

HATFIELD LONDON  
COUNTRY CLUB

ARBORICULTURAL  
IMPLICATIONS  
ASSESSMENT

Prepared by  
ACD Arboriculture

for

EADES HOTWANI  
PARTNERSHIP

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## **1. SUMMARY**

- 1.1. The proposed development layout is in accordance with the recommendations given in BS5837:2005 'Trees in relation to construction – Recommendations'.
- 1.2. Three R category trees, and one C category tree are to be removed as a direct result of the current design (see section 3 for details).
- 1.3. The juxtaposition between the buildings and retained trees is sustainable and does not result in any situations which may result in unreasonable pressure to prune requests from future occupants.
- 1.4. The use of an Arboricultural Method Statement (AMS) is discussed; this should be compiled in conjunction with a Tree Protection Plan (TPP) and approved by the LPA, and implemented prior to commencement on site.

## **2. INTRODUCTION**

- 2.1. ACD Arboriculture was instructed in September 2009 to prepare the following implications assessment by Eades Hotwani Partnership.
- 2.2. This report is intended to demonstrate that the impact, both direct and indirect, of the proposed development within the site, has been assessed and mitigated for. Implementation of the protection methods and special construction details recommended within this report will enable construction of the proposed without detriment to the existing trees highlighted for retention.
- 2.3. Data is extracted from, and reference should be made to, the tree survey which preceded this report. (ACD Ref: EHP16912trA)
- 2.4. This assessment is based upon the supplied layout drawing: Proposed Replacement Dwelling Site Plans by Eades Hotwani Partnership Architects Job Number 2008/42 drawing number PL004 dated August 2009.
- 2.5. No details have been supplied or sought of any statutory protection which may cover the subject trees.
- 2.6. The controlling authority is Welwyn Hatfield Borough Council, who can be contacted at: Council Offices, The Campus, Welwyn Garden City, Herts AL8 6AE
- 2.7. The following abbreviations have been used throughout this document:
  - Root Protection Area – RPA
  - Construction Exclusion Zone- CEZ
  - Tree Protection Plan – TPP
  - Arboricultural Method Statement - AMS

### **3. IMPLICATIONS ASSESSMENT**

- 3.1. The site is comprised of land adjacent to part of the golf course at the Country Club. There is currently an asbestos roofed building, and a mound of earth. The area would appear to have been used until recently as a storage/tipping area for ground maintenance arisings. The proposed development is the demolition of the outbuilding, and the building of a single detached house, and double garage.
- 3.2. The constraints posed by the trees on the site identified in the tree survey have been taken into consideration with the design layout, and the proposed development layout is in accordance with the recommendations given in BS5837:2005 'Trees in relation to construction – Recommendations'. Those trees of higher value, e.g. T7, T9 and T11 have been allowed ample room both in terms of their RPAs, and in terms of canopy proximity. Also, the C category trees which have landscape value as screening are to be retained.
- 3.3. Existing trees can be easily damaged directly through root severance and inadvertently through soil compaction which disrupts the soil structure causing asphyxiation of roots and subsequent root dysfunction. Spillage of toxic materials can also cause root death. Protection for trees selected for retention is essential to ensure their sustainable position within the proposed scheme.
- 3.4. It is therefore important to ensure the protection of trees both above and below ground. Recommendations are provided in British Standard 5837, 2005, "Trees in Relation to Construction" as to the protection of existing trees before, during and after development. This is achieved by ensuring a Tree Protection Plan and Arboricultural Method Statement are drafted, approved and implemented prior to any commencement on site whatsoever.

#### **3.5. Demolition**

To ensure damage does not occur to trees highlighted for retention, tree protection fencing must be erected prior to ANY plant machinery entering site whatsoever. This should be subject to a pre-commencement site meeting between the developer, their project arboriculturist and a representative from the Local Authority. No special demolition procedures need be observed on this site, other than respecting the tree protection fencing.

#### **3.6. Trees proposed for removal**

- 3.6.1. Three R category trees are to be removed as a result of the proposed layout. These are T1, T5, and T6, three English Oak trees. T5 and T6 are dead standing, and due to the presence of poorly attached deadwood, and stem decay pose a Health and Safety hazard. T1 is in poor condition throughout with numerous structural faults, and overall poor vigour (see Tree Report for further details). One C category tree – an Acacia Tree – part of G14.

3.6.2. All the trees above are of low quality and should not present any constraint to development of the site: as per recommendations in BS5837:2005:

- Section 4.3.4 states that: 'Category R trees are those which would be lost in the short term for reasons connected with their physiological or structural condition. For this reason, they should not be a consideration in the planning process'.
- Table 1- Cascade Chart for tree quality assessment states that: 'C category trees will usually not be retained where they would pose a significant constraint on development.'

3.6.3. It is therefore deemed acceptable to remove the listed trees and, as part of the detailed landscape design for the scheme, include suitable and sustainable replacements as and where appropriate.

### 3.7. **Tree surgery**

At this time tree surgery works are not anticipated (excluding tree removals). Should any become necessary it should comply with BS3998:1989 Tree Work or more recently accepted arboricultural good practice, and be approved by the LPA and project arboriculturist prior to any commencement.

### 3.8. **Site access**

There should be no access granted to demolition or construction traffic until tree protection measures are installed.

### 3.9. **Shade and future pressure to prune**

The site has been assessed in terms of shading and canopy proximity. Given the distance between the trees and the proposed house, and also the overall garden size, it is considered unlikely that there will be pressure to prune these trees from any future residents.

### 3.10. **Services**

Full details of the service and utility provisions for the site were not available at the time of writing. It is fundamental to tree protection that infrastructure design is sensitively approached, as trenching close to trees may damage roots and affect tree health and stability. Constraints posed by retained trees must be passed to the infrastructure engineers to inform their design, ensuring that all services avoid areas of potential conflict.

### 3.11. **Levels and Landscaping**

Full details of any changes in ground levels on site remain to be finalised. Any alterations to levels close to trees may damage roots and affect tree health and stability. Within RPAs the original levels in these areas must be noted, retained, and

integrated into the engineering design of the site. In the case of T9, some of the imported material (the mound of earth) currently on the site is within the RPA of the tree. This must be removed so as not to disturb the original levels on the site. Other landscaping operations within the RPAs of retained trees must also be carried out in a sensitive manner and be subject to a detailed method statement.

### **3.12. Boundaries**

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

### **3.13. Supervision & monitoring**

The development process should be subject to arboricultural supervision and monitoring, especially areas where incursion into the RPA of retained trees is required. Therefore, a pre-commencement site meeting is advised with monthly site monitoring visits. Supervision is recommended during the installation of all special details, such as no-dig surfaces and construction. This should be detailed in the approved method statement and to provide comfort to the LPA, they are invited to include a planning condition to support this.

#### 4. RECOMMENDATIONS

- 4.1. Any comments and recommendations made in section 3 should be noted and due consideration be given to the phasing and operational impact (and viability) of special construction techniques.
- 4.2. The use of an Arboricultural Method Statement (AMS) is discussed; this should be compiled in conjunction with a Tree Protection Plan (TPP) and approved by the LPA prior to ANY commencement on site.
- 4.3. The AMS should include details of all tree protection measures discussed within this report and provision for site supervision, monitoring and reporting throughout the development.
- 4.4. Any fencing and other tree protection measures should be erected after tree surgery but before any demolition or construction contractor enter the site, and before any soil stripping takes place. It is recommended that protection measures are monitored during the development process by a representative of ACD or an alternative consultant acceptable to the LPA, who should be responsible to both Client and the LPA for the enforcement of the protection as agreed by both parties.
- 4.5. There must be no changes in levels, service routing, machine activity, storage of materials or site hut positioning within areas to be protected and the protective fencing must remain in position for the duration of the construction process.
- 4.6. Surgery may also be required in order to allow trees to be retained close to structures, to allow access for construction or future site traffic, or in the interests of the future health and safety of the trees and users of the site. Detailed recommendations for surgery should be provided prior to site commencement. All surgery should comply with BS3998:1989 Tree Work or more recently accepted arboricultural good practice.

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25 September 2009

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