection, it is essential to make allowance for, and plan, all construction operations which will be undertaken in the vicinity of trees. Factors that have been considered include, but are not limited to:

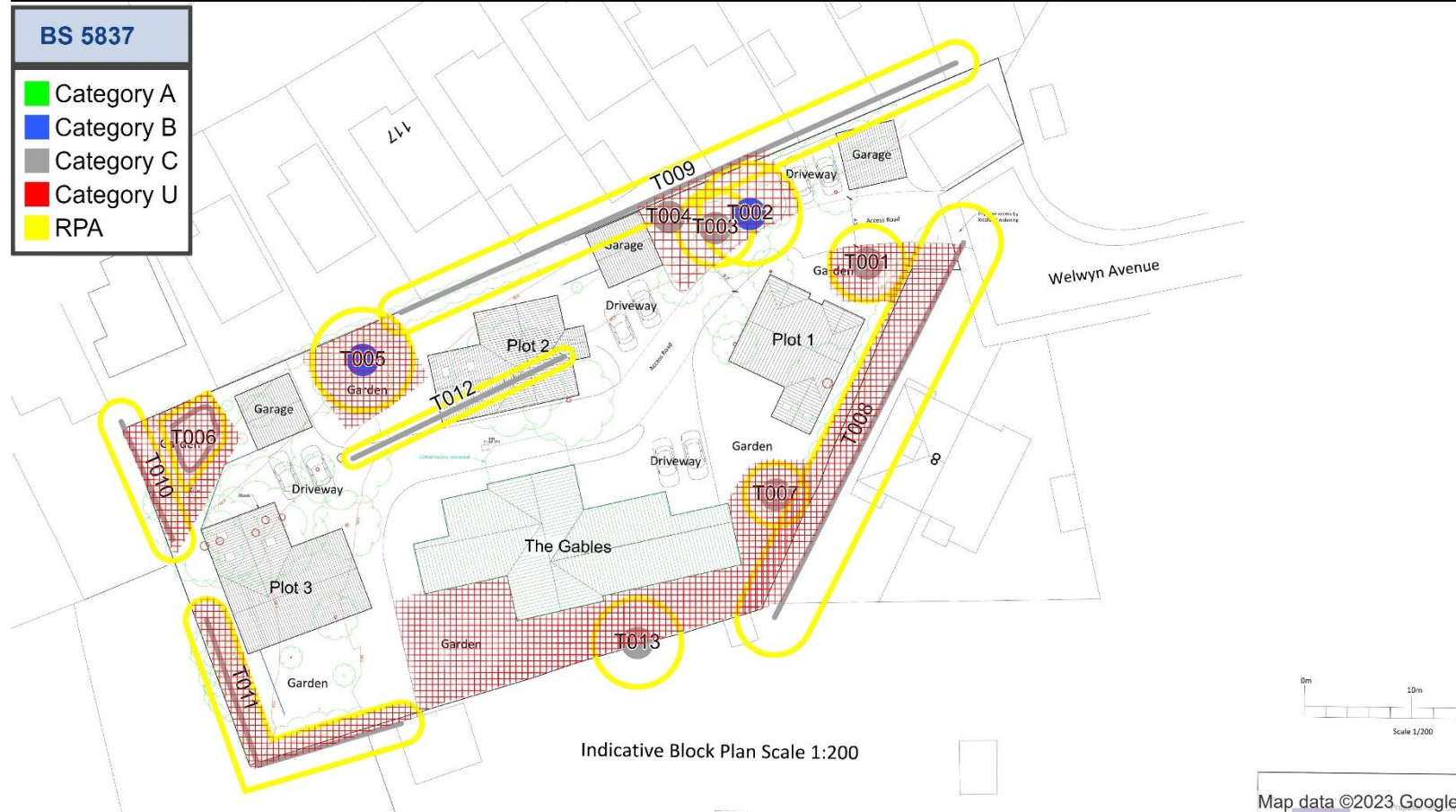
- a) site construction access
- b) the intensity and nature of the construction activity
- c) contractors' car parking
- d) phasing of construction works
- e) the space needed for foundation excavations and construction works
- f) the availability of special construction techniques
- g) the location and space needed for all temporary and permanent apparatus and service runs, including foul and surface water drains, land drains, soakaways, gas, oil, water, electricity, telephone, television or other communication cables
- h) all changes in ground level, including the location of retaining walls, steps and making adequate allowance for foundations of such walls and backfilling
- i) working space for cranes, plant, scaffolding, and access during works
- j) space for site huts, temporary toilet facilities (including their drainage) and other temporary structures
- k) the type and extent of landscape works which will be needed within the protected areas, and the effects these will have on the root system
- l) space for storing (whether temporary or long-term) materials, spoil and fuel and the mixing of cement and concrete
- m) the effects of slope on the movement of potentially harmful liquid spillages towards or into protected areas.

Draft Tree Protection Plan

Tree protection fencing must be positioned to create the construction exclusion zones shown below in hatched red.

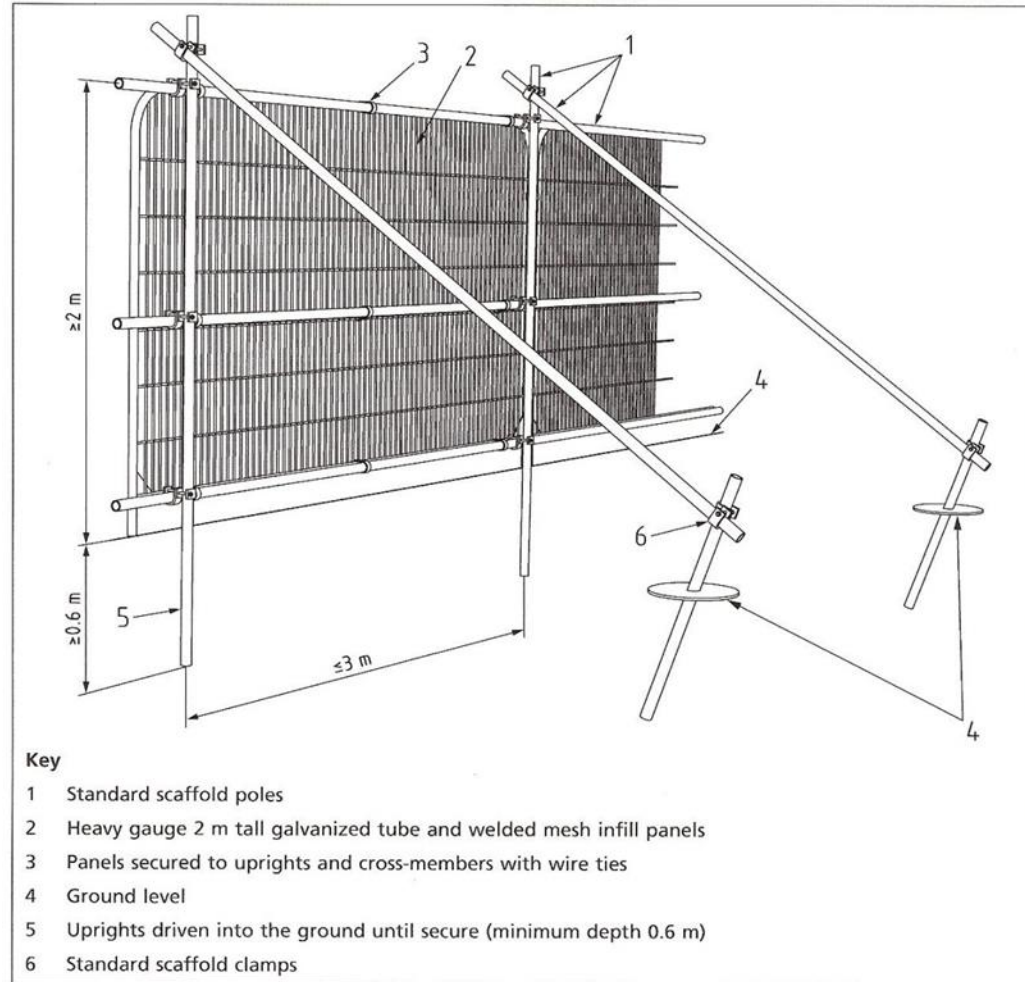
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BS 5837	
	Category A
	Category B
	Category C
	Category U
	RPA



3.2 Site Specific Considerations

3.2.1 Tree protection fencing must be erected prior to **ANY** development work commencing. The positioning of fencing is shown on the tree protection plan.



3.2.2 This plan provides the gravel driveway and parking area as the main space for storage of materials and works such as mixing of cement. Confining storage of materials and mixing of cement to these areas will reduce the risk of run off or compaction issues affecting the retained trees.

3.2.3 Constructor parking is most likely to be on the external road where no parking restrictions are present and provide adequate parking and space for deliveries. The main access to the site will also take place from the road onto the gravel driveway.

4.0 Arboricultural method statement

4.1 Construction Exclusion Zone No works will be undertaken within any Construction Exclusion Zone. The Construction Exclusion Zones are to be afforded protection at all times and will be protected by fencing. A protective fence shall be erected prior to the commencement of any site works e.g. before any materials or machinery are brought on site, development or the stripping of soil commences. The fence shall have signs attached to it stating that this is a Construction Exclusion Zone and that **NO WORKS are Permitted** within the fence. The protected fence may only be removed following completion of all construction works.

4.2 The fence is required to be sited in accordance with the Tree Protection Plan enclosed. They must ideally be constructed as per figure 2 in BS 5837 2012 and be fit for the purpose of excluding any construction activity (See appendix 4). Any other fence/barrier used must be fit for the purpose.

4.3 Access Details

4.3.1 All access for construction vehicles will be through the existing driveway.

4.4 Contractors car parking

4.4.1 Off site.

4.5. Site Huts and Toilets

4.5.1 Existing gravel driveway.

4.6. Storage Space

4.6.1 The existing gravel driveway will be used for storage.

4.7. Additional Precautions

4.7.1 No storage of materials, lighting of fires will take place within any construction Exclusion Zone. No mixing or storage of materials will take place up a slope where they may leak into a Construction Exclusion Zone.

- 4.7.2 No fires will be lit within 20 metres of any tree stem and will take into account fire size and wind direction so that, no flames come within 5m of any foliage.
- 4.7.3 No notice boards, cables or other services will be attached to any tree.
- 4.7.4 Materials which may contaminate the soil will not be discharged within 10m of any tree stem. When undertaking the mixing of materials, it is essential that, any slope of the ground does not allow contaminants to run towards a tree root area.

4.8 Demolition

- 4.8.1 No demolition will be taking place.

4.9 Contingency Plan

- 4.9.1 Water is readily available on site and will be used to flush spilt materials through the soil and avoid contamination to tree roots. At the time of any spillage the main contractor will contact an arboriculturist for advice.

4.10 Remedial Tree Works

- 4.10.1 Tree works (see schedule at appendix 4) will be undertaken in 2 phases. Phase one to take place following demolition of the garage and the erection of protective fencing to form the Construction Exclusion Zone. Phase 2 to take place following completion of the building of the dwellings and prior to the construction of the driveway. All tree works are to be carried out in accordance with BS 3998 (British Standard Recommendations for Tree Work 2010).

4.11 Responsibilities

- 4.11.1 It will be the responsibility of the main contractor to ensure that the planning conditions attached to planning consent are adhered to at all times and that a monitoring regime in regard to tree protection is adopted on site.
- 4.11.2 The main contractor will be responsible for contacting the Local Planning Authority at any time issues are raised related to the trees on site.
- 4.11.3 The main contractor will ensure the build sequence is appropriate to ensure that no damage occurs to the trees during the construction processes. Protective fences will remain in position until completion of ALL construction works on the site.
- 4.11.4 The fencing and signs must be maintained in position at all times and checked on a regular basis by an on-site person designated that responsibility.
- 4.11.5 The main contractor will be responsible for ensuring sub-contractors do not carry out any process or operation that is likely to adversely impact upon any tree on site.

