



**IAIN TAVENDALE F.Arbor.A.**

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ARBORICULTURAL CONSULTANT

***Arboricultural Impact Assessment  
Proposed Construction of Single Storey  
Extension to Rear of Dwelling.***

***Site;  
9 Langdale Close, Southdene, Kirby,  
Liverpool, L32 8XB.***

***Client:  
Richard J Vodrey.***

## **Survey and Methodology**

A full survey of the site was undertaken on the 14<sup>th</sup> April 2023 all in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations.

A detailed site survey had also been prepared on to which all relevant survey information was been imported so as to produce the Survey and Constraints Plans.

The survey was undertaken from ground level with only limited access to the hedges under consideration. No excavations were carried out or soil or root samples taken. Where a more detailed assessment / inspection of a particular item was deemed necessary it has been noted in the survey schedule. No aerial inspections or invasive probings or drillings have been undertaken.

Retention values were evaluated following guidance within Table 1 of BS5837 – ‘Cascade Chart for Tree Quality Assessment.’ This specifies four main categories.

1. *CAT A – Trees of high quality with an estimated remaining life expectancy of at least 40 years whereby they could make a substantial long term contribution to the area.*
2. *CAT B – Trees of moderate quality with an estimated remaining life expectancy of at least 20 years that are still of sufficient quality to make a substantial contribution to the area.*
3. *CAT C – Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm. All items within this category could be retained but would not be expected to impose a significant constraint on development.*
4. *CAT U – Trees in such a condition that they cannot be realistically retained as living trees in the context of the current land use for longer than 10 years. They may however have existing or potential conservation value which it might be desirable to preserve.*

Management recommendations have been indicated where considered appropriate and necessary to promote tree health and viability and maintain an acceptable level of safety in respect of existing site conditions and the knowledge that some development is proposed.

It should be noted that the BS5837 is the only nationally recognised document which provides guidance and recommendations on the relationship between trees and design, demolition and construction processes. It expects that appropriately qualified and experienced persons will be entrusted with the execution of its provisions.

The British Standard does not provide specific distances for any trees in relation to structures (other than for new plantings and potential damage from incremental growth) and whilst it may recommend that no construction should occur within the expected root protection areas of retained trees (the default position), the Standards provide detailed guidance on how construction could occur if all appropriate factors and methodologies can be addressed.

BS 5837 also advises that:

### **Use of this document**

This British Standard takes the form of guidance and recommendations. It should not be quoted as if it were a specification and particular care should be taken to ensure that claims of compliance are not misleading.

Any user claiming compliance with this British Standard is expected to be able to justify any course of action that deviates from its recommendations.

It has been assumed in the preparation of this British Standard that the execution of its provisions is entrusted to appropriately qualified and experienced people, for whose use it has been produced.

BSI permits the reproduction of BS 5837:2012, Figure 2 and Figure 3, to ensure compliance with the standard (e.g. when seeking planning consent).

In consideration of the foregoing guidance, this Arboricultural Impact Assessment has been prepared by this Practice to reasonably address all relevant issues and advise accordingly.

### **General Description of Site and Surroundings**

The site and surroundings have been described in detail within other submissions.

In respect of arboricultural issues, an overgrown / unmanaged Lawson hedge exists outwith the site to the rear of a property to the west located on Burly Close. A smaller managed hedge exists in the neighbouring property.

The hedges are not readily observable from outwith the site but due to the height of the unmanaged feature, the upper sections may be visible from adjacent public areas

An inspection of the site and consideration of the submitted survey will indicate that the main hedge is in the mature age category. No replanting / tree planting appears to have been implemented in recent times.

The site under consideration is a rear garden environment that contains a large garden shed and associated apron / decking constructed upon a visqueen or similar vapour barrier over existing soils.

Outside the existing conservatory is an area of hard paving.

Soils within the area and / or the site have not been analysed however, the establishment of the large hedge indicates soils are probably within the neutral to acid range and not waterlogged. The size and growth rates of the hedge also suggest that soils are reasonably fertile and the local micro climates relatively mild and / or sheltered.

### **Description of Proposed Construction**

Again, all such issues have been fully addressed in other submissions. In simple terms the existing conservatory is to be demolished and a single storey bedroom with en-suite is to be constructed to support the client's disabled parent.

The layout and relevant tree information are indicated on the attached Tree Protection Plan.

### **Designation Relating to Hedges.**

Due to the main item under consideration clearly being a hedge, it would not be expected to be included within any Tree Preservation Order. It is also not expected that the item would be included within any local Conservation Area.

Regardless, it is always recommended that no works should be undertaken without checking with the Local Authority and if necessary, due applications being submitted to and any necessary consent being received from the Authority.

The potential effect of development on vegetation whether statutorily protected or not is a material consideration that is taken into account in dealing with planning applications.

Even should items be afforded statutory protection, such orders impose no duty on the owners of the trees and woodlands affected to carry out pruning or other maintenance, either to any particular standard or at all.

This must be a matter for the owners' decision, subject to the duties laid upon him or her by the common law. If a local authority wishes to encourage such works to be carried out, it must do so by permission, through the offer of grants or possibly by the imposition of conditions on consents.

### **Current Situation**

At present the main hedge identified exist within an environment where management has been non-existent in recent times or appears to have only been implemented as and when necessary to abate immediate nuisance.

The minor hedge identified – H2 is clearly well managed and controlled.

As a result of the neglect of H1, the hedge is now dominating the area and causing a level of concern. It is understood that an approach has been made to the neighbour and support sought from the Council but with no success.

Although it will be shown that the presence of the hedge and its expected root protection area can be accommodated in respect of the proposals, it would be recommended that further negotiations are attempted to reduce the overall impact of this feature within such a limited environment. Should such approaches fail, it may be necessary to address the issue under the High Hedges Legislation.

### **Implications of Construction**

#### **1. Direct Loss of Trees / Hedges.**

No trees / hedges are required to be removed to physically permit the construction of the proposed development:

| <b>BS5837 CAT</b>           | <b>TREE No's</b> | <b>TOTAL</b> |
|-----------------------------|------------------|--------------|
| Cat – A<br>High Quality     | None             | 0            |
| Cat – B<br>Moderate Quality | None             | 0            |
| Cat – C<br>Low Quality      | None             | 0            |
| Cat – U<br>Poor Quality     | None             | 0            |

*There will therefore be no impact upon the local environment.*

#### **2. Indirect Loss of Trees / Hedges**

There will be no loss of trees / hedges due to indirect impacts:

| <b>BS5837 CAT</b>           | <b>TREE No's</b> | <b>TOTAL</b> |
|-----------------------------|------------------|--------------|
| Cat – A<br>High Quality     | None             | 0            |
| Cat – B<br>Moderate Quality | None             | 0            |
| Cat – C<br>Low Quality      | None             | 0            |
| Cat – U<br>Poor Quality     | None             | 0            |

*There will therefore be no impacts upon the local environment when viewed from public areas outwith the site.*

### 3. Pruning of Trees.

There are no requirements generated by the proposed construction to prune trees / hedges so that there will likely be a visible change in their appearance:

| <b>BS5837 CAT</b>           | <b>TREE No's</b> | <b>TOTAL</b> |
|-----------------------------|------------------|--------------|
| Cat – A<br>High Quality     | None             | 0            |
| Cat – B<br>Moderate Quality | None             | 0            |
| Cat – C<br>Low Quality      | None             | 0            |
| Cat – U<br>Poor Quality     | None             | 0            |

*There will therefore be no change in the visual amenity currently afforded.*

Note: Various pruning / management operations to the vegetation have been recommended in the submitted survey report. All such actions are however to promote health and safety and abate general nuisance and are recommended regardless of the proposed construction.

Such operations may however improve the juxtaposition of hedges to proposed structures.

### **Indirect Impacts on Trees for Construction**

To undertake the proposed construction, it could be considered that any hedges retained within proximity could be at risk from indirect impacts;

| <b>BS5837 CAT</b>           | <b>TREE No's</b> | <b>TOTAL</b> |
|-----------------------------|------------------|--------------|
| Cat – A<br>High Quality     | None             | 0            |
| Cat – B<br>Moderate Quality | None             | 0            |
| Cat – C<br>Low Quality      | H1               | 1 hedge      |
| Cat – U<br>Poor Quality     | None             | 0            |

However, any potential harmful impacts can however be readily mitigated by utilising appropriate methodologies all of which can be readily conditioned and enforced by the Local Authority and implemented by the contractor.

#### Discussion.

Any submitted Statement to identify the methodologies for the proposed works would be expected to follow guidance within BS5837:2012 Trees in relation to design, demolition and construction – Recommendations Section 7.4.2. et al.

- The root morphology of the hedge outwith the western boundary will have been constrained by the presence of the impermeable surfacing beneath the existing garden shed and apron / decking. The indicated root protection area should therefore be considered as theoretical and root trespass into the garden and towards the proposed construction footprint is likely to have been reduced.
- The presence of the hard surfacing outside the conservatory plus associated mortar bed will similarly have discouraged root activity.
- Any minor encroachment into the theoretical root protection area to achieve the proposed construction is therefore considered to be of minimal consequence and with all other grounds contiguous with the root protection area remaining open and undisturbed no significant harm would be envisaged.
- Having stated that it must be considered that H1 is considered to be a nuisance regardless of any proposed construction and it would be expected that either positive discussions or the implementation of High Hedges Legislation would result in major reduction or even removal thereby effectively negating any discussion over potential root protection areas.
- Simple hedge and ground protection to be afforded – all as per the attached Tree Protection Plan to avoid potential impacts and will be retained for the duration of the build.
- All access, supply and delivery of materials will be down the side of the existing dwelling across hard surfacing. No access will therefore be required to the rear of the site.

Effectively therefore, any potential harmful impacts upon the visual amenity currently afforded to the local environment can be effectively avoided.

#### Indirect Development Impacts in General.

As indicated in the survey, some management operations would be desirable to improve the desirability of retained hedges and to maximise health and safety.

Such actions are however considered necessary, and reasonable regardless of any construction.

All such works will have minimal impact on the visual amenity of the area when viewed from public areas outside the site.

By being implemented in accordance with good arboricultural and silvicultural practices they will however promote a more desirable residential amenity.

The implementation of such management will therefore have a moderate beneficial impact.

### **Construction Methodology / Arboricultural Method Statement.**

It may be expected that the requirement for an Arboricultural Method Statement be conditioned to any approval for development within the site. Such a document as detailed in BS5837:2012 Trees in relation to design, demolition and construction - Recommendations would be appropriate to the proposals and would be expected to typically address the following issues:

- Protection to all retained hedges before any materials or machinery are brought onto the site and before any demolition, construction, or stripping of soil commences.
- Removal of any existing structures and hard surfacing.
- Installation of any temporary ground protection.
- Installation of new hard surfacing.
- Specialist foundations, installation techniques, floor levels and similar.
- Retaining structures.
- Storage compounds and temporary services.
- Auditable / audited system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision.
- Contact details for all relevant parties.

In respect of the provision of the Method Statement, in accordance with BS5837 Figure 1, once the feasibility and planning/design section is complete and Scheme Design Approvals are obtained from Clients and Regulatory bodies, the detailed/technical design stage should be implemented.

In arboricultural terms this will basically involve the preparation and submission of a detailed and comprehensive document to discharge the relevant conditions.

A draft Arboricultural Method Statement has been appended for illustrative purposes.

The provision of such a Method Statement will ensure that there are neutral / negligible impacts on the retained treescape.

### **Proximity of Hedges to Structures.**

The proposed extension and associated works have been designed to adhere to guidance within BS5837:2012 in that they are in generally outwith the expected root protection areas of retained hedges.

Very minor intrusion is indicated but, the presence of existing features will have constrained root morphology.

It has also been demonstrated that adequate mitigation measures can be provided.

The fenestration has also been designed so that the main window looks past the hedgerow into clear space thereby avoiding conflicts. The smaller window is to the bathroom, will be glazed with obscure glass and will not therefore generate conflicts.

Soils will be analysed and if necessary foundations designed to take into account the risks of indirect damage caused by vegetation either existing or inserted at a later date.

Space has also been permitted to allow future growth of the hedges although the hedge is in the mature age category and substantial increases in size / spread would not be expected.

The proposed extension has been designed to take account of existing hedges, their size and density and the effect that these will have on light availability. The garden and sitting area would also be expected to achieve some sunlight for parts of the day.

The design retains external environments that can be appropriately landscaped to the particular householder's personal requirements and would be expected to support a wide range of plant material.

In respect of any potential seasonal nuisances, if it is considered that conflicts may arise these can be addressed in the detail design stage and the use of non-slip paving, provisions of leaf guards or grills on gutters and gullies, provision of access and means of maintenance or similar can all be incorporated. All such issues are fully in accordance with the guidelines and advice contained within BS5837 Section 5.3.

In consideration of the foregoing assessments it is considered that there will be neutral / negligible impacts caused to retained hedges by the proximity of structures.

### **Services**

Services into or out of the extension would simply be expected to return back into the existing dwelling thereby avoiding retained hedges and their expected root protection areas.

Should other services be required for any reason these will be fully assessed and if necessary any excavations will be undertaken manually or alternative techniques such as drilling or thrust boring utilised all as per guidance in BS5837:2012 or the NJUG publication Volume 4 – Guidelines for the Planning, Installation and Maintenance of utility Apparatus in Proximity to Trees – 2007.

There will therefore be neutral / negligible impact caused by the provision of services.

### **Post Construction**

Should construction proceed, it would not be expected that the current situation will change.

As such, it is reasonable to conclude that as a result of the proposed construction there would be no appreciable post development pressure to undertake either inappropriate or undesirable works to the detriment of any visual amenity currently afforded from public areas outside the site.

It is therefore considered that any post development pressures would have a neutral impact.

### **Conclusions**

From the foregoing information it can be reasonably concluded that no vegetation will be required to be removed for construction.

Items have been identified as being at risk from indirect impacts but, it has been comprehensively indicated that with appropriate methodologies and site management all such risks can be avoided and an improved situation created.

All operations can, if required, be appropriately controlled by the implementation of a detailed Arboricultural Method Statement conditioned to an approval.

The design and layout of the extension has considered all arboricultural issues and will permit construction to proceed without conflict with retained hedges. The juxtaposition of the structure to the hedges will permit continuing sunlight

availability, the need for regular pruning regimes will be avoided, attractive garden environments can be retained and seasonal nuisances minimised.

All services can be connected and / or installed without impacting upon retained hedges or if necessary, installed using accepted techniques that avoid damage or disturbance to rooting environments.

Post construction impacts have been considered which indicate that a neutral situation will prevail.

It is reasonable to conclude therefore that in respect of arboricultural issues should the proposed construction proceed there will be no significant impacts upon retained vegetation.

**Iain Tavendale F.Arbor.A**

**April 2023.**



## **PROPOSED SINGLE STOREY EXTENSION.**

**9 Langdale Close, Southdene, Kirby, Liverpool, L32 8XB.**

# **DRAFT METHOD STATEMENT**

## **METHOD STATEMENT FOR PROTECTION OF TREES DURING CONSTRUCTION.**

### **ABOUT THE METHOD STATEMENT**

This method statement has been prepared to ensure that the hedges indicated for retention are properly protected during the construction of the proposed extension. It is intended to instruct the contractor on methods which will avoid damage to the trees.

The method statement recommends all construction within influencing distance of trees is to BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations. Any pruning works must be to BS3998:2010 Tree Work - Recommendations and be undertaken by an approved arboricultural contractor. Any development affecting trees should be supervised by an approved arboricultural consultant – the Project Arboriculturalist.

**Note:** In accordance with Annex B - Trees & the planning system Table B1 (BS5837) This Method Statement is provided as additional information to the Local Authority and identifies further details that the Authority might reasonably seek in a Planning Application when any construction is proposed within (or close to) the root protection areas of retained trees. The Standards advise that a detailed Arboricultural Method Statement would be expected as part of the Reserved Matters / Planning Conditions.

## **GUIDELINES FOR FILLING IN THE METHOD STATEMENT**

The method statement identifies: the order in which works are undertaken and the roles of various people involved; the contacts and others responsible for protection of hedges; relevant plans and approvals; detailed methods of tree protection and details for monitoring site supervision.

The following information is therefore submitted with this Statement or has been submitted as part of the application bundle:

- Site layout drawings.
- Arboricultural Impact Assessment.
- Arboricultural Survey.
- Hedge Protection Plan.
- Indicative sign to be attached to protective fencing.
- Sheet for monitoring site supervision.

This method statement has been prepared in respect of planning conditions that may be attached to an approved scheme. Failure to adhere to the agreed methods for construction may therefore result in a Breach of Condition Notice being served.

2.

## METHOD STATEMENT

The people listed below are those with a responsibility for tree protection on the site and from the Local Authority. The relevant people should be contacted in the event of a problem.

|                                  |                                       |
|----------------------------------|---------------------------------------|
| <b>SITE NAME</b>                 | 9 Langdale Close, Southdene, L32 8XB. |
| <b>PROJECT ARBORICULTURALIST</b> | Iain Tavendale F.Arbor.A.             |
| <b>CONTRACTOR</b>                | TBC                                   |
| <b>ADDRESS</b>                   | TBC                                   |
| <b>TELEPHONE NUMBER</b>          | TBC                                   |
| <b>APPLICATION NUMBER</b>        | TBC                                   |
| <b>PLANNING CONDITION NUMBER</b> | TBC                                   |

## AGREEMENT TO PROTECT TREES / HEDGES

The Contractor has agreed to undertake protection to the standard advised in the method statement.

## PROTECTED AREA

The trees are protected within fencing erected as identified in the attached notes. To avoid damage, **the following points MUST apply within the protected area:**

1. No material should be stored.
2. No cement, diesel or oil should be stored.
3. No vehicles should pass or be parked.
4. No ropes, cables, services or notice boards should be fixed to existing trees.
5. No levels should be changed.
6. No fires should be started with 5m of the protected area.
7. No services should be laid without prior approval and proper supervision.

## METHOD STATEMENT

### ORDER OF WORKS

|   | WORKS TO BE UNDERTAKEN                                                                                                                                                                                                         | DATE APPROVED | ACTIONS BY                                         |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------|
| 1 | Method statement received and approved by Local Authority                                                                                                                                                                      |               | Contractor, Local Authority Tree Officer.          |
| 2 | Install protective fencing and ground protection to agreed specification as indicated on the Protection Plan.                                                                                                                  |               | Contractor.                                        |
| 3 | Fencing approved by Local Authority Tree Officer.                                                                                                                                                                              |               | Local Authority Tree Officer                       |
| 4 | Site (Toolbox) meeting with Project Arboriculturalist to go through Method Statement and ensure that all parties are fully conversant with all procedures and methodologies, clarify any queries and establish contacts.       |               | Contractor, Project Arboriculturalist & Architect. |
| 5 | Removal of conservatory undertaken and construction commences.                                                                                                                                                                 |               | Contractor                                         |
| 6 | Fencing monitored on a weekly basis, record sheet completed and any repairs adjustments to fencing completed to full specification                                                                                             |               | Contractor / Project Arboriculturalist             |
| 7 | Consultant or Local Authority Tree Officer to be contacted should any problems/complications arise. Work in vicinity of trees to cease until issues are resolved and agreed works confirmed to Local Planning Authority.       |               | Project Arboriculturalist, Contractor              |
| 8 | If encroachment within any adjacent and unprotected root zones is required for scaffolding or similar at any point, access <u>may</u> be permitted subject to as suitable methodology being submitted and approved by the LPA. |               | Project Arboriculturalist, Contractor              |
| 9 | Site resurveyed once development approaches completion, any necessary amendments made to Arboricultural survey.                                                                                                                |               | Project Arboriculturalist                          |

|    |                                                                                                                     |  |                                                                           |
|----|---------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------|
| 10 | If necessary application submitted to Local Authority for consent for any additional works, and agreement obtained. |  | Project Arboriculturalist                                                 |
|    |                                                                                                                     |  |                                                                           |
| 11 | Arboricultural works undertaken.                                                                                    |  | Arboricultural Contractor.                                                |
|    |                                                                                                                     |  |                                                                           |
| 12 | When all construction equipment is cleared from site protective fencing to be removed.                              |  | Contractor                                                                |
|    |                                                                                                                     |  |                                                                           |
| 13 | Final site inspection.                                                                                              |  | Contractor,<br>Local Authority Tree Officer,<br>Project Arboriculturalist |

## METHOD STATEMENT

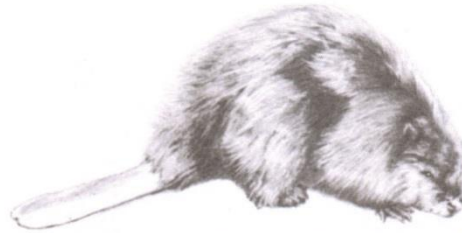
### CONTACTS

| POSITION                                                        | NAME           | ADDRESS                                  | TELEPHONE NO. |
|-----------------------------------------------------------------|----------------|------------------------------------------|---------------|
|                                                                 |                |                                          |               |
| Contractor.                                                     | TBC            |                                          |               |
|                                                                 |                |                                          |               |
| Site Manager                                                    | TBC            |                                          |               |
|                                                                 |                |                                          |               |
| Arboricultural<br>Consultant /<br>Project<br>Arboriculturalist. | Iain Tavendale | High Bank Farm, Earby,<br>Lancs BB18 6LD | 07836 246062  |
|                                                                 |                |                                          |               |
| Arboricultural<br>Contractor                                    | TBC            |                                          |               |
|                                                                 |                |                                          |               |
| Local Authority<br>Tree Officer                                 | Trees Team     | Knowsley Council                         | 0151 489 6000 |
|                                                                 |                |                                          |               |

**Method Statement Monitoring Form.**

### Proposed Single Storey Extension – 9 Langdale Close..

[illegible]



**IAIN TAVENDALE F.Arbor.A.**

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ARBORICULTURAL CONSULTANT

**SURVEY DETAILS FOR TREES AT 9 LANGDALE CLOSE, SOUTHdene, KIRBY, L32 8XB**

**Issued to: Richard J Vodrey.**

**14 April 2023**

Prepared by: *Iain Tavendale F.Arbor.A*  
*High Bank Farm*  
*Stoneybank Road*  
*Earby*  
*Barnoldswick*  
*Lancs BB18 6LD*  
Phone/Fax: *07836 246062*  
Email: *iain@iaintavendale.co.uk*

**Note:**

All tree surgery and felling works detailed should be carried out to a standard, the minimum of which is specified in BS3998:2010 Tree Work - Recommendations.

Contractors should be suitably qualified and experienced to an acceptable standard. They should also be aware that if during operations any defects become apparent that would not have been immediately obvious to the Consultant, that such defects should be notified immediately and confirmed in writing within a reasonable period.

All observations and recommendations only relate to the site and the trees as they were at the time of inspection. Should severe climatic or environmental events or changes take place, it may be necessary to reassess the situation so as to ensure an acceptable and continuing level of safety.

The report does not provide a full health and safety inspection of the trees surveyed. It is not a Tree Hazard Assessment that is specific to minimising the risks and liabilities associated with trees.

Should the inspection have taken place during the dormant season, this will have simplified the inspection of the high crowns and canopies. It will not have been possible however to ascertain either leaf size, colour or density which, can be classic indicators of stress or root associated disorders.

The survey has also been prepared in the knowledge that some form of development may occur on the site. As such, some of the recommendations put forward could be considered unnecessary were the site simply left as it presently exists.

Furthermore, should development be approved, it may be necessary to reassess and amend this document upon completion of all construction operations to ensure that trees, properties and people can all safely co-exist.

All tree numbers refer to those indicated on the attached site drawing. Dimensions of any trees off site may have been estimated if access was not possible.

The report unless stated otherwise, is of a preliminary nature in that the trees were not climbed but inspected from ground level, and no soil or timber samples have been taken for analysis.

A copy of the Consultant's General Conditions of Contract are attached. These form the basis upon which all services and information are provided.

**KEY:**

**Tree No.** - Tree Number – to be recorded on tree survey plan where necessary.

**Species** – common and scientific names, where possible.

**Height** – overall height of the tree in metres

**Stem Dia** - Stem diameter – in millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi stemmed trees.

**Branch spread** – in metres taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).

**Height of cc** - Height of crown clearance – in metres above adjacent ground level to inform on ground clearance, crown stem ratio and shading). Where considered desirable, first significant branch and direction of growth e.g. 2.4-N

**Age class** – young (Y), Middle aged (MA), mature (M), over mature (OM) & veteran (V).

**Physiological condition** – e.g. good (g), fair (f), poor (p) & dead (d).

**Structural condition** – e.g. collapsing, the presence of decay and any physical defect.

**Preliminary management recommendations** – including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

**ERC** - Estimated remaining contribution – in years, <10, 10+, 20+, 40+.

**Cat grade** - Category grade – U or A to C (see Table 1) to be recorded in plan on the tree survey plan where appropriate.

**RPA** – Root protection area calculated from BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations in sq/m's. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

**RP** – Remedially prune: remove significant dead wood, basal & epicormic shoots, broken, crossing and rubbing branches etc and undertake light reshaping if necessary to improve form and balance/ abate actual or potential nuisance. Ensure adequate clearances over highway (5.2m) and footpath (2.4m)

**#** - estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered).

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)                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   |                                                                                                                                       |                        |
| <b>Category U</b><br>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"><li>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)</li><li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline</li><li>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</li></ul> <p><i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i></p> |                                                                                                                                                                                                                                                                   |                                                                                                                                       | See Table 2            |
|                                                                                                                                                                           | 1 Mainly arboricultural qualities                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2 Mainly landscape qualities                                                                                                                                                                                                                                      | 3 Mainly cultural values, including conservation                                                                                      |                        |
| Trees to be considered for retention                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                   |                                                                                                                                       |                        |
| <b>Category A</b><br><b>Trees of high quality</b> 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            |
| <b>Category B</b><br><b>Trees of moderate quality</b> 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            |
| <b>Category C</b><br><b>Trees of low quality</b> 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                                                                           | See Table 2            |

| Tree No. | Species        | H'gt. | Stem Dia. | Branch Spread    |                | H'gt of C.C. | 1st Branch @ | Age Class | PC | Structural Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Preliminary Management Recommendations                                                                                    | ERC | Cat Grade | RPA Sq.m's | RPA Circle of Radii / m's |
|----------|----------------|-------|-----------|------------------|----------------|--------------|--------------|-----------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----|-----------|------------|---------------------------|
| H1       | Lawson Cypress | 14    | 450       | N<br>E<br>S<br>W | 3.6 over site. | 3.8          |              | M         | F  | Multi stemmed from 2m indicative of early topping / management and breaks into multiple attachments again at 5m indicative of further historic topping. Reasonable vitality. Totally outgrown environment and realistically beyond reasonable control. Causing significant light attenuation issues. Should discuss with neighbours, if compromise cannot be reached it may be necessary to approach the Local Council in respect of High Hedges Legislation. Dark oppressive feature, non native species. Species does become prone to limb shedding in maturity when historically topped and of multi stemmed habit. | Ideally cut back over property and reduce to manageable level but reduction would be dependent upon neighbours agreement. | 10  | C2        | 91.62      | 5.4                       |
| H2       | Lawson Cypress | 5     | 100       | N<br>E<br>S<br>W | 1              | 2            |              | EM        | F  | Well cut / managed boundary feature.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No action at present. Monitor.                                                                                            | 10+ | C2        | 4.52       | 1.2                       |

**IAIN TAVENDALE F.Arbor.A**  
**ARBORICULTURAL CONSULTANT**  
**General Conditions of Contract**

**1. DEFINITIONS**

In these Conditions:

"Consultant" means Iain Tavendale F.Arbor.A.

"Contract" means the contract for the provision of Services.

"Employer" means the person whose request for the provision of the Services is accepted by the Consultant or who accepts a written quotation of the Consultant.

"Site" means the area in which the Services are to be carried out as specified in writing to the Consultant prior to his commencing the provision of the Services.

"Services" means the services of arboricultural consultant to be supplied to the Employer by the Consultant in accordance with these Conditions.

**2. BASIS OF THE CONTRACT**

The consultant shall provide to the Employer and the Employer shall accept the Services in accordance with any written quotation of the Consultant which is accepted by the Employer or any request to provide services of the Employer which is accepted by the Consultant to appropriate British Standards and within a reasonable time. Time shall not be of the essence of the Contract. These conditions shall govern the Contract to the exclusion of any other terms and conditions and no variation to these Conditions shall be binding unless agreed between the Employer and the Consultant. No variation of the Services will be made without prior agreement in writing between the Employer and the Consultant. (The Consultant's employees or agents are not authorised to make any representations concerning the Services unless confirmed by the Consultant in writing.)

**3. THE CONSULTANT SHALL:**

- a) be entitled to subcontract assign or transfer any or all of the Contract without informing the Employer. The Consultant shall be responsible for its obligations under the Contract where sub-contracting takes place.
- b) be responsible for making good at his own cost any damage caused as a result solely of his own work.
- c) on completion of the Contract leave the site reasonably clean and tidy from his own work.

**4. THE EMPLOYER SHALL:**

- a) be responsible for ensuring that the Consultant is notified of all Tree Preservation or Conservation Area Orders, Private Covenants, the need for Felling Licences, or Planning Legislation that is applicable to the Contract.
- b) be responsible for ensuring that the Consultant is notified of all springs, wells, service pipes and cables, sewage or land drains, or any other hazards or obstructions which are not discoverable upon immediate visual inspection of the surface of the site. Any breach of this responsibility shall entitle the Consultant to make a reasonable charge for any additional work caused by such hazards or obstructions.

**5. CONTRACT PRICES**

The price for the Services shall not include Value Added Tax which the Employer shall be additionally liable to pay to the Consultant. The price which the Employer shall be liable to pay shall be determined by reference to the Consultants hourly charge rate current at the date of completion of the Services. In addition the Employer shall be liable to reimburse the Consultant for such expenses as may reasonably and properly be incurred by him in the performance of the services as Consultant. Written details of the Consultant's hourly charge rate will be provided to the Employer on written request by the Employer.

**6. METHOD OF PAYMENT**

- a) Subject to any special terms agreed in writing between the Employer and the Consultant the Consultant shall be entitled to invoice the Employer for the price of the Services on or at any time after the Services have been completed.
- b) The Employer undertakes to pay the Consultant within 28 days of the date of the Consultant's invoice. The time of payment of the price shall be of the essence of the Contract.
- c) Failure by the Employer to make payment on the due date, will entitle the Consultant to interest on the amount unpaid at 3% per annum above the base rate of Barclays Bank plc from time to time until payment in full is made and will further enable the Consultant to cancel the contract or suspend any further provision of Services to the Employer.
- d) If the Consultant fails to perform the Services for any reason other than any cause beyond the Consultant's reasonable control or the Employer's fault and the Consultant is accordingly liable to the Employer, the Consultant's liability shall be limited to the excess (if any) of the cost to the Employer (in the cheapest available market) of services to replace those not completed over the price of the Services.

**7. DISPUTES**

- a) Where disputes arising from the Contract cannot be resolved by the Employer and the Consultant, then an independent single arbitrator agreeable to both parties (or in default of agreement nominated on the application of either party by the Chairman of the Professional Committee of the Arboricultural Association for the time being) shall be employed.
- b) The losing party will pay the resulting costs, unless otherwise decided by the arbitrator.
- c) The Contract shall be governed by the Laws of England.

**8. THE SITE**

Access

- i) The Consultant will have free and reasonable access within the Site. Any areas that are to be excluded from this should be notified in writing to the Consultant prior to the date on which the Services are commenced.
- ii) The Employer shall ensure that the Consultant has access to private areas outside the site reasonably necessary in order that the Services can be carried out.
- iii) The Employer shall indemnify the Consultant against any liability incurred by the Consultant (of whatsoever nature) due to his having entered on private areas without permission of the owner when the Employer has stated free access has been negotiated.

**9. LIABILITY**

- a) The Consultant shall not be liable to the Employer or be deemed to be in breach of the Contract by reason of any delay in performing the Services, if the delay or failure was due to any cause beyond the Consultant's reasonable control. Without prejudice to the generality of the foregoing, the following shall be regarded as causes beyond the Consultant's reasonable control:
  - i) Act of God, explosion, flood, tempest, fire or accident;
  - ii) acts, restrictions, regulations, bye-laws, prohibitions or measures of any kind on the part of any governmental, parliamentary or local authority;
  - iii) strikes, lock-outs or other industrial actions or trade disputes.
- b) The Consultant shall not be responsible or liable for any work undertaken as a result of recommendations by the Consultant unless, or until, such work is carried out and both supervised and approved by the Consultant.

**10. QUOTATION**

- a) Any quotation given by the Consultant to the Employer shall remain open for acceptance for 30 days from the date of such quotation and thereafter lapses automatically.
- b) Acceptance of such quotation involves acceptance of these conditions. It should be noted that any attempted or actual cancellation thereof by the Employer may involve the Employer in a claim for recovery by the Consultant of any loss or expense incurred as a result.
- c) The Consultant is the owner of the copyright existing in any such quotation and it shall not be copied without the prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant inter alia to rescind the Contract and rendering the Employer liable for payment of damages.

**11. INSOLVENCY OF EMPLOYER**

This clause applies if:

- a) the employer makes any voluntary arrangement with its creditors or becomes subject to an administration order or (being an individual or firm) becomes bankrupt or (being a company) goes into liquidation (otherwise than for the purposes of amalgamation or reconstruction); or
- b) an encumbrancer takes possession, or a receiver is appointed, of any of the property or assets of the Employer; or
- c) the Employer ceases, or threatens to cease, to carry on business; or
- d) the Consultant reasonably apprehends that any of the events mentioned above is about to occur in relation to the Employer and notifies the Employer accordingly.

If this clause applies then without prejudice to any other right or remedy available to the Consultant, the Consultant shall be entitled to cancel the Contract or suspend any further provision of Services under the Contract without any liability to the Employer, and if the services have been completed but not paid for the price shall become immediately due and payable notwithstanding any previous agreement or arrangement to the contrary.

**12. OWNERSHIP/COPYRIGHT**

The Consultant is the owner of the copyright in any report tender documentation and/or recommendations and all associated information submitted to the Employer by the Consultant. The report recommendations tender documentation and all associated information submitted to the Employer shall not be copied without prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant, inter alia, to rescind the Contract and rendering the Employer liable for payment of damages.

**13. GENERAL**

- a) Any notice required or permitted to be given by either party to the other under these Conditions shall be in writing addressed to that other party at its registered office or principal place of business or such other address as may at the relevant time have been notified pursuant to this provision to the party giving notice.
- b) No waiver by the Consultant of any breach of the Contract by the Employer shall be considered as a waiver of any subsequent breach of the same or any other provision.
- c) If any provision of these conditions is held by any competent authority to be invalid or unenforceable in whole or in part the validity of the other provisions of these Conditions and the remainder of the provision in question shall not be affected thereby.
- d) The headings in these Conditions are for convenience only and shall not affect their interpretation.



Garden shed and apron with plastic vapour barrier beneath. Hard paving to front of existing conservatory.



Multi stemmed habit of overgrown hedge.

