

3725B

17th December 2018

ARBORICULTURAL IMPACT ASSESSMENT

Terms of Reference

- 1.1 This report was requested by Nicola Morris of Barker Parry, 33 Bancroft, Hitchin, Herts SG5 1LA on behalf of Signia Developments Ltd, 14 Parkway, Welwyn Garden City, Herts, AL8 6HG.
- 1.2 The instruction was to carry out an arboricultural impact assessment to support a Planning Application regarding a proposed development at Highways House, Broadwater Road, Welwyn Garden City.

Limitations

- 2.1 The content of this report is valid for a period of one year from the date shown above.
- 2.2 The report is for the sole use of the client and its reproduction or use by anyone else is forbidden unless written consent is given by the author.
- 2.3 This is an arboricultural report and as such, no reliance should be placed on comments relating to buildings or soil data.

Introduction

- 3.1 I carried out my original arboricultural survey at the above site on 5th December 2018 produced my report number 3725.
- 3.2 This supplementary report has been commissioned to assess the arboricultural impact of the layout.
- 3.3 For ease of cross referencing, the original schedule detailing specific information on each tree is included at appendix 1. Details of the measurement conventions relating to this are contained in the original report and have not therefore been duplicated in this document.
- 3.4 To facilitate the preparation of this report, a scaled copy of the proposed layout was provided. My observations regarding the impact on the trees are based upon this drawing and the locations of the plotted trees within and adjacent to the site.

Protection of Retained Trees

- 4.1 All felling and pruning operations should be undertaken by an Arboricultural Association Approved Contractor, operating in accordance with British Standard 3998 2010 – Recommendations for Tree Work and other current industry best practice guidelines. This work should ideally be completed and the protective barriers erected prior to any other site clearance or construction work commencing.
- 4.2 The trees proposed for retention will need to be rigorously protected throughout the development period to avoid them being accidentally damaged. Protective barriers should be erected prior to any work commencing.
- 4.3 The default specification for protective barriers is a vertical and horizontal scaffold framework, well braced to resist impacts with welded mesh panes securely fixed onto this framework. The vertical tubes should be spaced at a maximum interval of 3m and driven securely into the ground.
- 4.4 Where site circumstances and associated risk allow, an alternative specification should be prepared by the arboriculturalist and agreed with the Local Planning Puthority. For example, 2m tall welded mesh panels on rubber or concrete feet, stabilised on the inside and joined together using a minimum of two anti-tamper couplers, installed so they can only be removed from inside the fence.
- 4.5 “Protected Trees No Entry” signs should be affixed to every fourth panel. The barriers should remain in place until completion of the construction phase and removed only on the consent of the Local Planning Authority.
- 4.6 Extreme care will also need to be exercised when removing and reinstating redundant areas of existing hard surfacing within the tree’s rooting zones. Further advice can be provided on these issues once a final layout has been agreed.
- 4.7 No other site clearance, surface removal or ground level changes should be carried out unless authorised by the Local Planning Authority. This includes storage or dumping of materials within the exclusion zones defined by the protective fencing.
- 4.8 No materials that are likely to have an adverse effect on tree health should be stored or discharged within 10m of the trunk of a retained tree, nor should fires should be lit within 20m of the trunk.

Arboricultural Impact

5.1 I have made an appraisal of the proposals and their potential impact on the trees. These impacts include removals, proximity issues, surface changes and protection during demolition and construction.

5.2 The following table details the potential conflict that the proposed operations to re-develop the site may create.

Tree	Ret Cat	RPA Root Protection Area	Conflict	Mitigation
T2 Sycamore	C2	6.0	Minor conflict between RPA's and proposed building footprint and small maintenance shed.	The conflict with the building footprint equates to less than 2% of the RPA and will not cause detriment to the trees. The small maintenance shed sits on a concrete raft with no excavated foundations.
T11 Sycamore	B2	8.4		
T28 Sycamore	B2	8.4	Conflict between RPA and new parking bays.	The conflict equates to less than 10% of the RPA. The parking bay surface to be constructed using no dig technology in accordance with the AMS.
T30 Poplar	C2	7.8	Conflict between RPA and new parking bays.	Remove the tree because of its condition and potential, safe, useful life expectancy.
T33 Oak	B1	4.8	Conflict between trees and new access road.	Remove the trees and mitigate with supplementary planting of semi-mature Fastigate Oaks.
T34 Oak	B1	3.6		

5.3 The remaining trees on site and on adjacent land will be unaffected by the development proposals provided the attached guidance is followed. The ultimate sizes of retained trees should not cause unwanted shading or dominance of the completed development.



Prior to commencing any arboricultural work to the trees, it is essential to liaise with the Local Planning Authority as they may be protected by a Tree Preservation Order or within a Conservation Area.

Any arboricultural work should be carried out by a competent arborist in line with BS3998 British Standards for Tree Work. Should you require details of suitably qualified contractors, the Arboricultural Association maintains a list which is available by calling 01242 522152 or via their website (www.trees.org.uk).

Should you have any questions or require any clarification, please do not hesitate to contact me.

Yours sincerely

Bruce Hatton
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