

ARBORICULTURAL IMPACT ASSESSMENT AT 8 HILL RISE, CUFFLEY



Prepared for Mr Moe Harissa

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Executive Summary

This assessment outlines the tree constraints that affect the construction a new dwelling and demonstrates how the retained trees can be protected throughout the development process.

Construction is ongoing on site, with a large proportion of the external works for the new dwelling having been completed.

No trees require removal for this development.

All the retained trees will be provided with proper protection as set out in BS5837:2012 during the construction phase. Protection measures will include erecting temporary protective fencing and removing spoil and debris from the RPA of retained trees.

This assessment forms an important stage in the process of managing and protecting the trees on site in relation to the proposed development. However, it will only ensure the protection of the trees on site if the tree protection measures in the Arboricultural Method Statement are implemented in full and the prescribed system of arboricultural supervision is followed. Tree protection works must be fully integrated into the construction process.

There are few trees on or adjacent to the site, and this development will have a minor impact on the condition of those trees.

G.G. Robbie

AT Coombes Associates Ltd.

18 March 2019



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Appendix 1 Tree Survey Schedule

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Appendix 3 Tree Constraints Plan

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1. Terms of Reference

- 1.1 The aim of this assessment is to survey trees that may be affected by the construction of a new dwelling at 8 Hill Rise, Cuffley.
- 1.2 The assessment addresses the likely impact of the proposed development on surrounding trees and provides recommendations for the protection of retained trees during construction work based on BS 5837:2012 "Trees in relation to design, demolition and construction-Recommendations".
- 1.3 The client has provided a topographical survey showing the accurate position of all trees and features on site. Also provided was the proposed layout for the development. These plans have been used to form the basis of the Tree Constraints Plan (TCP, Appendix 3) and Tree Protection Plan (TPP, Appendix 4).
- 1.4 This assessment has been completed after much of the construction work has been completed. Therefore, any recommendations within the report will be limited to any works that can be carried out to improve current and future conditions for the trees present on and adjacent to the site.

2. Site Description

- 2.1 The site is at 8 Hill Rise, Cuffley, a residential area. A new dwelling is currently under construction on site (Fig 1). To the front (southwest of the site) are hedgerows along the western and northern boundaries, with some small ash present (Fig 1). The laurel hedgerow and Lawson cypress (Fig 2) are within the neighbouring property of 6 Hill Rise.



Fig 1: Site frontage



Fig 2: Laurel hedgerow and Lawson cypress above retaining wall in neighbouring property.

- 2.2 To the rear of the property is an extensive rear garden. Close to the new dwelling there are no trees within the site, but a cherry and ash to the north in the garden of 10 Hill Rise (Fig 3) and a short row of beech to the south in the garden of 6 Hill Rise (Fig 4). A privet hedgerow surrounds much of this rear garden.



Fig 3: Cherry and ash in garden of 10 Hill Rise.



Fig 4: Beech row and Lawson cypress within garden of 6 Hill Rise.

- 2.3 Within the garden, well away from the new dwelling, are the only two trees within the site. This includes a Japanese maple (Fig 5) and an apple (fig 6).



Fig 5: Japanese maple in rear garden.



Fig 6: Apple to rear of property.

3. Tree Survey Details

- 3.1 Appendix 1, the Tree Survey Schedule gives the survey findings in tabular form. The schedule contains all the information specified in section 4.4.2.5 of the British Standard. Appendix 2 gives a full explanation of the survey headings.
- 3.2 The trees were surveyed on 1 March 2019; they were not climbed but surveyed from ground level.
- 3.3 The details recorded during the tree survey have been collected independently of any development proposals, and the categorisation of the quality and amenity value of the trees is made purely on arboricultural grounds.
- 3.4 No assessment of the soil has taken place as part of this report. The British Standard states that a soil assessment should be carried out by a competent person to establish the structure, clay content and potential for volume change of the soil. A survey of this nature is considered outside the scope of this Arboricultural Assessment. For guidance on soil structure in relation to construction advice should be

sought from a Structural Engineer. Guidance on foundation depth in relation to building and trees can be found in NHBC Chapter 4.2.

4. Assessment of Tree Constraints

- 4.1 To facilitate the proper assessment of tree constraints a Tree Constraints Plan (TCP) has been prepared and forms Appendix 3. The plan has been produced as a basis for the assessment of the constraints imposed by existing trees on the proposed design.
- 4.2 Appendix 3 shows the position of trees marked by a coloured dot matching the retention category status and a reference number (as listed in Appendix 1). Heights (Ht) are marked in metres for each tree, together with the predicted ultimate heights (U/Hgt).
- 4.3 The plan deals with constraints that the trees may place on the development in two areas as follows:

Below ground Constraints

- 4.4 The Root Protection Areas (RPA) for the trees are shown as a coloured circle to match the retention category colour. The RPA will be used to help inform the closest positions of any future buildings. The RPA will be protected during any development work with temporary barriers as prescribed by the British Standard.
- 4.5 The British Standard states that likely root morphology should be considered when drawing the RPAs of trees. The root morphology is likely to be affected by features and structures currently in place on the site; in this instance the retaining wall between 6 and 8 Hill Rise is likely to form a root barrier, and therefore the RPAs have been adjusted accordingly.

Above Ground Constraints

- 4.6 The branch spreads were measured at the four cardinal compass points, with a shape drawn around these points to indicate approximate branch spread, represented by green broken lines on the plan. The ultimate crown spread has been shown with an orange dashed line. This is a predicted distance, and is based on personal experience of how far it is likely the crown will grow.
- 4.7 A shade pattern has been shown for each tree forming an arc from north west to due east. This gives an indication of the patterns of shadows created by the trees around mid-day in the summer. This is as recommended in BS5837:2012 (Section 5.2.2) but actual shade patterns throughout the year will vary widely. If shading is likely to be a serious constraint a more detailed analysis of shade pattern using proprietary software may be deemed necessary.

5. Arboricultural Impact Assessment

- 5.1 A total of eight individual trees and one tree group were included in this report. Groups contain trees forming continuous features or clusters with similar characteristics.
- 5.2 All trees, apart from T3, T5 and T8 are under separate ownership.

- 5.3 Two trees (T6, T7) and one tree group (G1) have been classed as Category B. These trees are generally in good condition and confer positive landscape values. They should be retained where possible in the context of a development.
- 5.4 Five individual trees have been classified as Category C. These trees are small or in poorer condition and do not play such a significant role in the local landscape. C category trees are usually of such a quality that the Local Authority may consider it acceptable for them to be removed for development purposes, if required. However, most of these trees are within separate ownership and will therefore be retained throughout the development.
- 5.5 Any trees that are retained will be provided with their proper protection according to BS5837:2012 regardless of which category they have been placed in.
- 5.6 The tree constraints for each element of the development, are considered separately below:

Element	Detail
Construction of New Dwelling	<p>A significant portion of the new dwelling has already been constructed. It can be seen from the TCP that the building is outside the constraints of all trees included within the report, other than the shading cast by T6.</p> <p>The branch spread of the cherry (T1) extends towards the rear of the new dwelling, and it is recommended that, for arboricultural and development reasons, that the branch length is reduced. This is to minimise potential damage to the building and for health and safety reasons. Please note that this is a neighbour's tree and therefore considerations, as outlined in section 8 (below) apply.</p> <p>There is currently building debris on the rear lawn within the RPA of the C category cherry T1. To minimise the impact of the construction works on this tree, it is recommended that the rubble and soil is removed for the RPA, and temporary protective barriers are put in place in the location shown on the Tree Protection Plan (TPP, Appendix 4).</p>
Site Access	<p>Site access is via the existing site entrance, and therefore it is not anticipated that there is any significant additional impact being caused by the works. There is site fencing and a site access gate that has been erected, and this provides protection to the hedgerow and T6.</p>
Services and Soakaways	<p>Details of the proposed services runs have been provided, and it appears that no drainage, services or soakaways will be required within the RPA of retained trees.</p>

6. Tree Management and Replanting Proposals

- 6.1 Remedial tree work has been specified in column 12 of Appendix 1 for arboricultural and health and safety reasons. The work is not considered urgent but it is recommended that it is carried out within 12 months of the date of this report, or prior to the commencement of works, whichever is soonest.

- 6.2 This schedule does not refer to, and is superseded by, any requirements for tree felling or tree work for development purposes that may be required.
- 6.3 Please note that the inspection of trees on site was of a preliminary nature, gathering, as set out in the British Standard, only information needed to assess tree constraints. While any obvious tree defects that may constitute a risk have been recorded in the survey and appropriate remedial work specified this assessment does not constitute a full tree health and safety survey. In particular inaccessible trees, trees with heavy Ivy cover and trees within groups have not been inspected fully and dimensions estimated. However, any comments on the trees relating to health and safety remain valid for 12 months from the date of this report after which the trees will require re-inspection.
- 6.4 No trees require removal in relation to this development.

7. Further Arboricultural Input into the Design Process, Construction and Aftercare

- 7.1 A Tree Protection Plan (TPP), Arboricultural Method Statement (AMS) and Timetable for implementation of Tree Protection Works form Appendices 4, 5 and 6 respectively.
- 7.2 The AMS contains a timetable for implementation of the tree protection works. No work will commence until the protective fencing is in place.
- 7.3 If the proposed layout of the development changes it will be necessary to revise this report.

8. Permissions and Constraints

- 8.1 It must be ascertained whether there are any Tree Preservation Orders on any trees within the site. If there are, written permission must be obtained from the Local Authority prior to commencing any work that may affect the condition of the protected trees. If the site is within a Local Authority Conservation Area the Local Planning Authority must be given 6 weeks' notice of any works on the trees.
- 8.2 Work has been recommended to the C category cherry T1. This tree is within a neighbouring property, and therefore it is recommended that any works are carried out in consultation with the owners of the tree. There is a common-law right to remove branches from neighbouring trees back to the property boundary, provided that any arisings are offered back to the owner. If refused, they must be disposed of responsibly. The work must be carried out carefully, as those who carry out the work may be liable if the tree fails as a result of the work.
- 8.3 To assist the planning process the LPA should be provided with a copy of this report and invited to comment on the proposals.
- 8.4 When dealing with developments close to trees, special attention should be paid to related legislation ensuring that the Wildlife and Countryside Act (1994), Conservation of Habitats and Species Regulations (2010) and the Countryside Rights of Way Act (2000) are adhered to. It must be ensured that nesting birds and protected species such as bats and reptiles are considered and protected.

9. Conclusions

- 9.1 All trees can be retained and protected as set out in BS5837:2012 throughout the works.
- 9.2 Construction work has already been commenced, with the new dwelling already mostly constructed.
- 9.3 The building is outside most constraints posed by trees on or adjacent to the site, other than potential shading from the B category Lawson cypress T8.
- 9.4 The C category cherry T1 has an extended limb towards the new building, and this branch should be reduced to minimise the risk of causing damage to the building in the future and for health and safety purposes.
- 9.5 It is recommended that rubble and spoil is removed from the RPA of retained trees, and that temporary protective barriers are put in place as shown on the TPP (Appendix 4).
- 9.6 There are few significant trees within influencing distance of the development, and it is unlikely that the works have had a marked impact on trees on or adjacent to the site.

G. G. Robbie, BSc Hons For, MICFor, M Arbor A

A.T. Coombes Associates Ltd

18 March 2019

APPENDIX 1-
TREE SURVEY SCHEDULE

SITE: 8 HILL RISE, CUFFLEY

SURVEY COMPLETED: 01/03/19

1	2	3	4	5	6				7	8	9	10	11	12	13	14	15	16
Tree No.	Species	Ht (m)	Stem dia (mm)	No of Stems	Branch Spread				Height and Direction of First Branch (m)	Mean Canopy Ht	Life Stage	Physiological Condition	Structural Condition	Preliminary Tree work	Estimated remaining contribution (Yrs)	Cat grading	Radius of RPA (m)	RPA (sq m)
					N	E	S	W										
T1	Cherry #	8.5	350	1	5.0	1.5	8.1	5.0	2.0 SW	1.5	EM	Good	Moderate - leaning to southwest. Extended limb.	Reduce extended limb overhanging the boundary	10+	C1	4.2	55.4
T2	Ash #	6.9	150	1	2.0	5.0	2.0	2.0	1.5 S	2.0	Y	Fair - Moderate vitality	Moderate - Multi-stemmed at base.	No work required	10+	C1	1.8	10.2
T3	Apple	3.5	90	1	2.0	2.0	2.0	2.0	1.0 E	1.0	SM	Fair - Moderate vitality	Moderate - Leaning to east.	No work required	10+	C1	1.1	3.7
T4	Beech #	9.0	350	1	5.0	5.0	4.9	5.0	2.0 SW	2.0	SM	Good	Good	No work required	20+	B2	4.2	55.4
T5	Japanese maple	6.0	160	1	3.4	2.5	2.7	3.0	2.0 W	2.0	Y	Good	Good	No work required	20+	C1	1.9	11.6
T6	Lawson cypress #	12.0	250	1	3.5	3.5	3.5	3.5	-	-	EM	Good	Good	No work required	20+	B2	3.0	28.3
T7	Lawson cypress #	9.1	250	1	3.0	3.0	3.0	3.0	-	-	EM	Good	Good	No work required	20+	B2	3.0	28.3
T8	Ash #	7.5	200	1	3.0	2.8	3.9	3.0	3.5 S	3.0	Y	Good	Good	No work required	20+	C1	2.4	18.1
G1	Beech group #	12.0	350	1	3.7	5.0	4.0	3.7	2.0 N	2.0	SM	Good	Good	No work required	20+	B2	4.2	55.4

SURVEYED BY A.T. COOMBES ASSOCIATES

denotes estimated dimensions due to lack of access to tree

Appendix 2: Notes on the Column Headings in Appendix 1

Col#	Title	Notes
1	Tree No.	Tree numbers to correspond with those shown on the TCP.
2	Species	Each tree has been identified and the common name given in each case.
3	Ht (m)	Height of the tree
4	Stem dia (mm)	<p>The stem diameter measured in millimetres at 1.5 metres above ground.</p> <p>For multi-stemmed trees the stem diameter has been calculated according to the formula given in BS 5837:2012. For trees with up to 5 stems, each stem has been measured at 1.5m, squared and added together. The diameter shown is the square root of the total.</p> <p>For multi-stemmed trees with over 5 stems a sample of five diameters has been taken at 1.5m, averaged and squared, then multiplied by the total number of stems. The square root of this sum gives the stem diameter figure.</p>
5	Number of Stems	Total number of stems on the tree.
6	Branch Spread	The branch spread measured in metres from the stem to the tip of the outer branches has been measured in four directions of the compass North, South, East and West.
7	Height and Direction of First Branch spread (m)	First significant branch and direction of growth (relative to the four cardinal compass points).
8	Canopy Ht	Mean height of the canopy above ground level.
9	Life Stage	The life stage of the tree has been assessed into one of the following categories: Y =Young, SM = Semi Mature, EM = Early Mature M = Mature, OM = Over mature and V = Veteran.
10 and 11	Condition	The British Standard recommends that a note is made of the structural and physical condition of the tree.

Col#	Title	Notes
12	Preliminary Management Recommendations	<p>This column includes all work considered necessary to, as far as is practicable, ensure health and safety and for the good arboricultural management of the trees. These works are not associated with the development proposals. All work to be carried out to BS 3998: 2010 "Tree Work-Recommendations".</p> <p>Recommendations given in respect of Health and Safety remain current for 12 months from the date of this assessment after which further inspection is recommended.</p> <p>It should be noted that trees are dynamic structures subject to the forces of nature, which can fail without showing external symptoms.</p>
13	Estimated remaining Contribution (Yrs)	<p>The estimated remaining contribution of each tree in years has been assessed, using personal experience, into the following groupings:</p> <p>< 10 = Less than 10 years 10+ years = More than 10 years 20+ years = More than 20 40+ years = More than 40 years</p>
14	Category grading	<p>U = Those 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 management.</p> <p>(Trees that have serious, irremediable structural defects, such that their early loss is expected due to collapse or ill health including trees that will become at risk due to the loss of other U category trees).</p> <p>A = Those trees of high amenity quality and value in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)</p> <ol style="list-style-type: none"> 1) Trees that are particularly good examples of their species if rare unusual or essential components of groups or formal or semi-formal arboricultural features 2) Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views in or out of the site, or those of particular visual importance. 3) Trees groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran tree or wood pasture)

Col#	Title	Notes
14 cont	Category grading cont	<p>B = Those of Moderate quality and amenity value: those in such a condition as to a significant contribution (a minimum of 20 years is suggested)</p> <ol style="list-style-type: none"> 1) Trees that might be included in the high category but are downgraded because of impaired condition (e.g. remediable defects) 2) Trees and woodland that forming distinct landscape features but do not form essential components 3) Trees with clearly identifiable conservation or other cultural benefits. <p>C = Those of low quality and amenity value currently in adequate condition to remain until new planting is established (minimum of 10 years is suggested) or trees under 150 mm stem diameter.</p> <ol style="list-style-type: none"> 1) Tree not qualifying in higher categories 2) Trees present in groups or woodlands but not with a significantly higher landscape value and or offering low or temporary screening benefit. 3) Trees with very limited conservation or other cultural benefits. <p>Note: Category C trees are the least suitable for retention, where they would impose a significant constraint on the development their removal for development purposes may be considered acceptable by the LPA. Trees with a stem diameter under 150mm could be considered for relocation.</p>
15	Radius of RPA (m)	The distance that would form the radius of a circular protection zone is given in metres calculated by multiplying the stem diameter given in column 4 by 12. The methods for calculating the stem diameter of multi-stemmed trees is given in section 4 above.
16	RPA (m ²)	<p>The area of the RPA is given in square metres calculated by the following formula:</p> <p>Single Stemmed Trees;</p> $RPA\ m^2 = \left(\frac{(stem\ diameter\ mm\ @\ 1.5m \times 12)}{1000} \right)^2 \times 3.142$ <p>The methods for arriving at the stem diameter for multiple stemmed trees are described above in the notes for column 4.</p>

Drawing Title:

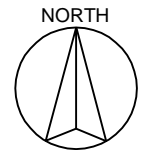
Appendix 3 - Tree Constraints Plan

Site:

8 Hill Rise, Cuffley

Client:

Mr Moe Harissa



To Scale 1:250 at A3

KEY

B Category RPA



C Category RPA



Current Crown Spreads



Ultimate Branch Spreads



Shade Patterns



New Dwelling



Existing Dwellings



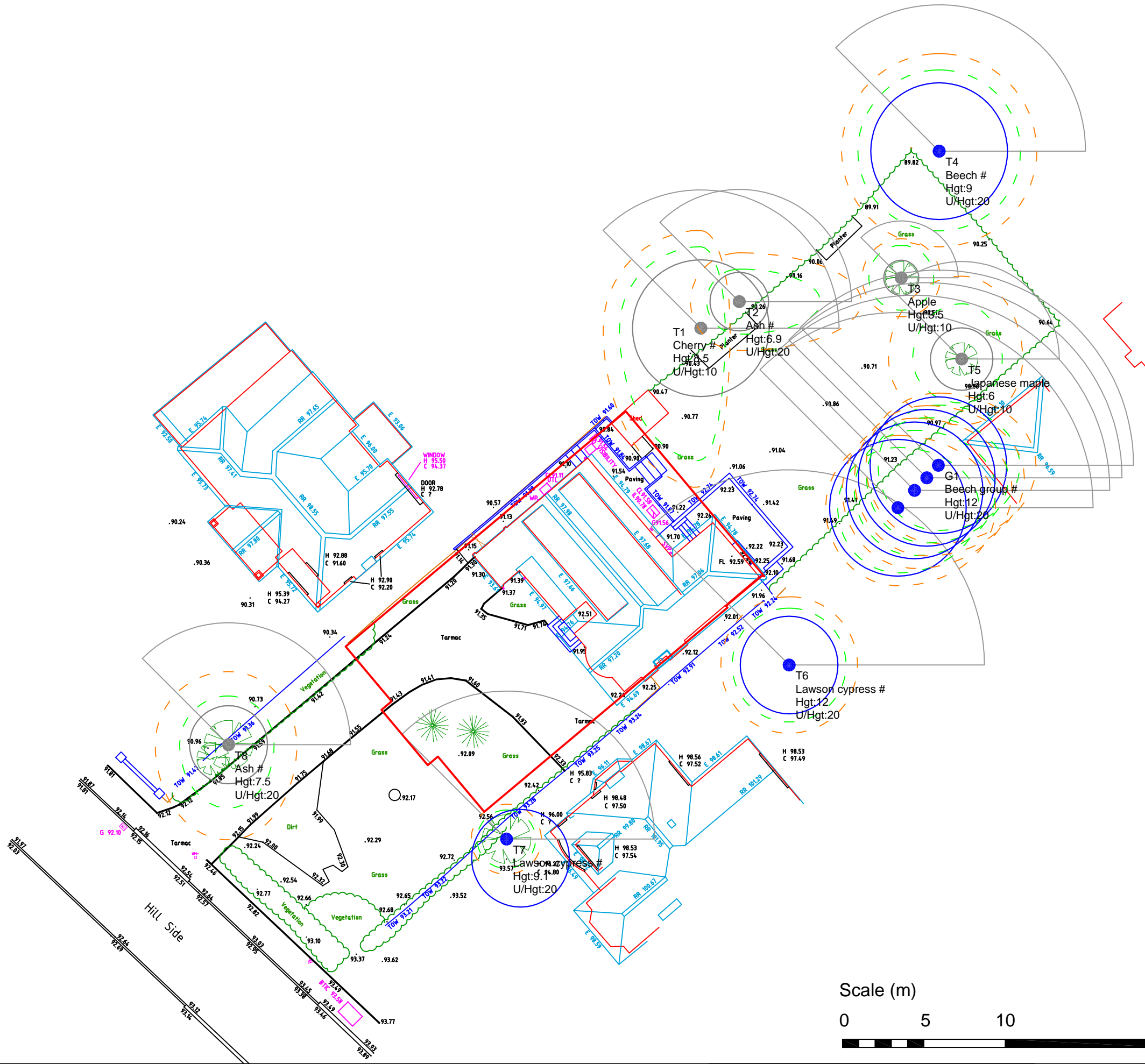
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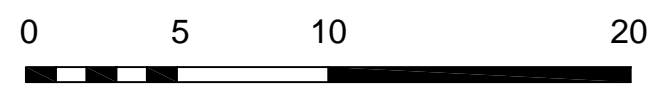


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Scale (m)



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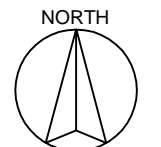
Appendix 4 - Tree Protection Plan

Site:

8 Hill Rise, Cuffley

Client:

Mr Moe Harissa



To Scale 1:250 at A3

KEY

- Construction Exclusion Zone **CEZ**
- Line of Temporary Protective Barriers
- New Dwelling
- Existing Dwellings

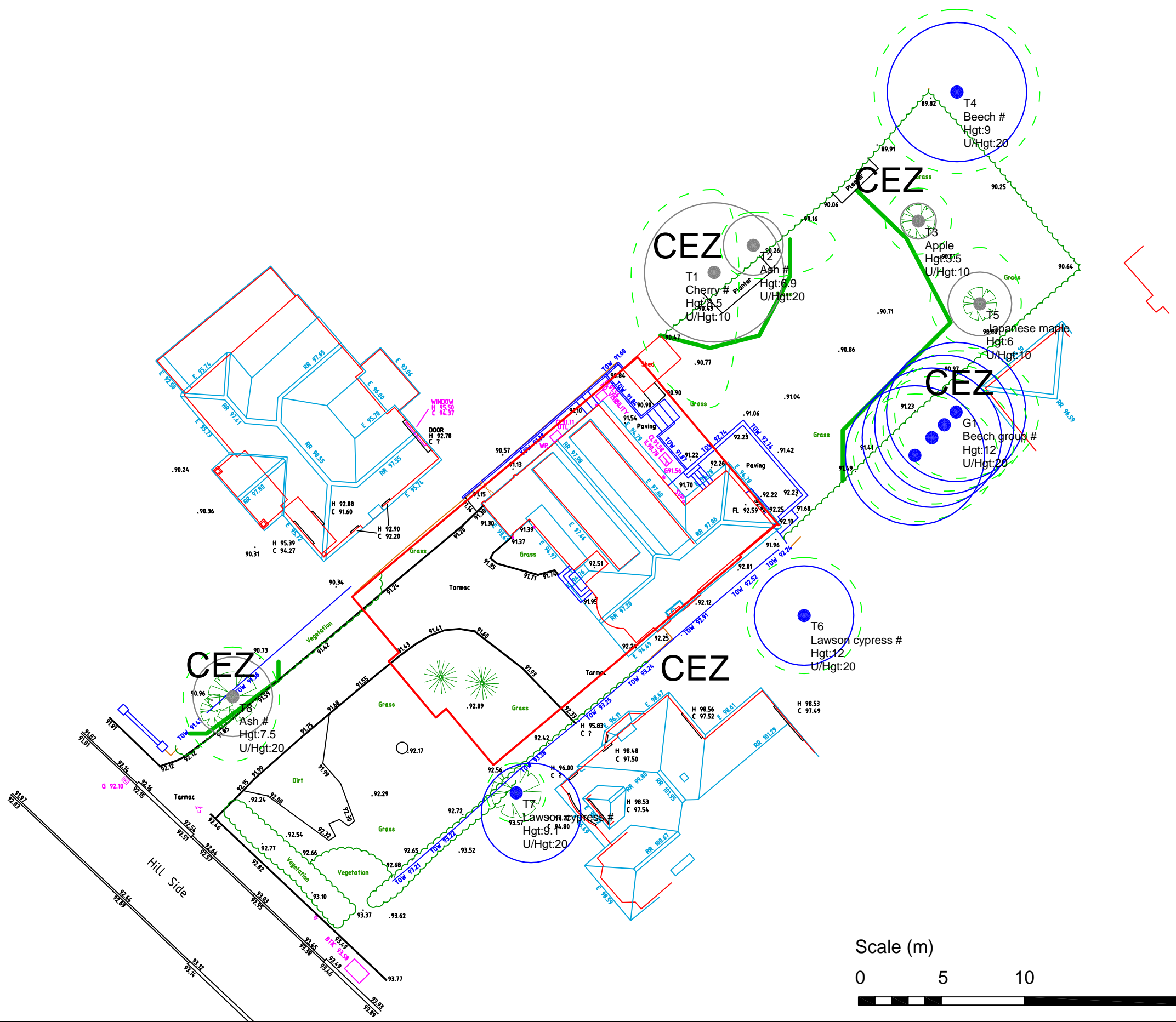
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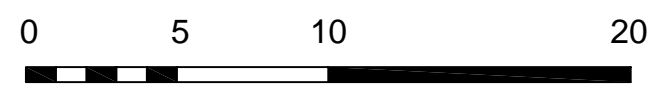


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Scale (m)



Appendix 5: Arboricultural Method Statement for a Proposed Development at 8 Hill Rise, Cuffley

1. Scope of the Works

- 1.1 The document provides a methodology for protection of trees during the construction of a new dwelling at the above site and should be read in conjunction with the Tree Protection Plan Appendix 4 and Timetable for Protection Works Appendix 6.
- 1.2 The main features in the protection of the retained trees on site are as follows:
 - Provision of temporary protective barriers
 - Removal of rubble and soil from RPAs of trees
 - Audited arboricultural site monitoring
- 1.3 A meeting between the site manager/main contractor and a consulting arboriculturist must take place prior to construction work commencing so that the above protection measures set out in this document can be discussed and agreed. At this point a list of contact details for all relevant parties will be produced and circulated including the Tree Officer of the Local Planning Authority.
- 1.4 Protective measures must be in place prior to any ground or construction works take place.

2. Timing of Works

- 2.1 Tree protection works will be completed as detailed below according to the attached timetable Appendix 6.
- 2.2 The exact commencement date is not known. However, the timetable provided gives the order that the works need to be implemented to ensure the trees are fully protected and states when specific arboricultural input will be required.

3. Tree Protection Barriers

- 3.1 Remaining trees will be protected by forming Construction Exclusion Zones (CEZ) as shown on Appendix 4 the Tree Protection Plan (TPP).
- 3.2 Temporary barriers will be erected as shown by the thick green lines on the TPP to form the Construction Exclusion Zone (CEZ). The barriers will consist of 2m tall welded mesh panels (Heras) supported on rubber or concrete feet. The fence panels should be joined together using a minimum of two anti-tamper couplers installed so they can be removed from the inside of the fence. The distance between couplers should be at least 1m and be uniform throughout the fence.

- 3.3 Panels should be supported on the inner side by stabilizer struts which should normally be attached to a base plate and secured with ground pins. Where the fence will be erected on hard surfacing or it is otherwise unfeasible to use ground pins the struts should be mounted on a block tray.

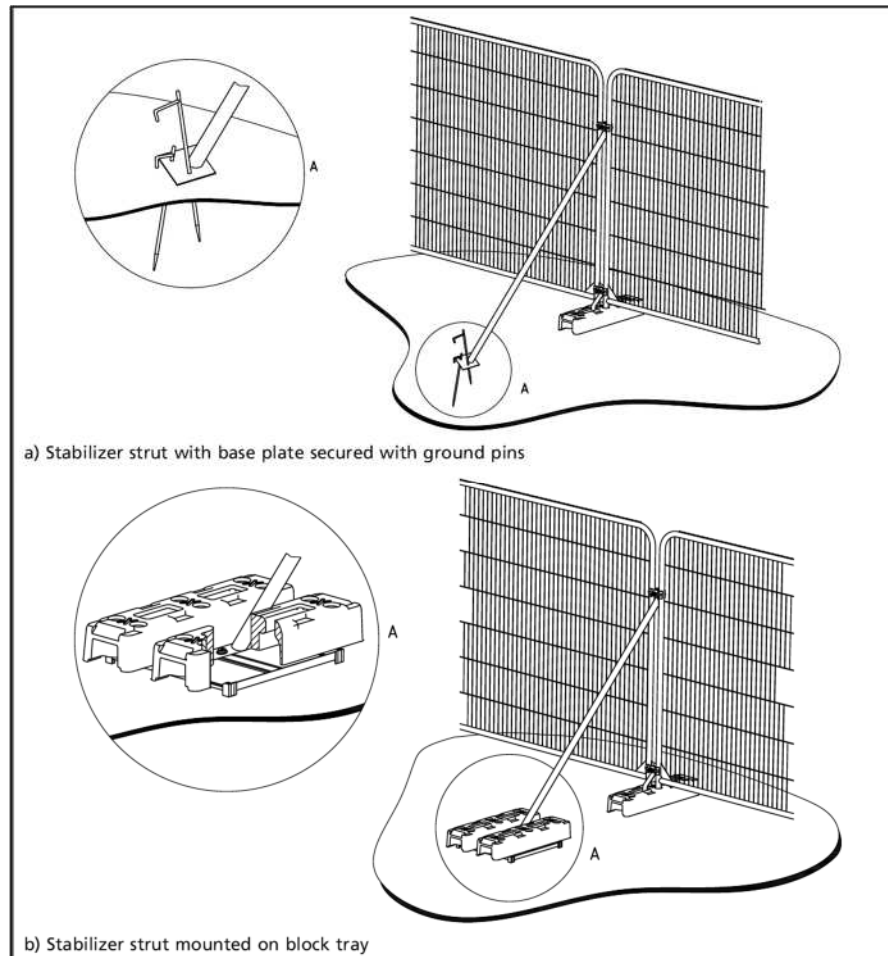


Fig 1: Temporary protective fencing as recommended by the British Standards (2012).

- 3.4 Figure 1 is an extract from BS5837:2012 showing the method of supporting the panels with ground pins and a block mounted tray for use on hard surfaces. Stabiliser struts should be fitted at each panel junction.
- 3.5 At least 4 all-weather notices should be erected on the barriers forming each CEZ stating “Construction Exclusion Zone – No Access “. These should face outwards towards the work area. Signs must be maintained in good condition and remain in place until completion of the works.
- 3.6 Barriers will be maintained throughout the duration of the works, ensuring that access is denied to the CEZ throughout the process.

4. Removal of Soil and Rubble

- 4.1 Where it is present within the RPA of trees, as shown on the TPP, soil and rubble will be removed.

- 4.2 The removal must take place using either hand tools, or mechanised equipment positioned outside the RPA of the trees, careful not to excavate below the previously existing ground level.

5. Site Huts and Temporary Buildings

- 5.1 All site huts and temporary buildings will be sited outside the CEZ.

6. Additional Precautions

- 6.1 The movement of plant in proximity to retained trees should be conducted under the supervision of a banksman to ensure adequate clearance from the branches of the trees. Hydraulic cranes, forklifts, excavators or piling rigs (other than small rigs used for mini piling) must be avoided in the immediate vicinity the crown of the trees.
- 6.2 Cement, oil, bitumen or any other products which spillage would be likely to be detrimental to tree growth should be stored well away from the outer edge of the RPA of retained trees. Precautions should include ensuring all toxic liquids are stored in fully bunded containers. Equipment such as barriers or sandbags must be available on site to deal with any accidental spillages that may occur.
- 6.3 Lighting of fires on site should be avoided. Where they are unavoidable they must be at such a distance from retained trees that there is no risk of the heat causing fire damage to the trunk or branches. Full account must be taken of wind direction. Fires must be attended at all times until they are completely extinguished.

7. Service Trenches

- 7.1 Plans have been provided showing the route of foul drainage, services and soakaways, and they will not impact on any trees present on or adjacent to the site.

8. Arboricultural Supervision and Aftercare

- 8.1 Arboricultural/site monitoring will be carried out throughout the construction phase by a nominated arborist who will be responsible for consultation with the Local Authority's Tree Officer.
- 8.2 The arborist will complete regular site visits to check that the tree protection measures are being carried out. The frequency of the visits will be dictated by the level of activity and degree to which the tree protection measures are being respected. A note of the date of each visit and a summary of the findings will be forwarded to both the Tree Officer and the Main Contractor to provide an audit trail enabling the proper implementation of the tree protection measures to be checked and verified.

8.3 There are two key stages where on-site arboricultural advice will be needed

- Prior to commencement, to review the contents of the AMS, and deal with any queries the main contractor may have.
- To confirm that the protective fencing is in place.

8.4 On completion of the works the trees will be inspected by the arborist to check the condition of the trees and advise if any remedial work is necessary.

A.T. Coombes Associates Ltd

18 March 2019



Appendix 6: Timetable for Tree Protection Works at 8 Hill Rise, Cuffley

Item	Operation *	Before Commencing Construction Works	During Construction Works	On Completion
1.	Carry out a pre-commencement site meeting to discuss any tree protection matters arising		X	
2.	Carry out tree work as detailed in Appendix 1, and any tree work as set out in the AIA.		X	
3.	Remove soil and rubble from within RPA of T1		X	
4.	Erect temporary protective fencing (thick green line) on edge of the CEZ as specified in the AMS and TPP		X	
5.	Erect warning signs on fencing around each CEZ stating "Construction Exclusion Zone - Keep Out".		X	
6.	Maintain Protective fences and signs in good condition.		X	
7.	Arboricultural supervision and advice including site visits during the course of the works to check the CEZ and liaison with the Local Authority.		X	X
8.	Remove protective fencing			X
9.	Check condition of the protected trees and consider if remedial works are necessary.			X
	<i>* All work to comply with the attached Arboricultural Method Statement and BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations"</i>			

