

# FRIARS GARTH THE PARADE EPSOM

## ARBORICULTURAL IMPACT ASSESSMENT & METHOD STATEMENT



Ecology  
Archaeology  
Arboriculture  
Landscape Architecture

for

## LATCHMERE PROPERTIES

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## **1. Executive Summary**

- 1.1. For the Arboricultural Method Statement see section 4.
- 1.2. This document is a revision to the original following a change in proposed layout.
- 1.3. The site is currently a detached residential property with a mature garden at the rear. The proposed development consists of replacing the existing with a slightly larger building that will hold nine residential flats.
- 1.4. This impact assessment is intended to evaluate the direct and indirect effects of the proposed design on the trees on site, and where necessary recommends mitigation.
- 1.5. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout development in the form of barriers and/or ground protection.
- 1.6. All of the trees proposed for removal are in the lower category C, and are not of a quality that should represent any constraint to development.
- 1.7. The Arboricultural Method Statement (AMS) has been compiled in conjunction with the Tree Protection Plan (TPP) for the purpose of feasibility and planning, as per Figure 1 of BS5837:2012. These detail any mitigation which will be necessary to ensure the protection of retained trees throughout the development.

## **2. Introduction**

- 2.1. ACD Environmental was instructed in July 2020 to prepare the following Arboricultural Impact Assessment and Method Statement by Latchmere Properties. Reference should be made to the appended Tree Protection Plan (PRI22660-03A).
- 2.2. This document is a revision to the original following a change in proposed layout.
- 2.3. This Method Statement is to be made available to all operatives on site during the construction process, so that they understand the scope and importance of the measures set out for tree protection. Implementation of the protection methods and other details within this report are integral to ensuring protection for the retained trees.
- 2.4. For details of trees to be retained, and locations and types of special protection methods, reference should be made to the latest revision of Tree Protection Plan (ref: PRI22660-03A), which should be displayed prominently on site for all staff to see.
- 2.5. This report is based on the recommendations given in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.
- 2.6. An online search was conducted with Epsom and Ewell Brough council in September 2019 and it was found none of the trees on this site were protected by a tree preservation order, nor was the site within a conservation area
- 2.7. The controlling authority is Epsom and Ewell Borough Council.
- 2.8. Any questions relating to the content of this report should be directed in the first instance to: ACD Environmental, 4 & 5 The Old Mill, Fry's Yard, Bridge Street, Godalming, Surrey GU7 1HP, 01483 425714, quoting the site address and report reference number.
- 2.9. The following abbreviations have been used throughout this document:
  - Root Protection Area – RPA
  - Construction Exclusion Zone- CEZ
  - Tree Protection Plan – TPP
  - Tree Protection Fencing – TPF

### 3. Arboricultural Impact Assessment

- 3.1. The site is currently a detached residential property with a mature garden at the rear. The proposed development consists of replacing the existing with a slightly larger building that will hold nine residential flats.
- 3.2. This impact assessment is intended to evaluate the direct and indirect impacts on the trees on the site in relation to the proposed development. Any potential tree impacts are identified as per BS5837:2012 section 5.4, and details are given of proposed mitigation.
- 3.3. Any potentially damaging activities proposed in the vicinity of retained trees are identified, such that mitigation to significantly reduce or avoid this impact can be detailed in the Arboricultural Method Statement and Tree Protection Plan as recommended in BS5837:2012 section 5.4.2.
- 3.4. The development proposals are in accordance with BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'. Adequate protection can be provided to ensure all retained trees are protected throughout the development.
- 3.5. The tree survey for the site is at Appendix 2 of the Tree Report for the site ACD reference PRI22660ts.
- 3.6. This assessment is based upon the supplied layout drawing reference 21308 - P300B Site Plan.
- 3.7. **Evaluation of impact of proposed tree losses**

Table 1: Trees to be removed as a direct consequence of development

BS Category	Number of individual trees	Tree Groups
U	0	0
A	0	0
B	0	0
C	9	0

- 3.7.1. Those trees which are to be removed are shown with a red dashed canopy outline on the Tree Protection Plan ACD reference PRI22660-03A.
- 3.7.2. All the trees proposed to be removed are trees typical of a mature domestic garden. Whilst the trees to be removed have some ornamental value in terms of their current garden context, they can be readily replaced with tree or shrub planting as part of the landscape proposals.

- 3.7.3. All of the trees proposed for removal are in the lower category C and as such, it is judged that they are not of a quality that should present any constraint to the development of the site.
- 3.7.4. In relation to the conception and design of development proposals, BS5837:2012 section 5.1.1 states: The constraints imposed by trees, both above and below ground should inform the site layout design, although it is recognised that the competing needs of development mean that trees are only one factor requiring consideration. Certain trees are of such importance and sensitivity as to be major constraints on development or to justify its substantial modification. However, care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.
- 3.7.5. It is therefore deemed acceptable to remove the listed trees and, as part of the detailed landscape design for the scheme, include suitable and sustainable replacements as and where appropriate.

### 3.8. **Trees to be pruned**

- 3.8.1. The pruning works proposed for this site are; the reduction of an offsite tree, T7, back to the boundary line (approximately a 1.5m reduction to the east side of the crown) and a reduction to the western aspect of T5's crown (approximately 1 metre).
- 3.8.2. Should any further pruning works become necessary it should comply with BS3998:2010 Tree Work or more recently accepted arboricultural good practice, and be approved by the LPA and project arboriculturist prior to any commencement.

### 3.9. **Protection for retained trees**

- 3.9.1. BS5837:2012 section 6.2.1. states: 'All trees that are being retained on site should be protected by barriers and/or ground protection (see 5.5) before any materials or machinery are 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. A specification for protective fencing is given on the Tree Protection Plan. This consists of interlocking weld-mesh panels (e.g. heras) well braced by attachment to scaffold pole uprights driven firmly into the ground. Should any alternative method of barrier construction be proposed the design should be approved by the local planning authority.

### **3.10. Demolition & Groundworks**

To ensure damage does not occur to trees highlighted for retention, tree protection fencing must be erected prior to ANY plant machinery entering site whatsoever. No special demolition procedures need be observed on this site, other than respecting the tree protection fencing.

### **3.11. New Hard Surfaces within RPAs**

- 3.11.1. Due to the current hard surface, and subsequent compacted ground, that exists along the western aspect of T5, it is unlikely that roots will be present in this area. Therefore, the RPA of T5 has been adjusted accordingly while ensuring that the total sq/m of its RPA is unchanged.
- 3.11.2. The construction of the proposed footpath encroaches slightly into the RPA of T7. This encroachment is considered marginal (1% of the advised sq/m) and will not be to the detriment of the tree. Therefore, special construction measures or adjustment of the plans are NOT required.

### **3.12. Construction within RPAs**

It is confirmed that there is no construction proposed within the RPAs of retained trees.

### **3.13. Levels and Landscaping**

Full details of any changes in ground levels on site remain to be finalised. Any alterations to levels close to trees may damage roots and affect tree health and stability. Unless no-dig methodology is proposed for installation of surfaces within RPAs the original levels in these areas must be noted, retained, and integrated into the engineering design of the site. Landscaping operations within the RPAs of retained trees must be carried out in a sensitive manner and be subject to a detailed method statement and arboricultural supervision.

### **3.14. Boundaries**

All plot boundaries will need to be designed, positioned and installed to avoid damage to retained trees. When within RPAs, this will include hand excavation of all post holes, and the lining of any post holes with a non porous membrane to stop leachates from the concrete damaging tree roots.

## **4. Arboricultural Method Statement**

**TO BE READ IN CONJUNCTION WITH THE APPENDED TREE PROTECTION  
PLAN REFERENCE: PRI22660-03A**

**4.1. Phasing of operations for tree protection**

4.1.1. Implementation of tree protection measures on the site must be carried out in the following order

- 1) Tree removals and tree surgery
- 2) Accurate erection of tree protection fence and ground protection
- 3) Site accessible to construction/demolition traffic
- 4) Demolition/site clearance
- 5) Construction
- 6) Removal of tree protection fencing
- 7) Remedial tree surgery (if required)

4.1.2. The above phasing must not be changed without approval from the project arboriculturist and agreement with the Council.

**4.2. Restrictions within tree protection areas**

4.2.1. Inside the exclusion area of the fencing, the following shall apply:

- No mechanical excavation whatsoever
- No excavation by any other means without arboricultural site supervision
- No hand digging without a written method statement having first been approved by the project arboriculturist.
- No lowering of levels for any purpose (except removal of grass sward using hand tools)
- No storage of plant or materials
- No storage or handling of any chemical including cement washings
- No vehicular access
- No fire lighting

4.2.2. In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees
- No fire shall be lit such that flames come within 5m of tree foliage.

**4.3. Avoiding damage to stems and branches**



- 4.3.1. Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Such contact can result in serious injury to them and might make their safe retention impossible.
- 4.3.2. Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained. In some circumstances, it may be impossible to achieve this without pruning works known as 'access facilitation pruning'.
- 4.3.3. Access facilitation pruning shall be kept to the barest minimum necessary to facilitate development and shall be carried out in strict accordance with the guidance below (Tree Surgery). Under no circumstances shall construction personnel undertake any tree pruning operations.
- 4.4. **Tree protection fencing**
- 4.4.1. The Tree Protection Plan (see the latest revision of: PRI22660-03A) shows the alignment of Tree Protection Fencing (TPF), which is to be installed prior to any of the following taking place:
- Demolition
  - Plant and material delivery
  - Soil stripping
  - Utility installation
  - Construction works
  - Landscaping
- 4.4.2. Stages for installation of TPF:
- 1) Hand clearance of any vegetation to allow clear working access.
  - 2) Setting out of fencing points
  - 3) Fencing erected
  - 4) Site accessible to demolition/construction traffic
- 4.4.3. To ensure accuracy and avoid future costly adjustments, the Tree Protection Fence must be set out by a surveyor with all node points being marked clearly on site for the fencing contractor to work to.
- 4.4.4. Once erected, all TPF will be regarded as sacrosanct, and will not be removed or altered without prior recommendation by the project arboriculturist and approval of the local planning authority.
- 4.4.5. The typical TPF construction is suitable for areas of high intensity development, and shall comprise of interlocking weld-mesh panels, well braced to resist impacts by attachment to a scaffold framework that is set firmly into the ground. A detailed specification can be found on the TPP.

- 4.4.6. Should any alternative method of barrier construction be proposed, consultation with the project arboriculturist will be obtained to clarify the efficacy of the revised design prior to informing the local planning authority and obtaining their consent.
- 4.4.7. Once the exclusion zone has been protected by barriers and/or ground protection, construction work can commence.
- 4.4.8. All weather notices should be erected on the barriers (for example see figure below).



Figure 1: Tree Protection Sign (digital copies available for download at: [www.acdenvironmental.co.uk](http://www.acdenvironmental.co.uk))

#### 4.5. Tree surgery and removal

4.5.1. Those trees which are to be removed are shown with a red dashed canopy outline, on the Tree Protection Plan ACD reference PRI22660-03A

4.5.2. The following surgery works are to be carried out:

Tree number	Species	Operation
T5	Locust Tree	Prune back western aspect of crown (approx. 1 metre)
T7	Blue Atlas Cedar	Prune back eastern aspect of crown (approx. 1.5 metres)

4.5.3. All trees to be removed are indicated on the Tree Protection Plan.

4.5.4. If any further tree surgery works are required, a proposed specification will be submitted to, and approved by the Local Planning Authority before any works are carried out.

4.5.5. All work will be carried out in accordance with BS 3998:2010 Recommendations for Tree Work, industry best practice and in line with any works already agreed with the Council.

4.5.6. The tree surgery contractor is responsible for carrying out any relevant health and safety risk assessment, and insurance, prior to any work being carried out.

4.5.7. The statutory protection afforded by the Wildlife and Countryside Act and Countryside and Rights of Way Act will be adhered to. If further advice is required, particularly if bats are discovered during tree work, it will be obtained from Natural England or other competent persons and recommendations adhered to.

4.5.8. The stumps of any trees removed from within the Construction Exclusion Zone or the RPAs of retained trees will be either; cut flush to ground level and left in situ or ground out using a stump grinder. They will not be winched out.

4.5.9. All operations shall be carefully carried out to avoid damage to the trees being treated or neighbouring trees. No trees to be retained shall be used for anchorage or winching purposes.

#### 4.6. Installation of boundary fencing within protected areas

##### 4.6.1. Stages for installing wooden fence posts:

###### No plant machinery to be used in the area for whatever reason

- 1) Dig post holes using hand tools, avoiding damage to the protective bark covering larger roots. Roots smaller than 25mm diameter may be pruned back using either secateurs or a hand saw, leaving a clean cut.
- 2) Damage or severance of roots above 25mm diameter must be avoided. If roots of this size are discovered, the hole should be relocated. If there are a large number of such roots it may be necessary to relocate the hole by half a fence panels length and adjust the fence panels accordingly.
- 3) Line hole with non porous lining, for example durable polythene bag.
- 4) Insert post and fill post hole with concrete to ground level.
- 5) Trim polythene to ground level

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