



TABLE OF CONTENTS

1.	INTRODUCTION	4
2.	DOCUMENTS PROVIDED	4
3.	RELEVANT BACKGROUND INFORMATION	4
3.1	Planning History	4
3.2	Site Description	4
3.3	Development Proposal	5
3.4	Tree Protection: Legal Status	5
4.	ARBORICULTURAL SURVEY DATA	5
4.1	Data Collection	5
4.2	BS5837:2005 Tree Categorisation	5
4.3	Summary of Data	6
4.4	Summary of the Tree Resource	7
5.	WORKS PHASING	8
6.	PRE DEVELOPMENT WORKS	9
6.1	Enabling Felling	9
6.2	Facilitation Pruning	10
6.3	Arboricultural Clerk of Works (ACoW)	10
6.4	Pre – Commencement Site Meeting	10
6.5	Reporting Process	11
6.6	Progress Sheet	11
7.	TREE PROTECTION	11
7.1	Fencing Specification	11
7.2	Proposed Works within Root Protection Area of T5	12
8.	POST CONSTRUCTION WORKS	13
8.1	Post Development Inspection	13
8.2	Annual Inspection	13
9.	MITIGATION PLANTING	14
9.1	New Tree Planting	14
10.	CONCLUSIONS	14
11.	REPORT LIMITATIONS AND QUALIFICATIONS	14
11.1	Report Limitations	14
11.2	Qualifications	15

12. REFERENCES & RELEVANT LEGISLATION	15
APPENDIX 1: AERIAL PHOTOGRAPHY	16
APPENDIX 2: PLANS	18
APPENDIX 3: TREE SCHEDULE	19
APPENDIX 4: SURVEY METHODOLOGY	21
APPENDIX 5: TREE PROTECTION	23

1. INTRODUCTION

- 1.1.1 This Arboricultural Method Statement in line with BS5837:2012 Tree in Relation to Design, Demolition & Construction - Recommendations, has been prepared in relation to the proposed development at Bacton Low Rise, Gospel Oak, London, see aerial photograph at **Appendix 1**.
- 1.1.2 The report has been commissioned to provide details of how the trees at the site will be protected through the implementation of development, relating to planning application no. 2012/6338/P.
- 1.1.3 The scope of this project is singular:
- Provide an arboricultural method statement, specifically in relation to the physical protection of trees, through the course of development, both above and below ground. This is to vary and discharge planning condition 31

2. DOCUMENTS PROVIDED

- 2.1.1 As background information the following documentation has been provided/been available to prepare this report:
- Proposed site layout as prepared by Karakusevic Carson architects dates 11/2012 entitled DHO site Ground Floor Plans
 - Site arrangement plan prepared by Alan Camp Architects
 - Landscaping Plans by Hannah Oakden Landscape Design
 - Online access to the Planning Application documents through [2012/6338/P](#)
 - Tree Removal and Replacement Strategy by Quod

3. RELEVANT BACKGROUND INFORMATION

3.1 Planning History

- 3.1.1 A planning application was submitted to The London Borough of Camden reference no. 2012/6338/P, for redevelopment of Bacton Low Rise Estate, Gospel Oak District Housing Office and Vicar's Road workshops following the demolition of all existing buildings. In support of the application a detailed Arboricultural Implications Assessment (AIA) reference Bacton_Low_Rise_TCP_AMS_Final_Draft, was submitted following agreements made with London Borough of Camden.
- 3.1.2 Although the AIA was considered acceptable, it has been requested that an Arboricultural Method Statement (AMS) be prepared to provide details of how the trees will be physically protected through the course of development. This was raised with Planning Condition 31.
- 3.1.3 Following the approval of the initial planning submission (2012/6338/P) it has come to light that the retention of four London Plane trees (T4-T7) caused significant issues regarding the deliverability of the development.
- In August 2014 the Network Rail ground anchors were discovered within the site boundaries which altered the construction strategy from structural concrete to laminated timber (CLT). This resulted in amendments to the Bacton Low Rise Traffic Management Plan and reduced the duration of time that deliveries were available at the Grafton Road entrance to 25 weeks, with the remainder of all deliveries to the Vicars Road entrance.

15_AMS_01_22 Arboricultural Method Statement – Bacton Low rise – January 2015

- These issues were compounded by problems initiating Temporary Traffic Orders (suspension of parking bays) on Vicar's Road to allow unloading of materials, holding area for vehicles and ease congestion around the site end of Vicar's road.
- The removal of T4-T7 is based on the requirement for the crane to be positioned in the centre of the site and the necessity to change the site access. This is discussed in detail in the Tree Removal and Replacement Strategy by Quod (Ref: Q30150) located in **appendix 7**.

3.1.4 This report will provide information required to vary condition 31 (Tree Protection Ref: 2013/5070/P).

3.2 Site Description

3.2.1 The site is currently occupied by low rise residential housing comprising of several detached buildings, landscaped courtyards and car parking. The site is surrounded by residential housing a road network and a nursing home.

3.2.2 Tree cover on the site is mainly located on the periphery and form extensive linear features that can be classified as street trees. Within the built foot print are some lower quality groupings of trees located within a grass matrix.

3.3 Development Proposal

3.3.1 The development proposal is to demolish the existing buildings and construct a high rise development as per the planning application.

3.3.2 The proposal is made up of 6 separate blocks spread over two sites.

3.3.3 The details of the proposals outlined above are illustrated on the 'Proposed Site Plan' at **Appendix 2**.

3.4 Tree Protection: Legal Status

3.4.1 The Local Planning Authority (LPA) has been contacted to establish whether any trees contained within the red line boundary are protected by either a Tree Preservation Order (TPO) or are within a Conservation Area.

3.4.2 Tree preservation orders are present on site, this was confirmed via email in September 2012 and details are included within the original planning application.

3.4.3 If full planning consent is granted then any trees, which require felling to implement the approved plans are exempt from statutory protection. It should also be considered that any proposed tree works detailed in the Tree Schedule at **Appendix 3** are also implemented as part of the planning decision consent.

3.4.4 This report does not consider the general requirements of the Forestry Act 1967 as full planning permission is exempt from the need for a felling licence.

4. ARBORICULTURAL SURVEY DATA

4.1 Data Collection

4.1.1 Site visits were undertaken on the 31st August 2012 by Matthew Harmsworth *Msc Arb Tech ArborA Dip RS*, Arboricultural Consultant at Woodland Solutions UK Limited and trees were inspected from ground level.

4.1.2 The survey recorded forty-seven individual trees. The complete data collection methodology for the tree survey is provided at **Appendix 4**.

4.2 BS5837:2012 Tree Categorisation

15_AMS_01_22 Arboricultural Method Statement – Bacton Low rise – January 2015

4.2.1 BS5837:2012 sets out the methodology for surveying trees on potential development sites in order to identify them within a prioritised system of retention categories, as summarised below and given in full within the BS5837:2012 Cascade Chart for Tree Retention at **Appendix 3**:

¹ Matthew Harmsworth is lead Consultant at WSUK.

A Category Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years

B Category Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum 20 years

C Category Trees of low quality and value currently in adequate condition to remain until new planting could be established and expected to remain for a minimum of 10 years, or young trees with a stem diameter less than 150mm measured at 1.5 metres above ground level.

U Category Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural or forestry management.

4.2.2 Additionally, BS5837:2012 provides subcategories 1-3 within the category system outlined above which indicate the area(s) in which a tree or group retention value lies. An explanation of these values is given within the BS5837:2012 Cascade Chart for Tree Retention at **Appendix 3**:

1 Retention values that are mainly arboricultural.

2 Retention values that are mainly landscape.

3 Retention values that are mainly cultural, including conservation.

4.2.3 In line with BS5837:2012, A and B category trees should be considered as a constraint on site and provide a substantial contribution to the site. As a result, A and B category trees should be retained and incorporated into the scheme where possible.

4.2.4 Generally C and U category trees are considered to be of low quality or are young specimens that can be readily replaced and therefore should not be a constraint in terms of future development.

4.2.5 However, it is generally considered desirable to retain trees wherever reasonably possible to ensure continuity of tree cover and to provide a mature landscape to the development.

4.3 Summary of Data

4.3.1 The survey contains forty-seven individual trees (see Table 1 below). The comments including species, age, condition and the BS5837:2012 retention category for each individual tree and group of trees are provided in detail in the Tree Schedule at **Appendix 3**.

4.3.2 The location of each individual tree and their associated constraints are illustrated on the Arboricultural Implications Plan at **Appendix 2**.

Table 1: *Distribution of trees by BS5837:2012 tree categorization*

Retention category	Individual Trees	Groups of Trees	Total
A	0	0	0
B	24	0	24
C	20	0	20
U	3	0	3
Total	47	0	47

4.4 Summary of the Tree Resource

- 4.4.1 The trees on site are located predominantly on the periphery of the site on third party land. They are classified as street trees.
- 4.4.2 Only limited tree population is sited within the built footprint and is largely categorised as lower quality trees. This quality is predominantly due to the restricted rooting environment and pressure from resident's activities. Silver Birch has established poorly obtaining a lower rating than the adjacent Lime.
- 4.4.3 The tree population on Haverstock Road is well outside the site boundary but they have been surveyed due to the radial RPA's being impinged on the southern end of the street. Trees on the eastern side of Haverstock Road, T21-T24 are very close to the existing development.
- 4.4.4 The tree population adjacent to Wellesley Road is much younger in nature, located in a grass matrix with some signs of poor previous pruning and mutually suppressive in nature.
- 4.4.5 The tree population adjacent to Vicars Road can be split between the lower quality T1-T3 grouping and the mature London Plane T4-T7. These trees are fairly typical of the local environment and are of good quality, vigor and form.
- 4.4.6 It was noted at the time of survey that deep excavations were being carried out with no tree protection measures in place on Haverstock Road. These excavations were for a district-heating scheme and ran north to south down the centre of Haverstock Road. These excavations have now effectively formed a barrier between the root crowns of T25-T35 and the proposed build.

5. WORKS PHASING

- 5.1.1 This method statement makes a number of recommendations for the site. For convenience, all of the recommendations in this report have been listed in Table 2 below, with the relevant sections and appendices provided.
- 5.1.2 In order to ensure a successful tree retention and development it is imperative that all of these recommendations are carried out in a similar order to the tabulated form below.

Table 2: *Works Phasing Programme*

PHASE / TIMING	RECOMMENDATION	SECTION	APPENDIX NO.
IMMEDIATE	UNDERTAKE FACILITATION PRUNING AND FELLING.	6.1 & 6.2	2 & 3
IMMEDIATE	APPOINT ARBORICULTURAL CLERK OF WORKS (ACOW) TO OVERSEE ALL ARBORICULTURAL ISSUES ON SITE.	6.3	N/A
IMMEDIATE	ERECT TREE PROTECTION FENCING TO BS: 5837:2012 SPECIFICATIONS AS APPROPRIATE.	7.1	2 & 5
IMMEDIATE	INITIAL / PRE-CONTINUANCE MEETING	6.4	N/A
DURING CONSTRUCTION	IMPLEMENT REPORTING PROCESS FOR ALL UNFORESEEN ARBORICULTURAL INCIDENTS	6.5	N/A
DURING CONSTRUCTION	IMPLEMENT USE OF PROGRESS SHEET TO BUILD UP EVIDENCE BASE OF GOOD PRACTICE ON SITE	6.6	N/A
DURING CONSTRUCTION	MONITORING SITE VISITS BY ACOW TO ENSURE CONTINUED COMPLIANCE	6.6	N/A
DURING CONSTRUCTION	WORKS WITHIN THE RPA OF RETAINED TREES	7.2	N/A
POST CONSTRUCTION	POST DEVELOPMENT INSPECTION TO IDENTIFY ANY REQUIRED REMEDIAL WORKS	9.1	N/A
POST CONSTRUCTION	REMEDIAL DECOMPACTION UNDER RETAINED TREE WHERE REQUIRED	9.1	N/A
POST CONSTRUCTION	GENERAL MAINTENANCE / REMEDIAL TREE WORKS	9.2	N/A
POST CONSTRUCTION	ANNUAL TREE INSPECTION	9.2	N/A

6. PRE DEVELOPMENT WORKS

6.1 Enabling Felling

6.1.1 In undertaking the proposal as indicated on the Arboricultural Implications Plan at **Appendix 2**, there will be a direct loss of eighteen trees and indirect loss of a further five trees.

Direct Tree Loss

6.1.2 As a direct consequence of the proposed development, there will be a loss of eighteen trees.

6.1.3 T9-T10 are a group of Norway Maple located in a grass matrix adjacent to the existing building and Wellesely Road. The proposed build extends eastwards into the physical space occupied by these trees and their removal is required. The quality of these trees is not great enough to constrain the proposals; they are Category C trees and are likely to have a limited useful life expectancy given the pressure from informal recreation and the requirement for building maintenance works. It is considered acceptable from an arboricultural perspective to remove these trees.

6.1.4 Trees T36-T43 are silver birch and lime. The limes have obtained a higher category than the birch. The trees are in direct conflict with the proposals. Discussions have taken place to see if it was feasible to lift the limes and utilize them elsewhere on site. Access for a tree spade machine are very limited with the trees themselves being located on a raised courtyard making access for machinery impossible. Given the limited useful life expectancy due to location, removal is considered acceptable.

6.1.5 T4-T7 are mature London Planes located on Vicars Road to the north east of the site. Following planning approval (2012/6338/P) and subsequent construction activities it has become apparent that the retention of T4-T7 will not be possible.

6.1.6 Beyond the trees stated above there are two street trees, T27 and T28 which should be removed for safety reasons.

Indirect Tree Loss

6.1.7 In addition to the direct loss of the trees mentioned above, a further four trees are marked for removal. T1-T3 is a collection of poor quality planting located on the northeast corner of the site. Desire lines exist below their crowns; there is limited rooting area available and evidence of poor previous pruning. Given the limited useful life expectancy, in this instance the trees are proposed for removal as they could be relatively easily replaced elsewhere on site.

6.1.8 T4 is a mature London Plane showing good structure, form and vitality. It is fairly typical of trees in the locality. The roots are lifting the tarmac within its root protection area. This tree is shown as having significant incursion into the RPA by the new building on the DHO site. Root crown investigation works are proposed on site to determine whether this tree can be saved but are yet to be implemented.

6.1.9 T7 is a mature London Plane; it is also of high quality although fairly typical of other trees in the locality. Significant incursion was proposed into the RPA on the western aspect of the crown. Plans were amended in February 2013 to allow

15_AMS_01_22 Arboricultural Method Statement – Bacton Low rise – January 2015
sufficient offset to allow retention with appropriate site supervision.

- 6.1.10 All of the above tree removals have been discussed and agreed with London Borough of Camden, subject to suitable replacement planting within the site. The proposed tree removal and retention is illustrated on plan reference 15_AMS_01_22 at **Appendix 2**.
- 6.1.11 Prior to the planning application being made root crown investigation has been undertaken in the region of T4 to determine the extent of the root crown.

6.2 Facilitation Pruning

- 6.2.1 It is proposed trees bordering the development will require light pruning under arboricultural supervision to facilitate the erection of scaffolding. This will involve pruning works to T8, T12-T21 and T22-T24. This work shall not be carried out until the tree protection fencing and site hoarding is erected. It shall be supervised by the ACoW and carried out by suitably qualified professional arborists working to BS3998:2010.
- 6.2.2 It is likely that any new tree planting will require remedial works consisting of formative pruning whilst the trees establish. This is recommended as part of the three - five year tree management programme for the planting, maintenance and aftercare of the new trees.

6.3 Arboricultural Clerk of Works (ACoW)

- 6.3.1 It is recommended that the developers appoint a suitably qualified arboriculturalist to act as an Arboricultural Clerk of Works ACoW. The ACoW will be engaged to monitor and oversee the implementation of the works required in this method statement.
- 6.3.2 The role of the ACoW is a relatively formal one. Normally their involvement should be limited to a number of site visits where decisions can be made relatively quickly. In the case of this development the following occasions are where the ACoW will be required:
- Initial meeting (usually the pre-commencement meeting see section 6.4) – to ensure all required tree protection is in place, and to discuss any required amendments with the Local Planning Authority Senior Environmental Planner.
 - Monitoring visits – Regular informal inspections to ensure that all tree protection measures are being maintained, and to inform the Site Manager where appropriate measures are not in place.
 - Completion meeting – To inspect trees to assess for any required works and to confirm that the development has been sufficiently completed, and the tree protection measures can be removed.
- 6.3.3 The ACoW will also be the first contact for arboricultural advice for any issues that arise which are not detailed in this report, such as extra tree works, any required work within the root protection areas (RPA) of the trees on site, any damage that has occurred to any of the trees or any breach of the tree protection measures on site.
- 6.3.4 The ACoW will be a key figure on this project as a significant amount of works are proposed close to or within the RPA's of retained trees.

6.4 Pre – Commencement Site Meeting

- 6.4.1 It is recommended that a pre – commencement site meeting be undertaken prior to any onsite works commencing. This meeting will enable the Senior Environmental Planner to visit the site with the Arboricultural Clerk of Works (ACoW) and inspect the tree works undertaken, the protective fencing and to ensure all parties are satisfied that the proposed foundations to the building will not impact on the condition of any trees.
- 6.4.2 Regular site visits will then be undertaken following this by the ACoW to ensure protective measures are in place and file notes will be prepared and filed. Once the tree protection measures have been confirmed as acceptable, they can be “signed off” on the progress sheet (see section 6.5)

6.5 Reporting Process

- 6.5.1 If during the construction any damage to either the trees or the Root Protection Areas is sustained, this should be reported to the Site Manager immediately. At the earliest possible time the Site Manager should inform the ACoW, who will undertake a site visit to assess the impact on the trees and make recommendations for any required works.
- 6.5.2 Possible damage to the trees or the Root Protection Areas could be: collision damage to crowns of retained trees by site vehicles; excavation within Root Protection Area; dumping of soil / materials within Root Protection Area; Chemical / cement spillage into Root Protection Area or fire damage to the crown / stem of the tree.

6.6 Progress Sheet

- 6.6.1 During the various stages of the development it will be helpful to keep a record of the completion of the various tree protection works. This will then provide the Senior Environmental Planner, with sufficient evidence that all practicable steps have been taken to prevent damage to the trees.
- 6.6.2 A separate progress sheet should be completed for each completed operation. The original should be kept, with the copy of this document that will be retained by the Site Manager in the site office. Once completed a copy should be sent to the ACoW and the Senior Environmental Planner of the London Borough of Camden.

7. TREE PROTECTION

7.1 Fencing Specification

- 7.1.1 Prior to any construction or vehicular movement tree protective measures must be in place. The ACoW will check this prior to the commencement of works.
- 7.1.2 These protective measures ensure suitable protection of trees and associated soils. The key method of tree protection is through the use of barriers/fencing.
- 7.1.3 External site hoarding will for effective tree protection fencing on the site perimeters from T35 through the cardinal points to T8, it shall be identified as such using signage as shown on the tree constraints plan. Where additional space is required, the site hoarding shall form the outer barrier, with HERAS fencing forming an inner cordon enclosing the tree stems as shown on the TCP.

- 7.1.4 The tree protection fence/barrier once erected will not be moved or relocated without written approval from the Council. The tree protection area behind the fence/barrier (the Development Exclusion Zone) will be sacrosanct throughout development and no access will be allowed to this area including for example the storage of or moving of materials or machinery. In the Development Exclusion Zone, there will be no excavations or increases in soil level without prior written approval from the Council. The location of protective fencing is illustrated on the Tree Protection Plan at **Appendix 2** and this will also be placed within the site offices.
- 7.1.5 The barriers will be made from scaffold in a vertical and horizontal framework, as shown as Figure 2 in BS5837:2012 with vertical tubes up to 3 metres apart. The framework will be braced to resist impacts. On to the scaffold framework, weldmesh panels will be secured with wire or scaffold clamps and driven into the ground, see diagram at **Appendix 5**. This method will be implemented where the tree protective fencing is permanent and not to be moved for the entirety of the development.
- 7.1.6 The RPA's of all trees shall be respected until the ACoW is present on site to supervise the breakup of hard surfaces and demolition adjacent to the root crowns of retained trees. At this point with the supervision of the ACoW the protective fencing will be moved to allow works to take place.
- 7.1.7 The rear support for all tree protective fencing will be constructed by attaching a supporting strut scaffold pole to the main fencing with the other end having a pin driven through the hole into the soil for anchorage. This method will significantly reduce the risk of damaging any major roots whilst still giving the structure rigidity.
- 7.1.8 There will be clear and visible signs attached to the protective fencing with the following "Tree Protection Area – Keep Out" and the area will be regarded as sacrosanct by everyone. This will be checked prior to the commencement of work by the ACoWs and throughout the course of development.
- 7.1.9 The tree protection fencing denotes the Development Exclusion Zone. Therefore, the following must be carefully considered when planning site operations to ensure that wide or tall loads or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a banks person to ensure that adequate clearance from trees is maintained at all times.
- 7.1.10 Material that will contaminate the soil such as concrete mixing, diesel oil and vehicle washing should not be discharged within 10m of the tree stems.
- 7.1.11 Fires should not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend on the size of the fire and the wind direction.
- 7.1.12 At the end of the project the fence will be removed only after confirmation by the ACoW and Council.
- 7.1.13 A detailed Tree Protection Plan (see **Appendix 2**) will be located within the site cabins throughout the course of development. This will include details of the fencing specification and location for which the fence will be erected. This element should be conditioned for implementation.

7.2 Proposed Works within Root Protection Areas

Foundation runs

- 7.2.1 Foundation excavations in the area of T4 and T7 were be carried out by hand under arboricultural supervision with the use on an airspade. The hard landscape in this area shall be broken up carefully by hand and then an air spade shall be used to carefully remove soil to the required specification. The ACoW will sever any roots encountered cleanly. Significant roots will require amended foundation design with a bridged foundation used as necessary.
- 7.2.2 Given the mutually suppressive form of trees on the southern aspect of the site, T12-T21, it is likely that any roots encountered while excavating for foundations in this area will be small and fibrous in nature. The excavations shall be carried out by hand with soil to the south of the existing building being initial excavated using and airspade to a depth of 4-500mm. Any roots are to be severed cleanly as recommended within clause 11.3.5 of BS5827:2005.

8. POST CONSTRUCTION WORKS

8.1 Post Development Inspection

- 8.1.1 Following the completion of the development an inspection of the condition of retained trees will be made to assess if any further tree works are required.
- 8.1.2 Where the soil around any tree is found to be compacted appropriate remediation will be undertaken. This will be prescribed by the ACoW and could include soil aeration or manual digging/forking to loosen the soil increasing drainage and aeration.

8.2 Annual Inspection

- 8.2.1 An annual inspection of trees will be undertaken post construction for the duration of two years following completion. It is not anticipated that the condition of trees will significantly change following the development's completion, but a continued monitoring of the trees' condition will be made by the ACoW. Where appropriate remedial works will be undertaken to improve the environment for trees or to make the trees safe.
- 8.2.2 This annual inspection will also include an assessment of new planting included within the landscaping plan.

9. MITIGATION PLANTING

9.1 New Tree Planting

- 9.1.1 It is proposed to mitigate for the loss of the trees that will be removed to enable the development by planting a further 25 trees in the locations shown on the appended plans. These trees shall be installed using Greenleaf tree planting products with root barriers and tree guards suitable to ensure survivability. Irrigation systems shall be installed and the planting shall be supervised and signed off by the ACoW.
- 9.1.2 Additional landscaping information has been produced by Hannah Oakden Landscape Design (**appendix 2**), detailing the replacement tree positions with associated substructure and ecological enhancements.

10. CONCLUSIONS

- 10.1.1 The tree survey for the proposed new build at Bacton Low Rise encompasses the removal of 25 individual trees, 2 of which are for safety reasons and outside the site footprint. The remainder of trees across the site are not implicated by the proposals directly. It is noted that the most significant trees on the site are the London Plane west of the development that remain unaffected.
- 10.1.2 As a direct result of the proposed build there will be a loss of 24 trees. This has been deemed acceptable with the London Borough of Camden given the social positives arising from the project. Their loss will be mitigated for with the planting of 25 new trees.
- 10.1.3 The loss of T4-T7 will require high quality mitigation, as the maturity of the existing trees is not replaceable. Nick Bell, the Tree and Landscape Officer for LB Camden has requested the four replacement trees are 20-25cm diameter London Plane, 5-5.5m in height
- 10.1.4 There will also be a further works adjacent to fourteen individual trees. Although the built footprint is not extending any further than existing in these areas. The impacts can be mitigated against by the correct application of the project arboriculturalist and hand works.
- 10.1.5 The trees to be retained will be proactively managed to ensure that trees are retained to enhance the development and the wider environment. This method statement provides detail of the measures and steps required to retain the trees through and post development.
- 10.1.6 It is critical that all protective fencing is installed and erected prior to the commencement of any other works on site. Following installation of tree protection a site meeting will be undertaken with the Senior Environmental Planner to ensure satisfaction of all parties prior to any on site works commencing.

11. REPORT LIMITATIONS AND QUALIFICATIONS

11.1 Report Limitations

- 11.1.1 This is an arboricultural report and as such no reliance should be

given to comments relating to buildings, engineering or soil.

11.1.2 This is not a full arboricultural health and safety survey.

11.1.3 The inspection was undertaken from ground level.

11.1.4 Trees are growing dynamic structures. The comments of this report are valid for a period of one year from the date of report.

11.1.5 No tree is ever absolutely safe due to the unpredictable laws and forces of nature.

11.2 Qualifications

11.2.1 The principal author of this report is Matthew Harmsworth *Tech.Arbor.A, DipRS*. Matthew is a Technical Member of the Arboricultural Association and Consulting Arborist Society.

11.2.2 The project director is Mitch Cooke.

11.2.3 The qualifications and experience of each consultant can be provided on request.

12. REFERENCES & RELEVANT LEGISLATION

- British Standard 5837:2005 '*Trees in Relation to Construction - Recommendations*'.
- British Standard 3998:2010 '*Tree work – Recommendations*'.
- The Forestry Act 1967.
- The Town and Country Planning Act 1990.
- The Town and Country Planning (Trees) Regulations 1999.