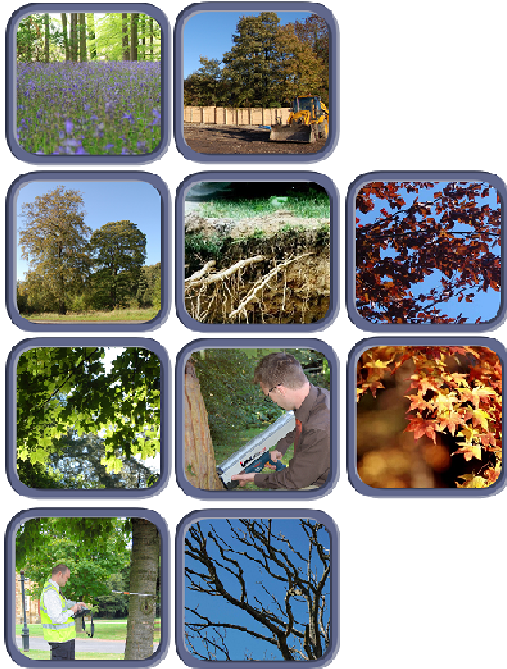




elliottconsultancyltd.
arboricultural consultants



Location:
**Regents Park – Phase 6
Consett**

Report Type:
**Arboricultural Survey
Arboricultural Impact Assessment
Arboricultural Method Statement
Tree Protection Plan**

Ref:
ARB/AE/3090

Date:
February 2024

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1 Introduction

- 1.1 This report has been prepared by Andrew Elliott of Elliott Consultancy Ltd on behalf of the applicant.
- 1.2 Elliott Consultancy Ltd was commissioned to visit the site to inspect the trees and to produce an arboricultural report in accordance with British Standard 5837:2012 '*Trees in Relation to Design, Demolition & Construction*'. Initial inspections of the trees was undertaken on the 20th March 2023.
- 1.3 **Scope of the report:**
- This report provides arboricultural information and advice in relation to the proposed development of the site for residential use – as shown within Appendix 6.
 - It should be used to guide any construction process in order to minimise potential damage to retained trees.
 - Section 4 provides a summary of the design proposals and their impact on the current tree population.
 - Sections 5-7 provide a method statement that details all measures recommended for adequate tree protection including any special construction measures to be utilised.
 - Within the Arboricultural Tasks Sequence Table (Appendix 2), is a timescale for implementation of any tree works and protective measures in reference to the development period.
- 1.4 Trees can be protected by Tree Preservation Order or by merit of location within a Conservation Area; advice should be sought from the relevant planning department if such restrictions have been placed on the site.
- 1.5 **Prior to site works commencing, the Arboricultural Method Statement needs to be passed to the site manager or contractor and used as reference during the development period, with particular attention paid to Sections 5-7, and Appendices 2-7**

2 Site Information

- 2.1 The survey included an assessment of trees on and around an area currently used as open space in Consett. Figure 1 shows the extent of the area surveyed.
- 2.2 No significant tree cover is located on the main site itself, with a single small tree located on the northern boundary, and all other trees being located around the site periphery on adjacent land. Any visibility constraints encountered are noted within the survey data (Appendix 1).

3 Tree Quality Assessment

3.1 BS5837:2012 notes that all trees apart from those with stem diameters <150mm or classified as Category U should be viewed as a site constraint. When inspected, each tree and or group feature is assigned one of four categories that signify how suitable that tree/group would be for retention within any development proposals, and therefore the degree to which it should constrain the site. The four categories are as follows:

3.2.1 **Category A** trees are those of high quality and value, and of a condition whereby they could make a substantial contribution to the site. Such trees should be retained and offered adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012. This means keeping proposed features and alterations to ground levels outside of root protection areas and crown spreads to ensure that trees remain in adequate condition post-development.

3.2.2 **Category B** trees are those of moderate quality and value, and of a condition that still make a substantial contribution to the site. Category B trees should be retained wherever possible and offered adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012.

3.2.3 **Category C** trees are considered to be of low quality and value, or lacking stature, but of an adequate condition to remain in the short-term. These trees can also be retained if required but where they form a significant constraint to development their removal should be considered. Where they are to be retained they should be afforded adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012.

3 Tree Quality Assessment (cont)

3.2.4 **Category U** trees are of such a condition that any existing value would be lost within 10 years. As a result it is recommended that Category U trees are not considered a constraint for development and are removed prior to construction commencing.

3.3 In addition to the four main categories explained above, each tree/group is assigned a sub-category which signifies its overriding value as determined by the surveyor, which is noted by adding a suffix of 1, 2 or 3 alongside the category letter. 1 signifies that the trees/groups main value is arboricultural e.g. it may be a particularly good example or may be rare. A 2 signifies that the overriding factor was due to the landscape value that the tree/group provides e.g. it may be part of a group feature such as a screen. A 3 indicates that a cultural factor was the overriding value e.g. it may have historical or commemorative importance.

4 Design Proposals and Arboricultural Impact

4.1 This section concentrates on the proposals and how they relate to the current trees on and adjacent to the site (as shown within Appendix 6).

4.2 **Potential Conflict 1: Loss of trees to allow construction of the new layout.**

Selected trees within Tree Group 2 will be removed to allow construction of a new link public footpath.

Mitigation / Countermeasure: No countermeasures or mitigation is required. Trees within Group 2 are all young trees planted as a plantation group and the footpath can be installed with limited tree removal along the route of the new proposed path. The arboricultural and visual impact of the tree removals is considered to be negligible.

4.3 **Potential Conflict 2: Damage to retained trees around the site during construction.**

Retained trees on and off site could be subject to various pressures and damage during the construction process.

Mitigation / Countermeasure: The single tree within the site boundary can be protected during the construction process in accordance with BS5837 by the installation of appropriate protective fencing and maintaining the agreed construction exclusion zones as shown within Appendix 7. Trees within the adjacent young plantations are already fenced off with permanent fencing adequate to prevent any incursion or damage.

5 Pre-construction and Site Preparation Works

- 5.1 Refer to Appendix 2 for stage specific tasks.

- 5.2 Prior to any further site works commencing, the fencing needs to be erected according to the locations found on the Tree Protection Plan (Appendix 7). The fence should conform to the specification shown within Appendix 3.

- 5.3 At the beginning of the construction phase, the site manager will appoint a delegated site representative who shall be responsible for continued checking of the protective fencing to ensure it remains compliant with the exclusion zone.

6 Tree protection measures during construction

- 6.1 Refer to Appendix 2 for stage specific tasks.
- 6.2 All ground levels where trees are located should be maintained. Changes to soil levels adjacent to trees can severely affect the trees structural integrity and its ability to gain moisture and nutrients from the surrounding soil. Unavoidable level changes that may affect retained trees, and not already accounted for within this method statement, should be assessed by a qualified arboriculturalist so that any mitigation or special construction techniques can be considered.
- 6.3 Building material storage and operations that can contaminate soil, such as cement mixing, must be confined to areas outside the construction exclusion zones shown on Appendix 7.
- 6.4 Fires should not be lit.
- 6.5 The trees should not be used to attach notices, cables or other services.
- 6.6 The installation of any underground services near or adjacent to trees on the site shall conform to the requirements of National Joint Utilities Group publication Volume 4 (November 2007).

7 Post-Construction Considerations

- 7.1 Refer to Appendix 1 for stage specific tasks.

- 7.2 Only once all construction works have been completed can the protective fencing be removed.

Appendix 1: Tree Data

Key to tree survey headings:

- **Tag** – Tree number corresponding to plans & tags
- **Species** – Common name of each tree
- **DBH** – 'Diameter at breast height' in mm taken on stem at 1.5m.
- **Hgt** – Height in metres of each tree
- **Crown spread: North, South, East, West** – Crown spread in metres to x4 cardinal points from centre of stem
- **CH** – Crown clearance from ground to lowest branches
- **EstD** – Estimated dimensions
- **Age** – Age-class of tree: Y = Young, SM = Semi-mature, M = Mature, OM = Over-mature.
- **General observations** – details both Physiological and structural Condition
- **Est Con** – Estimated life expectancy / contribution to the landscape (in years): 0-10, 10-20, 20-40, 40+
- **Recommendations** – Any recommendations that, regardless of land use, require attention.
- **BS. Cat** – Retention category. **A, B, C**, or **U**. For retained trees **A** being of the highest quality, **C** being the lowest. Category **U** trees for removal regardless of design. Category A, B, & C are given sub-catagories 1, 2, & 3 – details of which are shown in appendices.

Tree Survey Data

No.	Species	Age	DBH	Stems	Height	Crown Spread				CH	EstD	General Observations	EstCont	BS Cat	Recommendation
						N	S	E	W						
1	Goat Willow	EM	30	5+	4	3	2	3	3	1.5	N	Multi-stemmed at 1m.	20+	C1	No work required

Group Data

Group Number	Dominant Species	Lesser Species	DBH	Average Height	Age	Average Spread	Condition/Comments	Recommendations	EstCont	BS Cat
1	Ash Common Oak Birch spp Hawthorn	Goat Willow	14	6	Y	2	Off-site. Young mixed broadleaved plantation.	No work required	40+	B2
2	Whitebeam spp Common Oak Sycamore Ash	Hawthorn Birch spp	6	3	Y	1	Off-site. Young mixed broadleaved plantation.	No work required	40+	B2

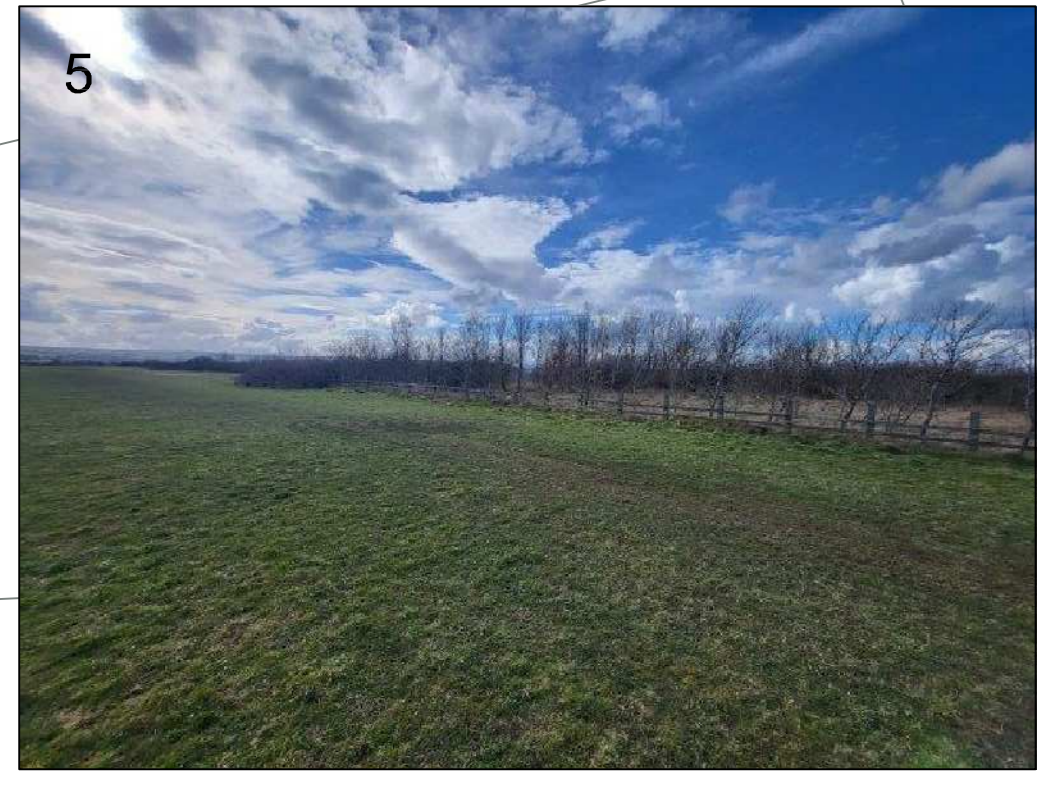
Appendix 2: Arboricultural Tasks Sequence Tables

Tree or Group Number	Pre-Construction Stage	Construction Stage	Post Construction Stage
Tree Group 2	Undertake tree removals along the line of the new proposed footpath and to 1m either side.		
All retained trees	<p>Adhere to Section 5.</p> <p>Install fencing to specification of Appendix 3 and as per locations shown at Appendix 7.</p> <p>Attach notice from Appendix 4 onto fencing.</p>	Adhere to Section 6.	<p>Adhere to Section 7.</p> <p>Remove tree protection fencing.</p>

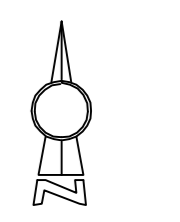
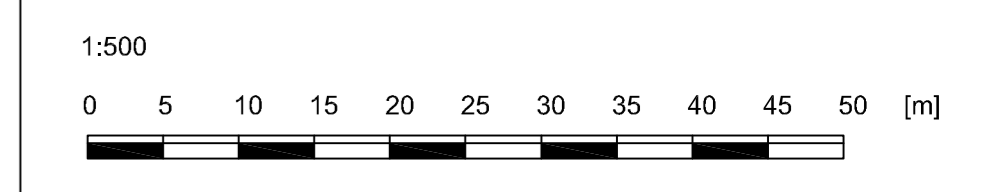
Appendix 3: Protective Fencing Specification

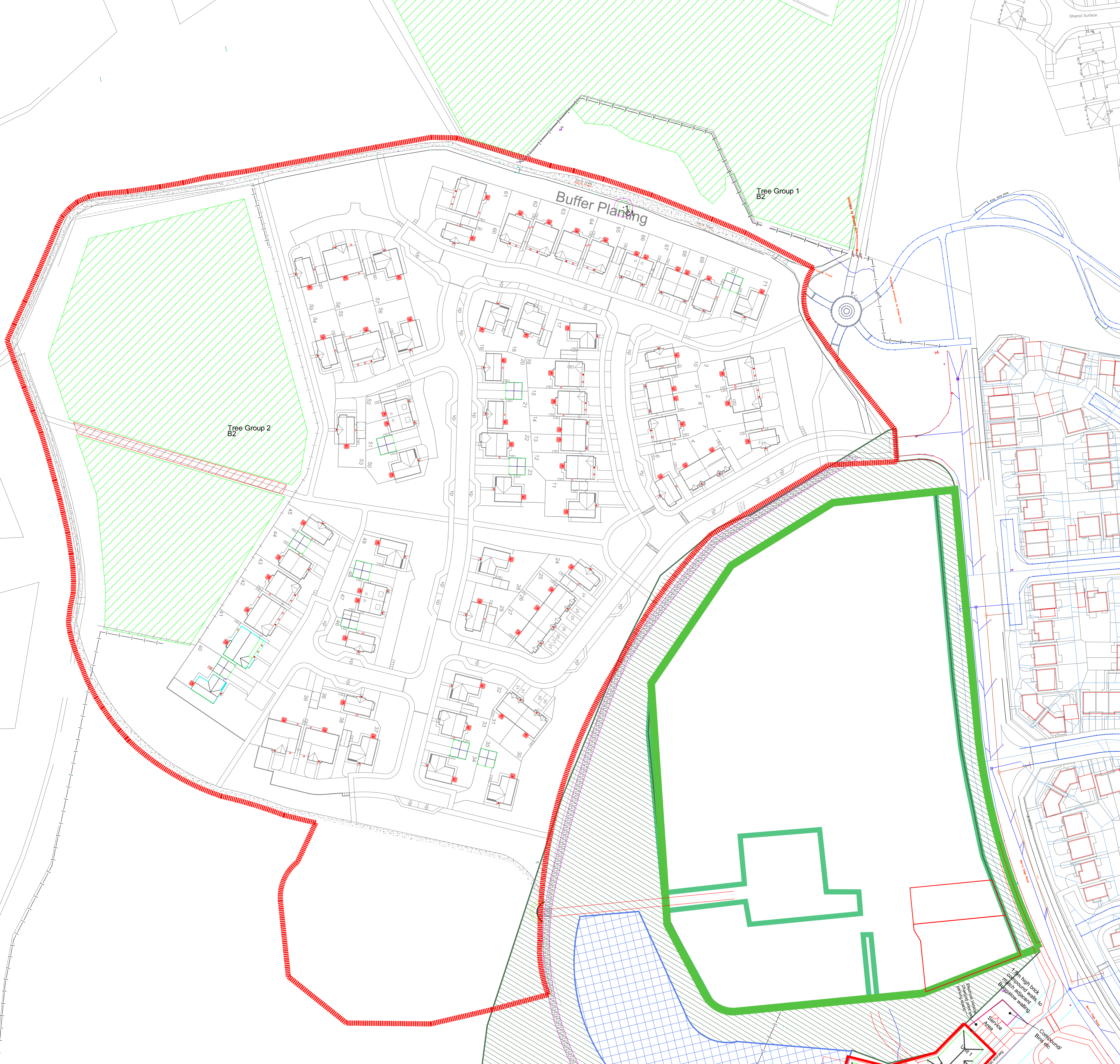




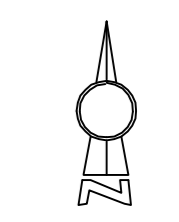
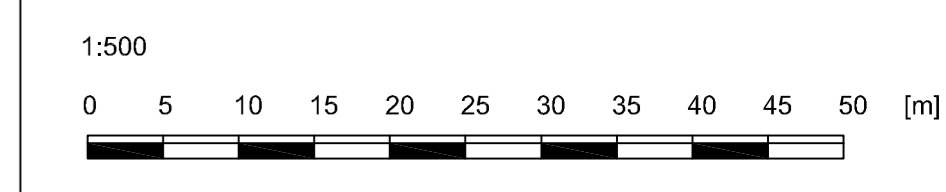


- Tree Position Showing Crown Extents and BS5837 Category C
- Root Protection Area - to remain free from disturbance (merged where over-lapping)
- Group of Trees
- 1/G1/H1 Tree/Group/Hedgerow Number
- A1/B1/C1/U BS5837 Retention Category
- Photo Number, Position and Aspect



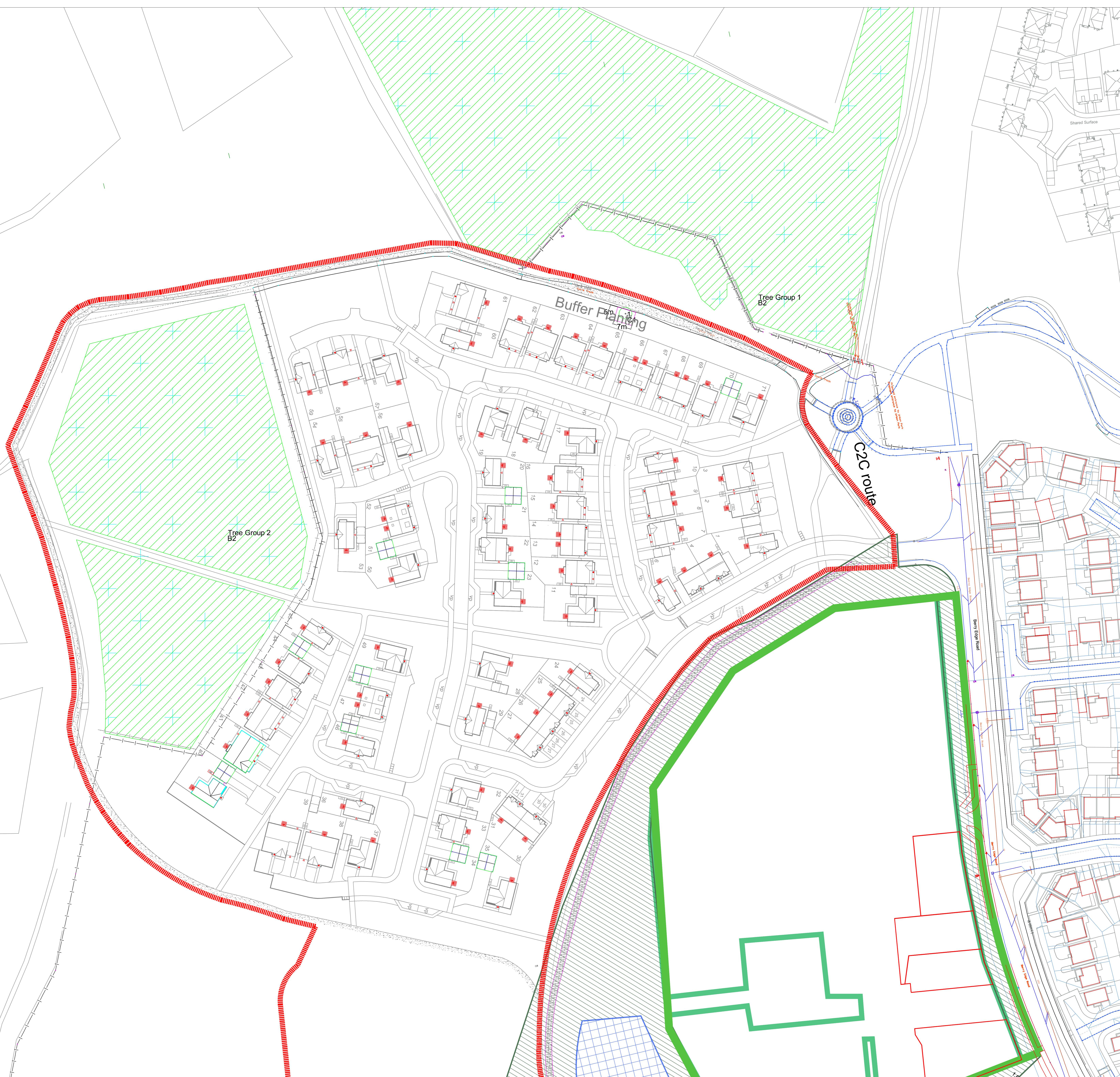


- Tree Position Showing Crown Extents and BS5837 Category C
 - Root Protection Area - to remain free from disturbance (merged where over-lapping)
 - Group of Trees
- 1/G1/H1 Tree/Group/Hedgerow Number
A1/B1/
C1/U BS5837 Retention Category



APPENDIX 6

Drawing Title:	Tree Impact Plan
Project:	Regents Park (Phase 6), Consett
Drawing Number:	ARB/AE/3090/TIP
Date:	February 2024
Scale:	1:500 @ A0

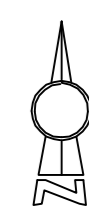
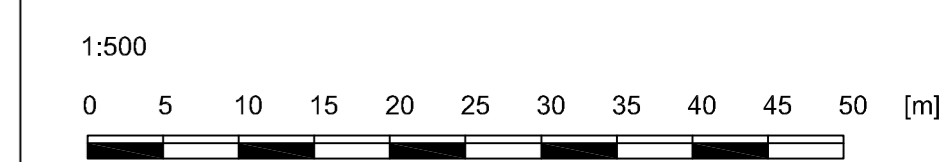


Tree Position Showing Crown Extents and BS5837 Category C

Group of Trees

1/G1/H1 Tree/Group/Hedgerow Number

A1/B1/
C1/U BS5837 Retention Category



Tree Protection Fence

Construction Exclusion Zone

APPENDIX 7

Drawing Title: Tree Protection Plan

Project: Regents Park (Phase 6), Consett

Drawing Number: ARB/AE/3090/TPP

Date: February 2024

Scale: 1:500 @ A0