

REF: 05915 REPORT: ARBORICULTURAL IMPACT ASSESSMENT (AIA) SITE: PERADON FARM, CLYST HYDON, DEVON

AUTHOR: James Greig
INSTRUCTIONS: To assess the existing trees and provide an appropriate arboricultural assessment of the impact of the planned development to convert an agricultural barn.

IMPACT ASSESSMENT:
 • Arboricultural impacts are a relationship between the magnitude of the potential change (positive or negative) and the sensitivity of the affected feature.
 • I have assessed impacts with reference to the guidance in BS5837 "Trees in relation to design, demolition and construction - Recommendations."
 • In relation to a planning application, the most relevant impacts are those that affect public amenity as measured against planning policy.

NATIONAL POLICY (NPPF 2021): National planning policy is described within the National Planning Policy Framework (NPPF). In considering how trees are planned for on development sites regard ought to be given to the following principles:
 • Achieving sustainable development (Introduction) is described as having three roles of the economy, the social and the environmental.
 • Achieving well-designed places (Section 12 - 131) recognises the important contribution trees make to the character and quality of urban environments and helping to mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, plus that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.
 • Habitats and biodiversity (Section 15 - 180(c)). The NPPF makes specific reference to need to safeguard irreplaceable habitats such as ancient woodland and ancient or veteran trees.

LOCAL PLANNING POLICY: EAST DEVON DISTRICT COUNCIL:
 Policy D3 (Trees on Development Sites)
 Policy D1 (Design and Local Distinctiveness)
 Policy D2 (Landscape Requirements)

STATUTORY PROTECTIONS - TPO OR CONSERVATION AREAS:
 Not applicable- There are no preservation orders, and the site is not within a conservation area.

PUBLIC AMENITY:
 • There are no trees on or adjacent to the site that are ancient, veteran or part of an ancient woodland.
 • The trees are located behind and adjacent to an agricultural barn. The visual amenity value of the trees is low as they can only be defined from short range views.

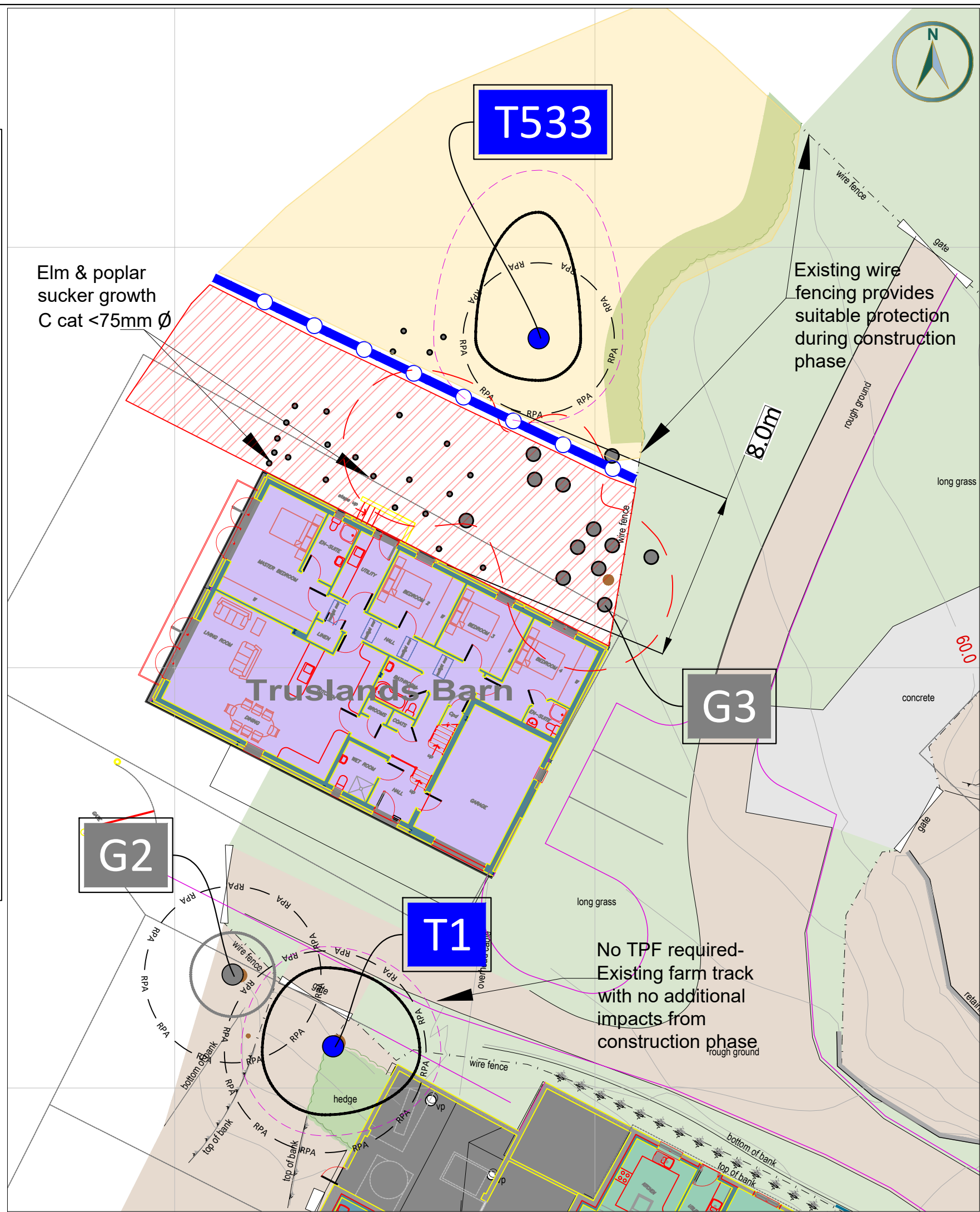
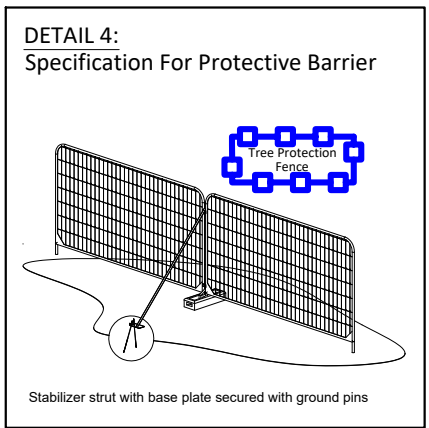
REFERENCE PLANS/REPORTS: 05915, TPP, 07.12.2022 Proposed Site Plan, 9922-01

ISSUE / IMPACT	EVALUATION	Significance High / med / low
TREE LOSS		
CAT A	NOT APPLICABLE	NA
CAT B	NOT APPLICABLE	NA
CAT C	NOT APPLICABLE	Low
OVERALL IMPACT OF TREE LOSS ON AMENITY VALUE	There are no direct adverse effects upon public amenity. The trees are not visible from outside the immediate vicinity. Mature hedgerows and existing buildings screen any potential views.	Low
POTENTIAL FOR NEW PLANTING TO PROVIDE MITIGATION FOR LOSSES	There is no requirement to compensate for tree loss, however there is sufficient space to plant additional trees.	Low
POTENTIAL INCOMPATIBILITIES BETWEEN LAYOUT AND RETAINED TREES	The proposed layout removes a minimal number of low-quality trees to accommodate the proposed conversion. The targeted removal of trees allows the retained trees to be avoided, this minimises any conflicts and provides ample space to protect the hedgerow to the north, with sufficient space for construction.	Low
FUTURE PRESSURE FOR TREE REMOVAL	There should not be any future pressure for tree removal once the initial works have been carried out.	Low
PRUNING WORKS TO FACILITATE DEVELOPMENT	There are no pruning works required.	Low
EXCAVATIONS / CHANGES IN GROUND LEVELS	The existing levels and footprint will be used with no impacts on retained trees.	Low
CANOPY & RPA PROTECTION - DEMOLITION / CONSTRUCTION	Standard tree Protection Fencing with construction exclusion zones will be installed prior to construction.	Low
DOMINATION & SHADOW INFLUENCE BY TREES ON BUILDINGS / OPEN SPACES	There are no significant impacts upon available sunlight and skylight - the trees to the south (T1 & G1) are sufficiently far enough away to not pose a constraint.	Low
NUISANCE, APPREHENSION, FALLING DEBRIS	The spatial relationship between the barn and retained trees is good with sufficient space provided.	Low
PROXIMITY OF TREES TO STRUCTURES	Not significant. The targeted removal of stems within G3 removes potential impacts.	Low
REMOVAL OF EXISTING STRUCTURES / HARD SURFACING	The existing barn will be removed/converted with no additional impacts predicted.	Low
INSTALLATION OF HARD SURFACING IN RPAs	There are no proposals to install hard surfacing within the RPA of any trees on-site.	Low
INFRASTRUCTURE REQUIREMENTS - SERVICES ETC	It is expected that the associated infrastructure will use existing routes which will not negatively impact retained trees. If there are proposed changes to this an arboricultural method statement will be required to show how trees can be suitably protected.	Low
BIODIVERSITY	ACCESS / WORKING SPACE / STORAGE OF MATERIALS & TOPSIDE	Low

SUMMARY OF ARBORICULTURAL IMPACT:
 I have identified several individual trees & groups of moderate and low quality on the site. Please refer to the survey schedule.
 • The impact of tree loss is low- the trees are low quality and merit. Targeted removals will ensure retained trees can be avoided. The area requires management regardless of the development proposal.
 • The retained trees will not give rise to post development pressure.
 • Overall, the medium and long-term impact on the landscape is neutral. The area requires management.
 • I have taken account of the information provided and my own site observations and I am satisfied that this scheme is arboriculturally sound, and the long-term health of the arboricultural resource will not be adversely affected.
 • The overall arboricultural impact of the proposed scheme is LOW. Additional planting and management of the existing arboricultural resource will provide positive benefits over the long term.

RECOMMENDATIONS:
 • Construction Exclusion Zones described in the Tree Protection Plan should be established with the prescribed Tree Protection Fencing prior to construction beginning.

ABBREVIATIONS/TERMS:
 CEZ - Construction Exclusion Zone
 AMS - Arboricultural Method Statement
 IMPACTS: HIGH: impacts that are irreversible and can only be addressed with compensation.
 NEUTRAL: No additional impact will occur from the proposed development. The baseline assessment considers impacts that will occur without development taking place.
 RPA - Root Protection Area
 NPPF - National Planning Policy Framework
 MODERATE: Impacts that are reversible over the long-term or with negative impacts that will be tolerated with mitigation and/or some compensation.
 POSITIVE: An impact, arising from the proposed development, that will improve the arboricultural resource or the influence on, or from, existing trees.
 TPO - Tree Preservation Order
 LOW: Impacts that are reversible with no long-term detriment to trees or people. Impacts that can be mitigated for with standard protection measures and no compensation is required.



KEY

BS 5837:2012 Tree Category

A B C U

TREE CONSTRAINTS INFORMATION

Tree / Group Reference (by category)

Individual tree (by category)

Predicted future growth

TREE PROTECTION PLAN - DETAILS

Tree / Vegetation Removal

Trees to be removed

Area of scrub vegetation to be removed (C category elm poplar & Holm oak)

Protected Areas & Tree Protective Barrier/s

Tree protective fence / barrier (See Detail 4)

Construction Exclusion Zone - CEZ

All operations inside of Tree Protective Fencing are to be supervised by an appointed Arboriculturist.

Documents/plans supplied by client for use in this drawing:
 • Topographical Survey: site plan
 • Fixed Layout: 4618 01 rev c
 Accompanying documents which must be read in conjunction with this drawing:
 • 05915 Tree Survey 07.12.2022
 • 05915 AIA 07.12.2022

Notes

- All dimensions are in metres, unless otherwise stated.
- The original of this drawing was produced in colour, a monochrome version should therefore not be relied upon.

Client:	Mr J Burrough
Project:	Peradon Farm
Title:	Tree Protection Plan- Truslands Barn.
Date:	13/12/2022
Scale:	1:200@ A3
Dwg Ref:	05915.TPP 13.12.2022
Sheet:	1 of 1
Drawn:	JG
Checked:	DS

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