Arboricultural Impact Assessment

Horsley Lodge
Marford
Wrexham LL12 8YD

Ref: P.1959.24

April 2024

Revision	Date	Description

Important: Any recommendations made within this report are subject to the appropriate consents being in place in advance. We cannot be held responsible for the actions of others not adhering to statutory controls.

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Horsley Lodge
Marford
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For

Mrs A Kynaston-Mainwaring

April 2024

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Appendix 1 Tree Data Tables in accordance with Table 1 of BS5837: 2012

Appendix 2 Drawing P.1959.24.01 *Tree Survey*
Drawing P.1959.24.02 *Tree Constraints & Draft Protection Drawing*
Drawing P.1959.24.03 *Planting Proposals*

EXECUTIVE SUMMARY

A survey of the existing trees at and adjacent Horsley Lodge, Marford, Wrexham LL12 8YD has been carried out by a suitably qualified and competent Arboriculturist in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*.

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the extension to the existing dwelling at basement, ground and first floor levels and the creation of an additional access on to Hoseley Lane, which will require the removal of some boundary vegetation including a single tree, a section of hedge and some shrubs, and which in the absence of suitable controls, also has the potential to have an indirect impact on a number of the trees proposed for retention.

Mitigation for the impact of the development can be provided in the form of the following:

- The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees;
- The agreement, in advance of the commencement of the development, together with the implementation during the construction phase, of an Arboricultural Method Statement; and
- The use of geotextiles and a 'no-dig' construction methodology where proposed hard surfaces overlap with root protection areas; and
- Arboricultural site supervision where works are proposed within and immediately adjacent root protection areas.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of planting new trees and hedges to replace those to be removed and to integrate the development into the wider landscape.

1.0 Introduction

1.1 Ascerta has been instructed to carry out a survey of the trees within and immediately adjacent Horsley Lodge, Marford, Wrexham LL12 8YD and to assess the potential impact of the development as proposed on trees within / adjacent the site in accordance with British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations.*

1.2 The site was visited on 11th March 2024 by Alistair McLeod, a competent and qualified arboriculturist with 36 years' experience of the UK and European arboricultural and landscape industries within the context of the planning system. During the site visit, a survey was carried out of the trees growing both on and immediately adjacent the site to the standards contained within BS5837: 2012. This report presents the results of the survey, provides an assessment of the impact of the development and includes recommendations for further actions, where applicable, to mitigate any potentially negative effects of the development on tree cover within the local landscape.

2.0 Objectives

2.1 Our client's objective is to develop the site by the construction of extensions to the existing property at basement, ground and first floor levels and the creation of a new access on to Hoseley Lane in order to facilitate one way vehicular circulation through the site to improve highway safety and to reduce the need to provide turning space within the site.

2.2 Our objectives are as follows:

- Identify what arboricultural features exist presently within and adjacent the site and to record and categorise them in a manner consistent with BS5837: 2012;
- Identify which trees will need to be removed directly as a result of the proposed development of the site;
- Identify any indirect impact from the proposed development on trees proposed for retention;
- Provide an indication of what protection measures can be implemented as part of the development of the site to ensure the physical protection of retained trees;
- Provide recommendations for mitigation and compensation in terms of new planting or enhancement of existing features of arboricultural, landscape or ecological interest or importance; and
- Provide any other recommendations to assist our clients in achieving their objectives whilst satisfying current legislation or policy guidance in relation to the woody vegetation on site.

3.0 Planning Policy & Relevant Legislation

3.1 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. PPW, the TANs, Minerals Technical Advice Notes (MTANs) and policy clarification letters comprise national planning policy.

3.2 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

3.3 The site lies within the Wrexham County Borough Council administrative area and is subject to the policies contained within its Local Plan, which have been considered when writing this report.

3.4 Checks have been made with the Local Planning Authority. At the time of writing this report, the results of those checks are as follows:

Conservation Area:	Not applicable.
Tree Preservation Order(s):	Not relating to the site. The woodland to the south is however protected by TPO 23, 1985.

Irrespective of the above and the outcome of the planning application, in advance of the commencement of any works to trees within or adjacent the site however, those instructing and proposing to carry out such works should satisfy themselves that all appropriate consents are in place to prevent potential breach of legislation.

3.5 British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations* provides current recommendations and guidance on the relationship between trees and design, demolition and the construction processes. It sets out the principles and procedures to be applied to achieve a harmonious and sustainable relationship between trees and structures.

3.6 Notwithstanding the aforementioned policies and legislation, consideration should also be given to any impacts from the proposed development in respect of the Hedgerow Regulations 1997 and the Forestry Act 1967 (and specifically the potential need for a felling licence), as well as existing UK and European legislation relating to wildlife and nature conservation.

4.0 Survey & Survey Methodology

4.1 We have been supplied with a digital copy of a land survey for the site, which satisfies the relevant part of section 4.2 of BS5837: 2012. Features of arboricultural or landscape interest that have been excluded from the original plan (for example trees on or located off site but within a distance from the boundary of the site equal to or less than 12 times the stem diameter of that tree) have been added to the plan manually.

4.2 Our assessment of the soils within the site, based on local site conditions, geography, available soil maps and our own experience of soils across the United Kingdom, indicates that the soils on site are likely to contain a clay element, and that this will have a plasticity index in the low / moderate range. Any further details or confirmation of the exact nature of soil conditions on site will require further, more rigorous sampling and analysis. It is not however anticipated that the clay content will cause specific issues relating to retention of trees given the impact of the development proposals, providing that consideration is given to this aspect in advance of and during the construction phase of the development. Provision will need to be made for the protection of soil structure in key areas during the construction phase and the repair of any damage post construction. Further details are provided throughout this report and final details can be secured via planning condition.

4.3 Our survey of the trees within and adjacent the site was carried out by a qualified and competent arboriculturist in accordance with sections 4.4 and 4.5 of BS5837: 2012 on 11th March 2024 during mild, dry weather conditions. Those trees surveyed have been numbered sequentially, although for the purposes of this project they have not been tagged. The trees have also been categorised in accordance with section 4.5 and Table 1 of the Standard.

4.4 Where relevant and where the quality of shrub masses and hedges justifies recording, details have been recorded to the tree survey plan and tree data tables.

4.5 Where trees are surveyed that require immediate attention, for example to abate a nuisance, prevent a serious hazard to life or property, or are affected by a pathogen or pest that could cause widespread damage unless it is controlled, notification will be issued to the relevant person or organisation such that appropriate action can be taken.

4.6 Root Protection Areas for those trees surveyed have been calculated in accordance with the formulas within section 4.6 and Annex C of the Standard and can be found within the tree data tables that accompany this report. The tree data tables also contain a key to abbreviations used and the rationale for determining Root Protection Areas for groups of trees and woodlands (where applicable).

5.0 Survey Results & Impact Assessment

5.1 **Existing Tree Cover:** Eleven individual trees, two groups and one hedge were recorded during our survey, the details of which can be found within Appendix 1 to this report and cross referenced with drawing P.1959.24.01 *Tree Survey*.

5.2 **Direct Impact on Trees:** The development of the site as proposed will directly require the removal of one individual tree (T6) which is in an advanced state of decline, together with a section of hedgerow (H1) approximately 40m in length adjacent Hoseley Lane and some low quality vegetation adjacent Hoseley Lane.

5.3 **Landscape Compensation:** Compensation for the loss of the tree & hedgerow can be provided by way of replacement planting at the landscape stage of the project. Opportunities for new planting are indicated on the drawings accompanying this report, which show the potential for 81m of hedging to replace the 40m removed, as well as the potential for four new trees to replace the one lost. Given the nature of the proposals, the context of the site in the local landscape and the opportunities for new planting and landscaping, it is considered that in terms of canopy cover, the medium to long term impact of the development will be positive.

5.4 **Indirect Impact on Trees:** In the absence of suitable controls, the development may well have an indirect impact on a number of trees on the site, specifically the two large mature Cedar trees (T1 & T2) within the site, and to a lesser degree those trees to the rear of the property. Measures are therefore required during the construction phase, as described throughout this report and on supporting drawings, in order to safeguard these trees for the long-term benefit of the landscape.

5.5 **Hedgerows:** In accordance with the Hedgerow Regulations 1997, 'important' hedgerows (in the context of the Regulations) should not be removed without a Hedgerow Removal Notice issued by the relevant Local Authority, unless that removal is subject to an appropriate consent under the Town and Country Planning Act 1990. In this instance, the development will require the removal of approximately 40m of boundary hedge for the purposes of the new access / egress and its associated visibility splay, for which appropriate compensation by way of new planting can be provided at the landscape stage of the project in line with current planning policy and legislation.

5.6 **Potential Mitigation for Development Impacts:** Mitigation of the direct impacts from the development of the site can be provided in the form of the erection of protective fencing as indicated on the attached drawings and the use of site specific actions adopting modern methods of construction as agreed and documented within an appropriate Arboricultural or Tree Protection Method Statement.

5.0 Survey Results & Impact Assessment (Continued)

5.7 **Potential for Shading & Nuisance:** Mature trees in urban, suburban and rural areas add significant value and environmental benefits to sites; however, it is acknowledged that some land / property owners are averse to retaining trees close to buildings and areas of public use because of shading and other potential nuisances (leaf / fruit drop for example). Whilst efforts can be made to minimise the impact from shading by trees, it is almost inevitable that in some situations, whether in the short term from existing trees or in the long term from new trees, trees will cast shade on parts of sites, whether that be buildings, garden / open space or other areas of general use during part of the day. Generally, any shade cast from trees will be for relatively short periods and entirely acceptable given the accepted co-existence of large trees in a development context. The acceptability or otherwise of shade is a somewhat subjective issue driven largely by land or property owner / occupier perceptions and in the majority of cases is not necessarily something that should be determined by a local planning authority. Given the established use of the site on this case together with the design proposals, we do not consider that shade or nuisance will be problematic in the future.

5.8 **Boundary Screening:** Trees and hedgerow located adjacent to site boundaries generally make a welcome contribution to the screening of views, therefore it is important that where boundaries are to be opened up, for example for the creation of the new access as is the case here, adequate replacement planting is provided to mitigate the visual impacts. Planting a new hedgerow to the rear of the required visibility splay will offset the loss in the long term.

5.9 **Existing Areas of Hard Standing:** There are a number of existing areas of hard standing across the site, associated with the site's current use. As far as we are aware, there are no plans to alter this, other than where required for the construction of the extension, and therefore there should be no requirement for controls from work associated with the normal grubbing up of hard surfaces close to trees. The retention of hard surfaces to the front of the existing building will provide physical protection to any roots below during the development and therefore should be retained intact as far as possible.

5.10 **Existing buildings/structures to be removed:** An existing detached garage to the south of the main house is proposed for removal to make way for the proposed extension, including the basement. Provided that this is carried out with care, it is not anticipated that the removal of the building will impact on T1. The proposed driveway down to the rear parking area and garage will not impact negatively on trees either. The re-modelling of the rear of the property, in terms of the removal of the existing patio & steps is well away from retained trees along the boundary line and therefore should not impact on those trees.

5.0 Survey Results & Impact Assessment (Continued)

5.11 **Proposed Areas of Hard Standing:** The proposals include the construction of a new driveway leading to a new access point on to Hoseley Lane for the purposes of improving highway safety, together with a slight increase in hard surfacing to provide a more useable parking area to the front of the house. The driveway crosses the Root Protection Areas (RPA) of the two mature Cedar trees (T1 & T2) almost equidistant between the two tree stems. Consultation with the client and discussions about suitable alternatives have, all things considered, led to this being the determined to be the optimum location for the driveway. Ordinarily there would be a preference to locate hard surfaces outside of the RPA of retained trees, however site and ground conditions, particularly ground levels, are such that the driveway can be installed without any long term adverse impacts to the retained trees, provided that adequate controls are agreed in advance and implemented from the outset. It is important that the driveway is constructed on a 'no-dig' basis and utilises modern geotextiles in order to safeguard root systems. This will involve only the removal of surface vegetation (grass), the laying of a suitable geotextile (for example Ecogrid https://ecogrid.co.uk/) and a gravel finished surface with wooden, or other approved edges. If implemented carefully with an appropriate level of arboricultural supervision, there is no reason to believe that unnecessary damage will occur to the adjacent trees.

5.12 **Proposed Buildings Located Adjacent / Within Root Protection Areas:** The proposed extension off the south east elevation of the existing building, which incorporates a basement, will occupy an area already laid to hard standing. It is unknown at this time what extent of roots from T1 will be present beneath this sealed surface, however it is not anticipated that there will be any significant presence given the extensive area that is currently impermeable. The proposed basement extends to the full extent of the proposed extension, therefore excavations will need to be carried out from within the extension footprint in order to avoid damage to the canopy of T1. Any exposed roots should be cut clean to the edge of the excavation. While the footprint of the extension sits slightly within the RPA of T1, it is not anticipated that its impact on the tree will be of any significance. Soil from excavations must be removed carefully using a pre-agreed haul route that avoids any potential harm to retained trees.

5.13 **Proposed Drainage & Domestic Services:** Given the nature of the proposals, it is anticipated that drainage & domestic services for the proposed extensions will connect to existing supplies without any impacts on trees. It is not anticipated that drainage will be required for the proposed driveway.

5.14 **Working Space During the Construction Phase:** Considering the layout of trees on site and in some cases their close proximity to areas proposed for development activity, i.e. the proposed driveway, it is possible that working space across some parts of the site may be somewhat restricted, therefore some key activities may have the potential to cause harm to retained trees if not subject to appropriate controls. Provision will therefore need to be made for the physical protection of retained trees and in particular their root systems during the construction phase, as indicated on the attached drawings.

5.15 **Access Facilitation Pruning:** The proposed layout is such that access facilitation pruning will not be required for trees located within / adjacent the site.

5.16 **Requirement for an Arboricultural Method Statement:** It will be essential in this case to agree and implement a Method Statement for Tree Protection (an Arboricultural Method Statement) to ensure that retained trees, primarily the Cedars T1 & T2 are adequately protected from the outset and that no unnecessary harm occurs during the construction phase. Section 6 of this report contains further details of the aspects of the development that should be controlled, which can in turn be subject to a suitably worded planning condition. The drawings appended to this report will form the basis for such a method statement, drawing on the widely accepted principles of driveways within Root Protection Areas.

6.0 Tree Protection Measures

6.1 Based on the proposed layout and those trees proposed for retention, the drawings attached to this report show our preliminary recommendations for the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 & 3 of the Standard. These barriers will form construction exclusion zones around the retained trees.

6.2 In addition to the erection of protective fencing, the attached drawings show areas where it would be beneficial to agree a tree protection method statement between the project arboriculturist, design & construction teams and the local planning authority tree officer. The method statement will need to address and make allowance for the following:

- All forms of access required to the site;
- Site cabins and storage areas;
- Proposed parking for site personnel;
- Phasing of works;
- Space required for any excavations;
- Any required special construction techniques (for example provision of porous surfaces);
- Any changes in ground levels;
- Proposed root zone enhancement measures;
- Working space for plant and scaffolding;
- Management of waste products within the site;
- Any required / additional precautions outside of construction exclusion zones in relation to the treatment & landscaping of garden or open space areas; and
- System of arboricultural site monitoring / schedule of site visits and resulting actions.

7.0 Summary of Impacts & Potential Mitigation Factors

7.1 Table 1 below summarises the impacts of the development as proposed on tree cover within and immediately adjacent the site. Comments are also provided on potential mitigation, compensation or special measures required to minimise the impact of the development and safeguard trees proposed for retention.

Table 1: Summary of the impacts of the development on trees within / adjacent the site.

Issue	Affecting	Mitigation / Compensation / Special Procedures
Trees / hedges to be removed	T6, a section of H1 as per the attached drawings, some low value trees from within G1 and an ornamental Cypress hedge within the rear garden.	Appropriate compensation can be provided by way of new / replacement planting at the landscape stage of the project. Long term biodiversity enhancements can also be achieved through the planting proposals.
Indirect physical impact on retained trees	All retained vegetation across the site, particularly T1 & T2.	Tree protection fencing should be erected to an agreed specification in advance of the commencement of the development. Key areas where works are proposed within or immediately adjacent root protection areas of retained trees should be subject to an Arboricultural Method Statement, agreed in advance as a condition of planning consent.
Removal of existing hard standing	Not applicable in this instance.	
Provision of new hard surfaces	T1 & T2.	Suitable construction methodologies are achievable, with the use of geotextiles / porous surfaces where applicable. Removal of surface vegetation only. Works in this area to be overseen by project arboriculturist.
Demolition / remediation works	Not applicable in this instance provided that care is taken. Garage to be demolished and removed carefully.	
Construction of new extensions	T1 & retained vegetation to the rear of the property.	Sections of foundations within and immediately adjacent root protection areas to be excavated carefully, with machinery located outside of RPAs and roots pruned cleanly back to the soil surface when necessary. Works in these areas of the site to be included within an Arboricultural Method Statement.
Provision of drainage / services	Not applicable in this case provided services can connect to existing supplies.	
Working Space	All retained vegetation across the site, specifically T1 & T2.	Working methodology to be agreed in advance.
Access Facilitation Pruning	Should not be required in this case.	
Protective Fencing	To be erected to an agreed specification in advance of the commencement of the development and retained in-situ throughout the course of the construction phase.	

7.2 On the basis of the above and the contents of this report, it is considered highly appropriate that an Arboricultural Method Statement be prepared to demonstrate how trees proposed for retention can be suitably safeguarded. The Arboricultural Method Statement can be secured by way of an appropriately worded planning condition attached to the consent for the development and should be adopted as a control document by site personnel.

8.0 Conclusions & Recommendations

8.1 The direct and indirect impacts on tree cover as a result of the development proposals are outlined within this report and mitigation proposed accordingly that seeks where possible to satisfy local and national planning guidance and policy. Where trees are proposed for removal, replacement planting should be undertaken as part of a landscape strategy for the site in line with local plan requirements and to integrate the development into the surrounding landscape. Arrangements for the safeguarding and physical protection of retained trees should be agreed and implemented in a manner consistent with current best arboricultural management practices to minimise any potentially negative effects on long term tree cover.

8.2 We recommend that tree protection measures are implemented in accordance with finalised versions of the drawings appended to this report and in the form of an Arboricultural Method Statement, implemented in full on order to safeguard those trees proposed for retention.

9.0 References

Planning Policy Wales;

British Standard 5837: 2012 *Trees in relation to design, demolition and construction – Recommendations*;

Appendix 1

Site:	**Horsley Lodge, Marford, Wrexham LL12 8YD**	Surveyor:	**A McLeod**
Client:	**Mrs A Kynaston-Mainwaring**	Survey Date:	**11th March 2024**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Mild, dry**

ASCERTA LANDSCAPE | TREES | ECOLOGY

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread N	S	E	W	Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
T1	Atlantic Cedar	19	1260	15	10.5	8.5	9.5	11	3.5	M	F	Typical form for species and age. Pruned in past. Some broken branches & deadwood throughout.	No works required at this stage.	30+	**B2**
T2	Atlantic Cedar	18	1290	15	9.5	12	10	11.5	4	M	F	Typical form for species and age. Pruned in past. Some broken branches & deadwood throughout.	No works required at this stage.	30+	**B2**
T3	Sycamore	11	#350	4.2	5	6	5.5	5.2	3	EM	F	Unremarkable tree. Growing from hedgerow. Basal growth. Ivy on main stem. Deadwood throughout.	No works required at this stage.	30	**C2**
T4	Sycamore	11	#450	5.4	6.5	4	6.5	3.5	1.7	EM	F	Ivy on main stem. Deadwood throughout. Low value.	No works required at this stage.	30	**C2**
T5	Holly	7	#340	4.08	5	5.5	5	2.4	1.3	M	F	Relatively sparse canopy. Low landscape value.	Crown lift lightly to limit obstruction to the proposed visibility splay.	30	**C2**
T6	Sycamore	13	#750	9	8	6.5	8.5	7.5	1	M	P	Significant dieback & deadwood. Ivy throughout. Basal growth. Potential hazard to road users.	Remove irrespective of the development proposals.	<10	**U**
T7	Holly	6.5	#300	3.6	3.5	3	3.5	3	0	M	F	Hedgerow tree. Low landscape value.	Crown lift lightly to limit obstruction to the proposed visibility splay.	30	**B2**
H1	Holly with Hawthorn. Section of 2.5m tall Thuja at northern end.	Max 1.8-2.5	Max 50	0.6	0.6	0.6	0.6	0.6	0	M	F	Dense boundary hedge. Clipped at various heights.	Remove section as required for the proposed access.	30+	**B2**
G1	Holly, Cypress, Sycamore	6	Max 130	1.56	2	2	2	2	0	EM	F	Dense shrub group with Laurel element. Unremarkable.	Remove small number of stems at southern end of group for visibility splay.	30+	**B2**
T8	Cypress	8	6xAve 150	4.41	2.5	2.5	2.5	2.5	1.6	EM-M	F	Located close to north elevation of house. Multi stem. Typical form for species.	No works required at this stage.	30+	**C2**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

Key to Abbreviations & Headings

T. No.: Tree number (T = Tree, G – Group, W = Woodland, H = Hedge, Cpt. = Compartment)
Stem DBH (Diameter at Breast Height): Measured at 1.5m above ground level*
Ht Crown Clearance: Canopy ground clearance
Structural Condition: Description of any observed defects
Cat. Grade: Tree quality assessment in accordance with BS5837: 2012

Species: Common name used
Root Protection Area Radius: Root Protection Area as per BS5837: 2012
Age Class: Y = Young, EM =Early Mature, M = Mature, OM = Over mature, D = Dead
Preliminary Recommendations: Made in respect of known / intended use of the site
* For groups of trees, the stem diameter of the largest tree in the group is generally used
# Denotes estimated DBH where access was not possible

Ht: Approximate height of tree from ground level in metres
Branch Spread: Extent of canopy spread in metres to each of the four cardinal points
P (Physiological) Condition: G = Good, F = Fair, P = Poor, D = Dead
Est. (yrs): Estimated remaining contribution in years

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Site:	**Horsley Lodge, Marford, Wrexham LL12 8YD**	Surveyor:	**A McLeod**
Client:	**Mrs A Kynaston-Mainwaring**	Survey Date:	**11th March 2024**
Brief:	**Tree Survey to BS5837:2012**	Survey Conditions:	**Mild, dry**

T. No	Species	Ht (m)	Stem DBH (mm)	RPA Radius (m)	Branch Spread				Ht Crown Clearance (m)	Age Class	P Condition	Structural Condition & General Comments	Preliminary Recommendations (not to be actioned without a valid planning consent)	Est. (yrs)	Cat Grade
					N	S	E	W							
T9	Cypress	7	#300	3.6	2	2	2	2	0.3	EM	F	Unremarkable tree close to site boundary.	No works required at this stage.	30	**C2**
T10	Western Red Cedar	14	580	6.96	4	4	5	4	0.3	M	F	Low branch structure. Stubs throughout.	Trim back canopy on the building side to provide 1.5m clearance to the building.	30	**B2**
T11	Monterey Cypress	12	350	4.2	3	6	4	4	1	EM	F	Boundary tree. Slightly imbalanced canopy.	No works required at this stage.	30	**B2**
G2	Wild Cherry	8	150	1.8	4	4	4	4	0.6	Em	F	Self seeded group. Closely spaced.	No works required at this stage.	30+	**B2**

NOTE: The Category Grade applied to trees surveyed is consistent with the recommendations within Table 1 of BS5837: 2012, however this does not necessarily correlate with the visual importance of a tree within the wider landscape, nor does it dictate which trees should be retained at the cost of quality development. Where trees are to be lost to accommodate a development, recommendations will be made such as to provide suitable mitigation and compensation, and to integrate the development into the wider landscape.

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Appendix 2

Cox Lane

6m variegated Laurel

6m variegated Holly

T9

T8

T10

T11

5m Cotoneaster

G2

8m Cypress

2.5m Cypress

2.5m Thuja hedge

Holly, Cypress & Sycamore to 6m

G1

3.5m Laurels

Garage to be demolished

Pistyll Hill

T7

T6

T1

T2

H1

Hoseley Lane

T5

T4

T3

H1

Approx. location of failed tree

Mixed woodland off site (protected by TPO)

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CLIENT:
Mrs A Kynaston-Mainwaring

PROJECT:
Horsley Lodge, Marford LL12 8YD

DRAWING TITLE:
Tree Survey

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:250 @A2	AM	P.1959.24.01	-
DATE: 11/03/2024	CHKD BY: CP		

Key

- Existing tree to be retained
- Existing hedge to be retained
- Existing tree to be removed
- Existing hedge to be removed

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Existing footpath to be upgraded and linked to the driveway

Existing path to be utilised

Re-modelling of rear elevation to be carried out carefully

6m variegated Laurel

6m variegated Holly

T9

T8

T10

T11

5m Cotoneaster shrub

G2

8m Cypress

Potential materials storage area - to be landscaped on completion

2.5m Thuja hedge

Slight extension to parking area

Holly, Cypress & Sycamore to 6m

H1

G1

3.5m Laurels

T7

T7 just outside of visibility splay

4m radius

T1

Levels graded down to match existing

Foundations for proposed extension to be excavated carefully and any exposed roots pruned clean to the edge of the trench

Existing sealed surface - to be retained intact

Working space either side of proposed driveway

4m radius

Existing surface hard compacted gravel with concrete slabs - to be retained intact

Approximate position of existing telegraph pole (overhead power line)

T2

T5

T4

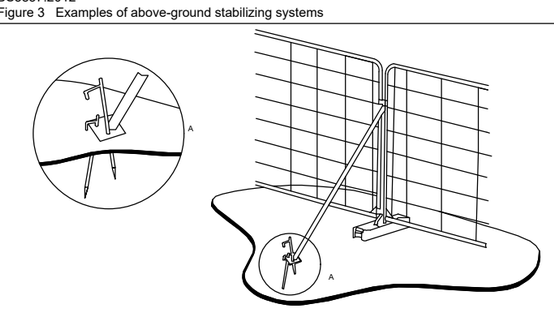
T3

H1

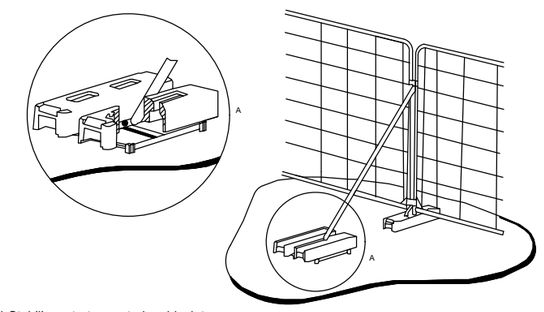
Mixed woodland off site (protected by TPO)

TREE PROTECTION FENCING

BS5837:2012
Figure 3 Examples of above-ground stabilizing systems



a) Stabilizer strut with base plate secured with ground pins



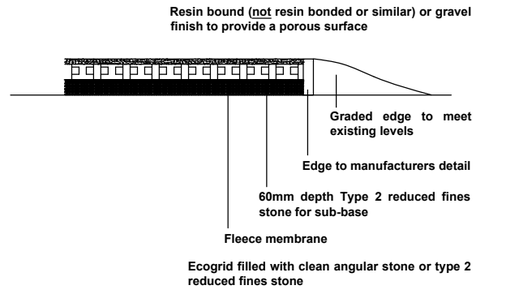
b) Stabilizer strut mounted on block tray

SPECIALISED DRIVEWAY SPECIFICATION

Ecogrid (or similar approved) construction methodology

Refer to manufacturers guidance for further details www.ecogrid.co.uk

All final design & construction details to be approved by project engineer and project arboricultiurist in advance.



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PROJECT:
Horsley Lodge, Marford LL12 8YD

DRAWING TITLE:
Tree Constraints & Draft Protection Drawing

SCALE:	DRAWN BY:	DRAWING No:	REV:
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DATE: 11/03/2024	CHKD BY: CP		

Key

Existing tree to be retained

Tree protection fence - see inset for specification

Existing hedge to be retained

Extent of new driveway within RPA of retained trees. Ecogrid or similar approved to be installed to agreed specification - see inset for typical detail

All construction works subject to prior approval and implementation in full of an Arboricultural Method Statement.

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No works to this side of the building

6m variegated Laurel

6m variegated Holly

7m Cypress

8m Cypress

14m Thuja

12m Macrocarpa

5m Cotoneaster

Group of 8m Wild Cherries

8m Cypress

2.5m Thuja hedge

Existing foliage

Additional 11m of new mixed native hedging to link to existing hedge on Cox Lane

G1

3.5m Laurels

T7

T1

Approx. 70m of new mixed native hedging to replace the 40m removed. To be planted to the back of the visibility splay

Approximate position of existing telegraph pole (overhead power line)

T2

T5

T4

T3

H1

Mixed woodland off site (protected by TPO)

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PROJECT:
Horsley Lodge, Marford LL12 8YD

DRAWING TITLE:
Planting Proposals

SCALE:	DRAWN BY:	DRAWING No:	REV:
1:250 @A2	AM	P.1959.24.03	-
DATE: 11/03/2024	CHKD BY: CP		

Key

Existing tree to be retained

Existing hedge to be retained

New mixed native hedging - final specification to be agreed. 81m of new hedging to be provided to replace the 40m removed

New tree - species to be agreed. Recommend extra heavy standards as a minimum

All planting proposals to be approved in advance - indicative at this stage only

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