

**Ivy House, High Street,  
Abbots Bromley.**

**Arboricultural Implication  
Study.**

**Walton Homes Ltd**



**Ref: 537/DR.03  
August 2007**

P713/00140

**ACS consulting**  
arboricultural consultants

## **1.0 INTRODUCTION**

- 1.01** A. C. S. Consulting is instructed by Walton Homes Ltd, to advise on the redevelopment of land to the rear of Ivy House, High Street, Abbots Bromley.
- 1.02** The report is undertaken by Mr Ian Murat, Principal Consultant, A.C.S. Consulting, Manchester. I have been involved in Arboriculture for fifteen years, with project experience throughout Great Britain, Europe and the Middle East. I hold a Master of Science Degree in Applied Environmental Investigation and RFS Certificate in Arboriculture. I am a Registered Consultant of the Arboricultural Association, a Law Society 'Checked' Expert Witness and a Registered Expert Witness. My duties involve all aspects of Arboricultural Consulting including written and oral evidence for DETR planning enquiries, civil and criminal actions, development appraisals, hazard evaluations and the like. I am a Fellow of the Arboricultural Association.
- 1.03** The assessment I have undertaken identifies trees and discusses their suitability to be retained on the site.

The survey identifies:

- Trees that are undesirable to be retained because of structural or other defects.
- Trees that can be retained with an acceptable level of risk and the measures that are required to ensure their long term retention.

**1.0 INTRODUCTION (Continued)**

**1.04** I visited the site during 17<sup>th</sup> January 2003 and August 2007 completing a survey of the trees recording; *species type, age, height, crown spread, diameter-at-breast-height, and condition.*

**1.05** My report contains information regarding the trees, decommissioning of the existing site, position of buildings and infrastructure in relation to trees for retention, protection areas and protective fencing requirements.

**1.06** All the trees have been summarised in the tables in Appendix 1 and are to be read in conjunction with the Arboricultural Constraints Plan No. 537\_01.

**Appendix 1**

**1.07** Contains tree tables and key.

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## **2.0 BACKGROUND**

### **The Site**

- 2.01** The site is a detached house with substantial garden areas containing a variety of trees and landscaped borders together with lawns, paved areas and outbuildings. The site is bounded to the east and west by a residential development, and to the south by a commercial property.

### **Species**

- 2.02** The species at the site include; apple, ash, cypress, horse-chestnut, oak, prunus and sycamore as the main tree species.

### **Statutory Protection**

- 2.03** I am unaware of any Tree Preservation Orders. However, the site is located within a Conservation Area. The trees will also be the subject of the development plan policies of the Local Planning Authority in respect of retention, direct and indirect pressures, and tree protection. East Staffordshire currently has one policy set out below.

#### **POLICY NE12 :**

##### **Tree Protection**

Throughout the Borough established trees will be retained wherever possible, particularly those with high amenity value and ancient trees, and Tree Preservation Orders made where necessary. The removal of any visually significant trees, shrubs and hedges, will be resisted unless the loss cannot be avoided through alternative siting and design. If visually significant trees or trees subject to protection are felled or are damaged, appropriate replacement planting will be required. Development schemes proposing the retention of existing trees on the site need to include detailed proposals for the protection of these trees during development, to the appropriate British standard, currently BS5837.

**3.0 TREE SURVEY**

**3.01** I have surveyed forty-five trees either as individuals or in groups, when considered appropriate. The trees were originally surveyed in 2003. A re-survey has found no significant change.

**3.02** I have surveyed the trees for *species type, age, height, crown spread, diameter-at-breast-height, condition*, and their suitability for retention from ground level.

Each tree has been assessed using the BS 5837 2005 category ratings (a copy can be found in Appendix 1). The survey has been updated, where relevant to reflect the revised BS.

**3.03** The trees have been summarised in Appendix 1. An indication has been given as to the effect of the development proposals on each tree. Comments on notable individual and groups of trees follow.

**Trees 2239 – 2251**

**3.04** These trees comprise young, middle-aged and mature trees as informal planting in open areas, borders and planters. It was noted that the trees, with the exception of cypress (2244), holly (2249) and the group of shrubs (2250), had all been topped as a form of management. Pruning of this nature is not conducive to good tree management or long-term tree retention. Accordingly, where this has occurred and there is a constraint on development, the trees will be removed. However, trees will be retained in the short-term until other landscaping has established. The cypress trees are not considered important to retain. The group of holly adjacent to the wall are worthy of being retained. The trees, through incremental growth of the stems and roots, are causing damage to the wall however, this is easily repairable.

**3.0 TREE SURVEY (Continued)**

**Trees 2272, 2274 and 2275**

- 3.05** These trees comprise two mature ash (2272 & 2274) and a small group of young ash. All appear to be in the ownership of the adjacent property. The ash (2272) would benefit from minor remedial works in the form of crown reduction to reduce the end weight of the portion of the canopy that overhangs the site. Confirmation of tree ownership should be sought.

**Tree 2282**

- 3.06** This is a mature ash located on the boundary of the two sites. It is considered that the tree has limited potential in that there is evidence of dead wood, short extension growth (indicating a slow decline) and will require considerable maintenance for future occupiers of the site. The tree is currently covered in ivy allowing only limited examination of the bole and scaffold limbs. It is felt that a tree of this age is unlikely to survive the development process and, in respect of overall sustainability of the development, it should be felled and replaced with new trees as indicated on the layout plan.

#### **4.0 DEVELOPMENT IMPLICATIONS**

**4.01** The application site is located in the village of Abbots Bromley. The site is located to the rear of Ivy House and consequently has no significant public views into the site. The application is to erect nine detached and link-detached properties. An Arboricultural Constraints Plan (537\_01) has been produced.

##### **Development Implications**

**4.02** The Constraints Plan identifies tree condition and the corresponding Root Protection Area (RPA) for those trees that are considered highly desirable or desirable to be retained at the site. The Constraints Plan enabled RPS to locate the properties. The layout is shown on the drawing by RPS Architects. The application will result in the loss of one desirable tree from within the site. However, the effect of the loss of this tree on the treed character of the site, the appearance of the Conservation Area or overall public amenity is negligible. An examination of the altitude and azimuth of the sun in relation to the site shows an adequate relationship with those trees to be retained in relation to light demanding rooms and private amenity space.

##### **Planning Policies**

**4.03** East Staffordshire Council has one specific policy. The development accords with the policy provisions.

**4.0 DEVELOPMENT ASPECTS (Continued)**

**Tree Protection**

- 4.04** Tree protection requirements have changed since the original survey was undertaken in 2003. The new protection requirements have been plotted on the Constraints Plan where they show an increase in the required protection zone. A draft specification of protection has been prepared for comment. Following that, a method statement should be prepared by the demolition contractor and agreed with the Arboricultural Consultant and the Arboricultural Officer prior to commencement at the site. A full scheme of protective fencing, its location, and type should be agreed with the Arboricultural Consultant. Definitive plans are to be produced by the Arboricultural Consultant showing the location of the haul routes, storage facilities, compounds and the like prior to commencement on site.



## **5.0 CONCLUSIONS**

### **Summary**

- 5.01** The site is located in the village of Abbots Bromley. The site is located to the rear of Ivy House. The application is to erect nine detached and link detached properties and retain Ivy House. The development will result in the loss of one desirable tree as well as those that are exempt from planning control due to their poor condition.

### **Conclusions**

- 5.02** A Constraints Plan was produced to enable RPS to locate the development retaining as many of the desirable trees as possible. An examination of the relationship between the properties and the retained trees concludes that it is satisfactory both in terms of primary development pressure through construction and secondary development pressures through the use of the properties. The proposals will result in the loss of a number of trees. However, these trees are either mediocre specimens (poor form or structural deformities) or trees due to their size that can be readily mitigated through new landscaping. One desirable tree will be removed. The loss of this tree has no detrimental effect on the treed character of the Conservation Area. The site has very limited public views.
- 5.03** Appropriately worded planning conditions should specify the requirement for detailed method statements associated with the following issues: demolition, earth works, fencing, site storage/compounds/site cabins, tree works, monitoring and reporting.

**I. R. Murat M.Sc., F. Arbor. A.  
August 2007**

# Appendix 1

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## CONTENTS

Key

BS5837: 2005

Tree Tables

**KEY**

S/D	Stem Diameter (millimetres)
C S	Crown Spread Radius at Cardinal Points (metres)
C C	Height of Crown Clearance (metres)
Age	<p>Y - Young Out planted tree that has yet to establish            SM - Semi-mature, established tree up to 1/3 of total life expired            EM - Early Mature, between 1/3 and 2/3 of life expired            M - Mature, between 2/3 and normal age expected, still capable of growth            FM - Fully Mature, expected age, growth only slowly occurring            OM - Over Mature, tree beginning to decline and break up due to age,            S - Senescent, tree in advanced stage of decline/canopy break up due to age.</p>
Comments	<p>Includes:            Physiological Condition            Structural Condition            Preliminary Management Recommendations            (as per BS 5837:2005)</p>
ERC	Estimated Remaining Contribution (years)
Cat	Category Grading (A, B or C) (as per BS 5837:2005)

Table 1 – Cascade chart for tree quality assessment

TREES FOR REMOVAL		Criteria	Identification on Plan	
<p><b>Category R</b> 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>	<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 R category trees (i.e. 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 (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality.</li> </ul> <p>NOTE: Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost; installation of a bat box in nearby tree).</p>	DARK RED		
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition		Criteria – Subcategories		
<p><b>Category A</b> Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)</p> <p><b>Category B</b> Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)</p> <p><b>Category C</b> Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter of below 150 mm</p>	<p><b>1 Mainly arboricultural values</b> Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dormant and/or principal trees within an avenue) Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remedial defects including unsympathetic past management and minor storm damage)</p>	<p><b>2 Mainly landscape values</b> Trees, groups or woodlands that provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups) Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit</p>	<p><b>3 Mainly cultural values, including conservation.</b> Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture) Trees with clearly identifiable conservation or other cultural benefits Trees with very limited conservation or other cultural benefits</p>	<p>LIGHT GREEN</p> <p>MID BLUE</p> <p>GREY</p>
		<p>Trees not qualifying in higher categories</p> <p>NOTE: whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.</p>		

No.	Species	Class (a,b,c,d)	Height (m)	Crown Spread (m)				Maturity	Vigour	DBH (mm)	P.A. (rad)	Comments
				N	E	S	W					
2239	Cherry	C1/2	5	3	3	1	2	M	NV	300	4	Poorly pruned, evidence of decay, retain.
2240	Apple	C1/2	3			2		MA	NV	100	3	Poor, retain in short term.
2241	Apple	C1/2	5	2	2	2	2	MA	NV	100	3	Poor, retain in short term.
2242	Apple	C1/2	6	2		2	1	MA	NV	200	3	Poor, retain in short term.
2243	Prunus	C1/2	8	2	3	3	2	MA	NV	200	3	Multi-stemmed, included unions, damage to wall, poorly pruned. Retain in short term.
2244	Cypress	C1/2	12	2	2	2	2	MA	NV	200	3	Retain.
2245	Apple	R	5		2	3	2	M	NV	400	6	Topped, retain.
2246	Eucalyptus	C1/2	8	2	2	2	2	Y	NV	200	-	Topped, not suitable to retain, loss to condition.
2247	Pear	R	6	1	1	1	1	M	NV	400	-	Topped, loss to condition.
2248	Robinia	R	10	2	2	2	2	MA	NV	200	-	Stem injury, decaying, loss to condition.
2249	Holly	C1/2	7	2	2	2	2	Y	NV	200	3	Group growing against wall, retain as screen.
2250	Group	C1/2	8					Y/MA	NV	200	-	Group of typical garden trees and shrubs, of no particular merit. Fell.
2251	Pear	C1/2	8	2	2	2	2	M	NV	300	-	Topped, loss to condition.
2252	Apple	C1/2	8	2	2	2	2	MA	NV	200	-	Not important to the overall tree cover of site. Fell.
2253	Group	C1/2	8	2	2	2	2	MA	NV	200	-	Fell.
2254	Cherry	C1/2	9	3		3	3	M	NV	200	-	Loss for development.
2255	Walnut	R	10	3	4	5	3	MA	NV	400	-	Severe lean to south, decay at ground level, loss to condition.

No.	Species	Class (a,b,c,d)	Height (m)	Crown Spread (m)				Maturity	Vigour	DBH (mm)	P.A. (rad)	Comments
				N	E	S	W					
2256	Pear	C1/2	10	3	3	2		M	NV	300	-	Loss for development.
2257	Sycamore	C1/2	10	3	3	3	1	MA	NV	300	-	Fell to allow the development of more suitable trees.
2258	Prunus	R	7	2	1	3	2	MA	NV	200	-	Loss to condition.
2259	Prunus	C1/2	6		2			Y	NV	100	-	Severely suppressed, loss to condition.
2260	Horse Chestnut	R	14	3	5	4	3	M	NV	600	-	Twin stemmed, included stem union, large stem injury decay at ground level, loss to condition.
2261	Prunus	R	4		4			MA	NV	200	-	Loss to condition.
2262	Hedge	C1/2	8					Y/MA	NV	200	3	Holly & Hawthorn hedge, retain as a screen.
2263	Cherry	C1/2	11	2	3	2	3	M	NV	350	-	Leans north, poor form, loss for development.
2264	Prunus	R	6			2		MA	NV	200	-	Split, decay, loss to condition.
2265	Apple	R	10	2	1	3	2	M	LV	300	-	Decayed at ground level, loss to condition.
2266	Prunus	R	3				2	Y	LV	100	-	Decayed at ground level, loss to condition.
2267	Apple	R	5	2	2	1	2	M	LV	200	-	Decayed at ground level, loss to condition.
2268	Pear	C1/2	10	3	3	3	3	M	NV	300	-	Not important to overall tree cover, fell.
2269	Apple	R	3	2	2	2	2	MA	LV	200	-	Decayed at ground level, loss to condition.
2270	Pear	R	6	3	2	2	3	M	NV	250	-	Decayed at ground level, loss to condition.
2271	Elm	C1/2	14	4	3	3	4	MA	NV	350	4.5	Located on boundary, retain in short term.
2272	Ash	C1/2	18	6	8		9	M	NV	600	7.2	Located on boundary, twin stemmed, requires remedial works, confirm ownership.

No.	Species	Class (a,b,c,d)	Height (m)	Crown Spread (m)				Maturity	Vigour	DBH (mm)	P.A. (rad)	Comments
				N	E	S	W					
2273	Prunus	R	3	2	1	1	2	Y	NV	100	-	Twin stemmed, included stem union, loss to condition.
2274	Ash	R	15	5	5	6	6	M	LV	600	-	In decline, appears to be in the ownership of adjacent property. Loss to condition.
2275	Ash	C1/2	10	2	2	2	2	Y	NV	200	3	Retain.
2276	Elm	C1/2	5	2	2	2	2	Y	NV	200	-	Poor, loss to condition.
2277	Elm	R	5	2	2	2	2	Y	LV	200	-	Loss to condition.
2278	Apple	C1/2	4	1	1	2	2	MA	NV	200	-	Poor, loss to condition.
2279	Oak	B12/	7	3	3	2	3	MA	NV	300	-	Loss to development.
2280	Oak	B1/2	7	3	3	3	3	MA	NV	300	4.5	Retain.
2281	Oak	B1/2	18	7	7	7	7	M	NV	500	6	Twin stemmed, dominant tree, retain.
2282	Ash	B1/2	15	5	5	5	5	M	NV	600	-	Loss for development.
2283	Holly	C1/2	12	3	3	3	3	MA	NV	250	-	Loss to development.

# Appendix 2

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**Constriction Specification**



**Specification for Demolition and Site Clearing at  
Ivy House, High Street, Abbots Bromley  
(Refer to Drawing No 537\_01)**

The following work must be accomplished before any demolition or site-clearing activity occurs within 10 metres of trees.

- 1.1) The principal contractor is required to liaise with A.C.S. Consulting (the Arboricultural Consultant) throughout the project.
- 1.2) The demolition/site clearance contractor is required to submit details, prior to beginning work, of all procedures, access and haul routes, storage and tree protection measures in the form of a Method Statement to the Engineer, with time for the Engineer/ACS to review and consider before the work starts on site.
- 2) The Arboricultural Consultant has marked the limits of all tree protection zones on a Plan No 537\_01. The following fencing shall be erected: Heras fencing. A diagram can be found appended to this specification.
- 3) Tree(s) to be removed that have branches extending into the canopies of trees to remain must be removed by qualified tree contractors.
- 4) Any brush clearing required within a tree protection zone shall be accomplished with hand-operated equipment.
- 5) Trees to be removed shall be felled so as to fall away from tree protection zones and to avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consultant may first require the major woody root mass severing before extracting the trees. This may be accomplished by cutting through the roots by hand, with a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.

- 6) Trees to be removed within the tree protection zone shall be removed by qualified tree contractors.
- 7) All felled brush and trees shall be removed from the tree protection zone either by hand or with equipment sitting outside the tree protection zone. Extraction shall occur by lifting the material out or by 'skidding' it across the ground.
- 8) Structures and underground features to be removed within the tree protection zone shall use the smallest equipment possible and operate from outside the tree protection zone. Light structures, portable buildings and their foundations, paths, hard surfaces and shallow trenches shall be removed by hand, loading the rubble into buckets of excavators. In respect of the driveway the excavator will remain on the hard surface at all times working backwards.
- 9) Exposed tree roots are to be covered in Hessian sacking and kept moist until they can be covered with high-grade topsoil.
- 10) Any damage to trees due to demolition activities shall be reported to A.C.S. Consulting **within one hour** so that remedial action can be taken. The principal contractor shall also notify the Engineer of any damage to the trees.
- 11) Spoil from trenches, basements or other excavations shall not be placed within the tree protection zone. Details of site storage of demolition and building materials are to be agreed with the Engineer.

**Specification for Construction at Ivy House**

The following work must be accomplished before any construction activity occurs within 10 metres of trees.

- 1) The construction contractor is required to liase with A.C.S. Consulting throughout the project, as necessary.
- 2) The fences that have been erected to protect the trees are to be preserved. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without consent from A.C.S.
- 3) Construction vehicles and storage areas must remain outside fenced areas at all times.
- 4) No materials, equipment, spoil, or wash out water may be deposited, stored or parked within the tree protection zone.
- 5) Tree contractors and not construction personnel must perform additional tree pruning required for clearance during construction.
- 6) If injury should occur to any tree during construction the Consultant should evaluate it as soon as possible.
- 7) The Consultant may monitor any grading, construction, demolition or other work that is expected to encounter tree roots.

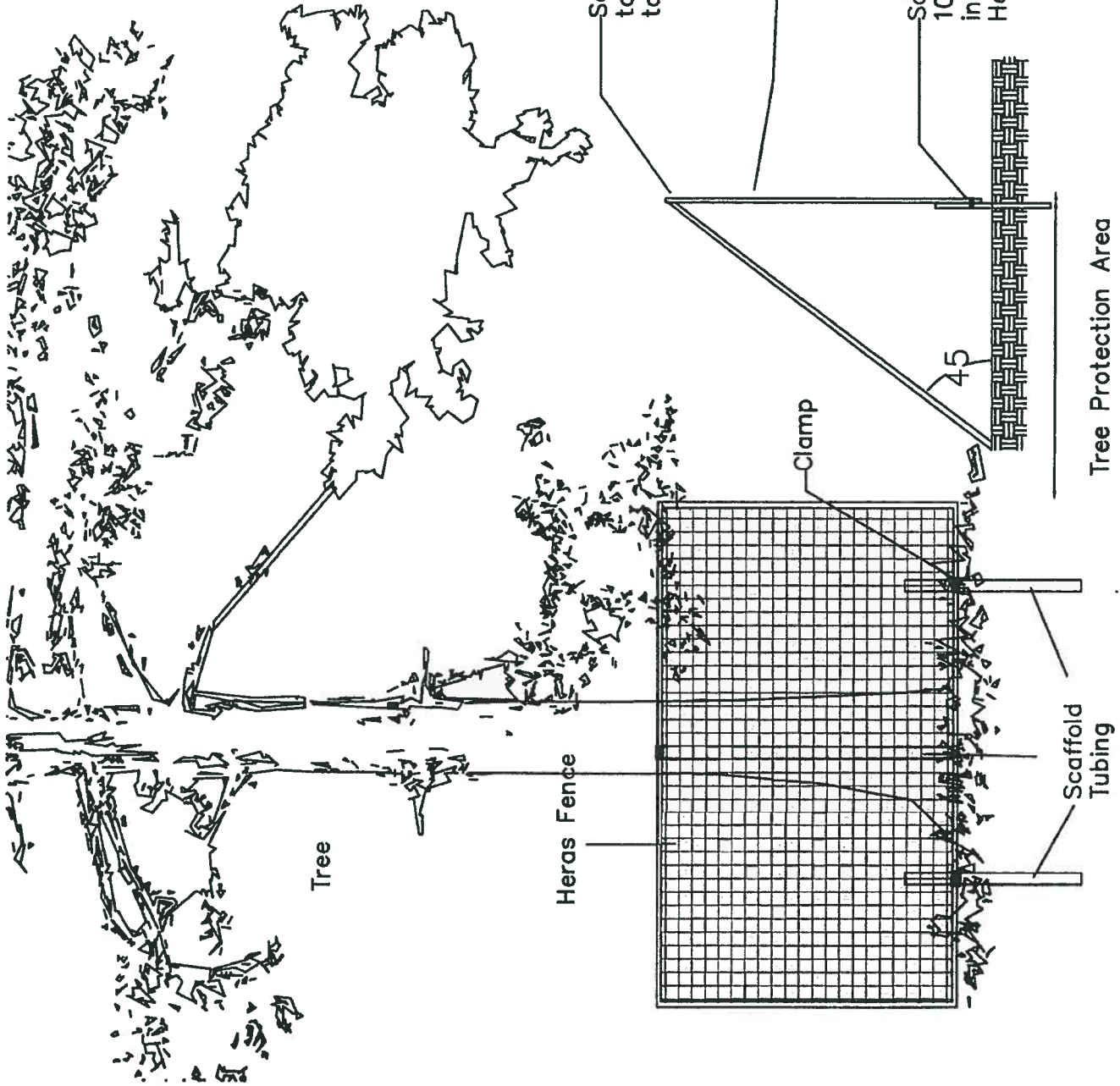
- 8) Before grading, excavation for foundations, footings, wall or trenching; trees may be required to be root pruned 100 mm outside the tree protection zone by cutting all roots cleanly to a depth of 600 mm (subject to assessment). Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, a vibrating knife, rock saw, narrow trencher with sharp blades or other approved root pruning equipment.
- 9) Exposed roots shall be covered in Hessian sacking and kept moist throughout the construction operations until they can be covered in high-grade topsoil.
- 10) Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
- 11) Spoil from trenches, basements or other excavations shall not be placed within the tree protection zone. Details of site storage of demolition and building materials are to be agreed with the Engineer.
- 12) The Contractor shall report to A.C.S. that the works have been completed satisfactory. A.C.S. will be given the opportunity to inspect the works.

The contact details of A.C.S. Consulting are:

A.C.S. Consulting  
FAO Mr Ian Murat  
Beech House  
23 Sandiford Road  
Holmes Chapel  
CW4 7BY

Tel No: 0161 929 8288 (North office)  
Email: [ian.murat@acsconsulting.co.uk](mailto:ian.murat@acsconsulting.co.uk)

A.C.S. are acting as Agent to Walton Homes Ltd and as such cannot instruct the Principal Contractor to undertake additional work or delete work from the Contract between the Client/Principal Contractor.



**Specifications**

- Panel Size
- Vertical Tube
- Horizontal Tube
- Wire Thickness
- Horizontal wires:
- Wire Spacing
- Length : 3472mm
- Height : 2000mm
- 38.1 mm diameter
- 1.2mm wall thickness
- 25.4 mm diameter
- 1.2mm wall thickness
- Vertical wires: 3mm
- 4mm
- Horizontal: 76mm
- Vertical: 360mm

A.C.S. Consulting

23 Sandiford Road  
Holmes Chapel  
CW4 7BY

Protective Fence	
Scale:	Not to Scale
Drawing:	Date: APR 2008

Tree Retention

Number	Category
1000	Highly Desirable
1000	Desirable
1000	Low/Optional
1000	Fell/Loss to Condition

FOR INDIVIDUAL TREE REMOVALS  
AND RETENTION SEE APPENDIX I  
A.C.S. CONSULTING'S AIS NO 537

○ TREE PROTECTION

DO NOT SCALE

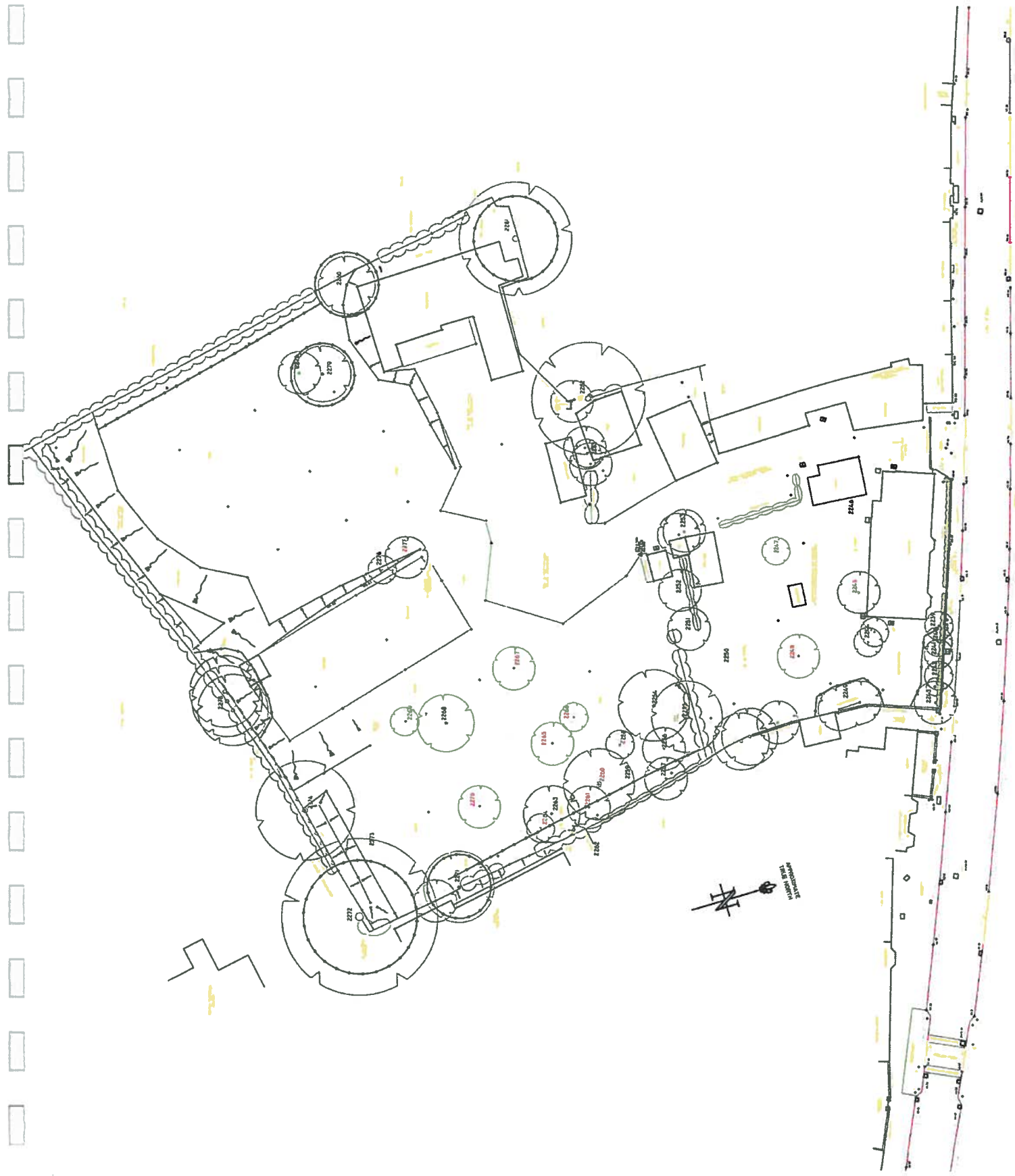
NO.	DATE	REVISION

**A.C.S. Consulting**  
117 FRENCH STREET  
WALTHAM  
WARRICK  
WARWICK  
CV34 7JL

WALTON HOPES  
177 HOUSE, ABBOTS BROOKLEY  
WALTHAM

ARBORCULTURAL DATA

PROJECT NO.	537-06
DATE	14.08.2017
SHEET NO.	01
TOTAL SHEETS	01





Tree Retention

Number	Category
1000	Highly Desirable
1000	Desirable
1000	Low/Optional
1000	Fell/Loss to Condition

FOR INDIVIDUAL TREE REMOVALS AND RETENTION SEE APPENDIX I A.C.S. CONSULTING'S AIS No 537

○ TREE PROTECTION

Do NOT SCALE

DATE	BY	REVISION

**A.C.S. Consulting**  
 11 PRINCE STREET  
 BOSTON  
 MA 02108  
 TEL: 617.552.1100  
 FAX: 617.552.1101

PROJECT: WALTON HOMES  
 LOCATION: IVY HOUSE, ABBOTS BROOKLEY  
 DRAWING: ARBORESCULPTURAL DATA

SHEET NO.	TOTAL SHEETS
01 OF 01	01 OF 01

