Arboricultural Impact Assessment Addendum & Method Statement
Hallgarth The Manor House, High Pittington, Durham

Site Address
Hallgarth The Manor House, High Pittington, Durham, DH6 1AB
Date
Arboricultural Impact Assessment (AIA) (Addendum) and Arboricultural Method Statement – 17th December 2023

Introduction

A pre-development Tree Survey and AIA were undertaken at Hallgarth The Manor House Hotel for a proposed holiday / camping pod development, and a report prepared dated 6th May 2023. The AIA was based upon a site layout shown on the Tree Location and Tree Constraints Plan ref: TLP_TCP02 dated 11.10.2023 that accompanied the report. The proposed layout of the scheme has changed and an updated AIA is now required for the revised scheme to:

1) Assess the implications of the proposed development upon the trees;
2) Provide recommendations to minimise the impact of the proposals upon the trees where possible.

This report should be read alongside the previous Tree Survey and AIA, which provides Site Survey, Tree Survey information and the Methodology for the assessment. However for ease of reference Tree Survey data (for G1 trees only), has been extracted from the previous report and included at Appendix 1 of this report.

An Arboricultural Method Statement (AMS) is also provided with details of working methods adjacent to trees to minimise the impact of the proposals where possible.

Arboricultural Impact Assessment (AIA)

The previous scheme involved the siting of eight individual pods within / adjacent to trees growing at the front, northern side of Hallgarth The Manor Hotel, along with a new single track access road off Hallgarth Lane. The pods were previously sited either side of the new access road, five to the east and three to the west.

The scheme has been revised and the camping pods previously sited amongst the trees at the western side of the site have been removed. Six pods are now proposed all of which are sited within the predominantly grassed area / existing hard standing, adjacent to trees at the eastern side of the site. The single track access road off Hallgarth Lane remains part of the proposals.

The revised scheme is sympathetic to the trees, non will be significantly impacted by the proposals. The proposed pods are close to Group 1 (G1) trees. G1 are young and semi-mature, low quality, self-seeded trees that are growing in competition with one another. In some cases, the proposed camping pods encroach marginally into RPA's of G1, however this is minimal (less than 5% in most cases). Where there is some encroachment into tree RPA's although this is minor, to minimise any potential impacts upon tree roots, timber or concrete mini-piles are proposed to support an above ground slab instead of standard foundations. The mini pile foundation design requires a reduced excavation compared to traditional foundations and removes the need for large plant. The localised excavations required for the mini piles will not be detrimental to tree roots and overall the works in this location should not have a detrimental impact upon them.

It will be necessary to tip prune back / raise the canopies of G1 on their western side (to a height of 2-3m), to facilitate the work and avoid damage to low, overhanging branches. Providing the tree works are undertaken by a competent Arborist, in accordance with BS5837: 3998, the tree works will not be detrimental to the trees.

Conclusion

The revised scheme involves the siting of camping pods within a grass area and on the existing hard standing car park, in a north south direction across the eastern part of the site. The scheme is sympathetic to the trees and their no trees will be significantly impacted as a result of the development.

Minor tree pruning works will be required to facilitate the development, however providing these works are undertaken in accordance with good arboricultural practices, the trees will not be detrimentally impacted.

Arboricultural Method Statement (AMS)

1. <u>Tree works</u>

Recommendations for tree works are set out within the Tree Schedule at Appendix 1. Tree works must be undertaken by a qualified Arborist and in accordance with BS3998. Tree works must be undertaken outside the nesting bird season (March to September inclusive), otherwise pre-works nesting bird checks must be undertaken.

2. Foundations within tree RPA's

Timber or concrete mini-pile foundations are proposed for the camping pods to avoid impacting tree roots where foundations are within tree RPA's

3. Hard and soft landscaping

Hard and soft landscaping works within trees RPA's will be undertaken by hand looking for roots at all times:

- If any roots are exposed, they will be wrapped in dry, clean hessian sacking to prevent desiccation and to protect from rapid temperature changes;
- Exposed roots smaller than 25mm diameter may be pruned back, preferably to a side branch, using a sharp cutting tool such as secateurs or handsaws;
- Exposed roots larger than 25mm will only be severed following consultation with an arboriculturist, as they may be essential to the tree's health and stability;
- Prior to backfilling, any hessian wrapping will be removed and retained roots should be surrounded with sharp sand (builders' sand should not be used because of its high salt content which is toxic to tree roots), or other loose granular fill, before soil or other material is replaced. This material should be free of contaminants and other foreign objects potentially injurious to tree roots.

4. Tree Protection

Trees to be retained need to protected in accordance with BS5837: 2012. Measurements were obtained on site which enabled the tree's root protection areas (RPA) to be calculated (show within the Tree Schedule at Appendix 1). Tree protection measures must be set out outside tree RPA's, and in accordance with the details at Appendix 3 of this report.

5. Monitoring

An auditable system of arboricultural site monitoring will be in place throughout the works, from tree protection set-up to the point at which it can be removed. A Project Site Manager will be selected prior to the commencement of any works and is responsible for monitoring tree protection (daily inspections), all site activity adjacent to trees and any impacts of works on trees. Photographs must be taken to demonstrate the Method Statement has been adhered too as this will provide a useful record of the works on site.

The Site Manager will de-brief all site personnel on the implications of the AMS, and ensure it is complied with. A copy of this AMS will always be available on site together with a copy of the Tree Protection Plan. Details of the monitoring reports / documents will be kept with the AMS so that both are readily available in the event of an inspection by Durham County Council. Should any tree-related problems / concerns arise on site, the appointed arboricultural consultant will be contacted immediately to assess the situation and make recommendations accordingly. If any modifications to the AMS is required, the arboricultural consultant will contact Durham County Council to discuss.

Prepared by:	Della Adams MRTPI, HND (Arb), TechArb We Care Tree Care Arboricultural Services wecaretreecare@live.co.uk / 07814030916	**Date:** V1: 17.12.2023

Appendix 1 - Tree Schedule (Extra from May 2023 Report)

Tree Tag No. / Group No.	Species	Age	Height (m)	DBH (cm)	Crown Spread south, east & west) (m)	Height above ground level of		BS5837: 2012 Colour Retention Category	Life Expect-any (yrs.)	Structural Condition	Physiological Condition	Tree Detail	Recommendations	Root Protection Area (m) (radius from the centre of the tree)
Group 1 (G1)	Ash & Sycamore group	Semi-mature	Av. 40	Up to 14	Varies	2	Varies	Grey (C2)	20-40	Poor & Fair	Fair	Growing in a row / hedgerow effect. Some self-seeded, multi stemmed trees / in contact with one another. Individually of low quality but good screen. Some decayed stems in groups and some with bark damage.	Group may need crown raising (to 2-3m) in the future over development site to avoid damage to overhanging branches. Crown clean / tidy up an formative prune - removing dead material & crossing branches etc.	4.8 (max)

Appendix 1 – Key to the 'Tree Schedule'

1.0 Tree number: Where trees have been assessed individually, they were allocated individual 'T' or tree numbers. Where trees are in large groups and may be difficult to identify they have been 'tagged' with tree tags showing the allocated number. This is identified in the report.

1.1 Tree species: Tree species is identified and provided.

1.2 Age class: The estimated age of the tree, categorised as one of the following:

a) Young – Immature specimens, being in the early stages of life or development.
b) Semi-mature – half, or early stages of maturity.
c) Mature – Completely developed/ developed fully.
d) Over-mature –The latter stages of maturity, being past maturity and optimum life. The tree is therefore in latter stages of life

1.3 Tree Height: Estimated height of the tree given from base at ground level to top of canopy.

1.4 DBH: The trees 'diameter at breast height' and involves measuring the diameter of the trees trunk at a height of approximately 1.3 meters above soil level. This measurement is then used to calculate trees 'Root Protection Areas' (RPA), a definition of which may be found within the glossary.

1.5 Crown spread: The spread of the trees crown was estimated in meters "at four cardinal points to derive an accurate representational the crown", e.g. from the centre of tree in north, south, east and western directions (BS 5837:2005).

1.6 Existing height above ground level of a) first significant branch and direction of growth, and b) canopy. This is used to inform on ground clearance, crown/stem ratio and shading.

1.7 Trees Condition – Structural / Physiological & further comments: General observations, particularly of structural and/or physiological condition (e.g. the presence of any decay and physical defect), and/or preliminary management recommendations.

1.8 British Standard Colour Categorisation BS5837: 2012

Trees are allocated a 'colour' in accordance with the chart overleaf The colour categorises are a coding system which identifies the trees 'retention value' (see overleaf).

Table 1 **Cascade chart for tree quality assessment**

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	• 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 *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.*			See Table 2
	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)	See Table 2
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	See Table 2
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	Trees with no material conservation or other cultural value	See Table 2

Table 2 **Identification of tree categories**

Category (from Table 1)	Colour [A)]	RGB code [A)]
U	Dark red	127-000-000
A	Light green	000-255-000
B	Mid blue	000-000-255
C	Grey	091-091-091

[A)] Colours verified against http://safecolours.rigdenage.com/palettefiles.html#files [viewed 2012-03-26].

1.9 Estimated remaining contribution in years in accordance with BS 5837: This is a professional judgement may on the expected remaining life / contribution of the tree. The following categories apply.

a) Less than 10.
b) 10-20
c) 20-40
d) More than 40.

1.10 Recommendations: Advice is given on any recommended on tree works based on surveyor's experience and knowledge.
The following terms may be used:

a) Crown clean –involves the removal of dead, dying, diseased damaged and crossing branches, usually undertaken for the health and longevity of the tree, but also as a means of reducing potential risk associated with branch failure.

(b) Crown raise/lift – the selective removal of the lower branches to raise the lower canopy of the tree. This may be undertaken to allow avoid obstruction to pedestrians/vehicles. Such works may be prescribed as a method of formative pruning to improve the shape of trees, particularly younger specimens.

(c) Crown Thin – the selective removal of branches within the crown reduce crown density, allowing the increased penetration of light and air to pass through the canopy. This is usually prescribed as a percentage thin.

(d) Removal – complete removal of the tree, usually to a height just above existing ground level unless indicated otherwise.

Appendix 3 – Tree Protection

1.0 Trees to be retained need to protected in accordance with BS5837: 2012. Measurements were obtained on site which enabled the tree's root protection areas (RPA) to be calculated (show within the Tree Schedule at Appendix 1). Tree protection measures must be set out outside tree RPA's, shown on the attached TLP_TCP03, details include:

1.1 Barriers and ground protection (Extract Taken from BS 5837: 2012)

1.2 **"**All trees that are being retained on site should be protected by barriers and/or ground protection before any materials or machinery is brought onto the site, and before any demolition, development or stripping of soil commences. Where all activity can be excluded from the RPA, vertical barriers should be erected to create a construction exclusion zone. Where, due to site constraints, construction activity cannot be fully or permanently excluded in this manner from all or part of a tree's RPA, appropriate ground protection should be installed….

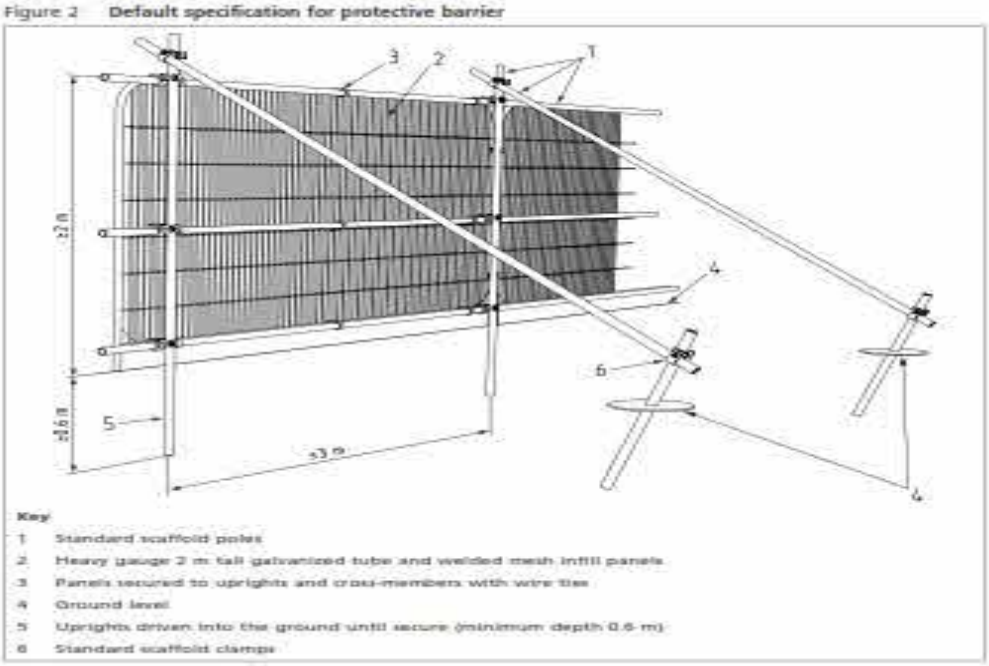
1.3 Where required, pre-development tree work may be undertaken before the installation of tree protection measures, with the agreement of the project arboriculturist or local planning authority if appropriate. It should be confirmed by the project arboriculturist that the barriers and ground protection have been correctly set out on site, prior to the commencement of any other operations" (BS 5837: 2012).

1.4 Barriers

"Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained tree(s). Barriers should be maintained to ensure that they remain rigid and complete. The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts, as illustrated in Figure 2. 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. If the presence of underground services precludes the use of driven poles, an alternative specification should be prepared in conjunction with the project arboriculturist that provides an equal level of protection. Such alternatives could include the attachment of the panels to a free-standing scaffold support framework.

1.5 Where the site circumstances and associated risk of damaging incursion into the RPA do not necessitate the default level of protection, an alternative specification should be prepared by the project arboriculturist and, where relevant, agreed with the local planning authority. For example, 2 m tall welded mesh panels on rubber or concrete feet might provide an adequate level of protection from cars, vans, pedestrians and manually operated plant. In such cases, the fence panels should 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 and should be uniform throughout the fence. The panels should be supported on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts should be mounted on a block tray (Figure 3b)". (BS 5837: 2012).

Figure 2 **Default specification for protective barrier**



Key
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

Figure 3 **Examples of above-ground stabilizing systems**