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arboricultural consultants

Location:
Land off Mill Lane
Whitburn

Report Type:
Arboricultural Survey
Arboricultural Impact Assessment
Arboricultural Method Statement
Tree Protection Plans

Ref:
ARB/AE/3663

Date:
December 2025

Contents

Appendices

1 Introduction

1.1 This report has been prepared by Andrew Elliott of Elliott Consultancy Ltd on behalf of the applicant.

1.2 Elliott Consultancy Ltd was commissioned to visit the site to inspect the trees and to produce an arboricultural report in accordance with British Standard 5837:2012 '*Trees in Relation to Design, Demolition & Construction*'. An initial inspection of the trees was undertaken in April 2025.

1.3 **Scope of the report:**

- This report provides arboricultural information and advice in relation to a proposed development of the site for residential dwellings and associated infrastructure – as shown within Appendix 6.
- It should be used to guide any construction process in order to minimise potential damage to retained trees.
- Section 4 provides a summary of the design proposals and their impact on the current tree population.
- Sections 5-7 provide a method statement that details all measures recommended for adequate tree protection including any special construction measures to be utilised.
- Within the Arboricultural Tasks Sequence Table (Appendix 2), is a timescale for implementation of any tree works and protective measures in reference to the development period.

1.4 Trees can be protected by Tree Preservation Order or by merit of location within a Conservation Area; The local planning department will be able to advise if such restrictions are in place on the site.

1.5 **Prior to site works commencing, the Arboricultural Method Statement needs to be passed to the site manager or contractor and used as reference during the development period, with particular attention paid to Sections 5-7, and Appendices 2-7**

2 Site Information

2.1 The site is located to the north of Whitwell, and is a single field currently used for agricultural purposes. Figure 1 shows the location of the site:

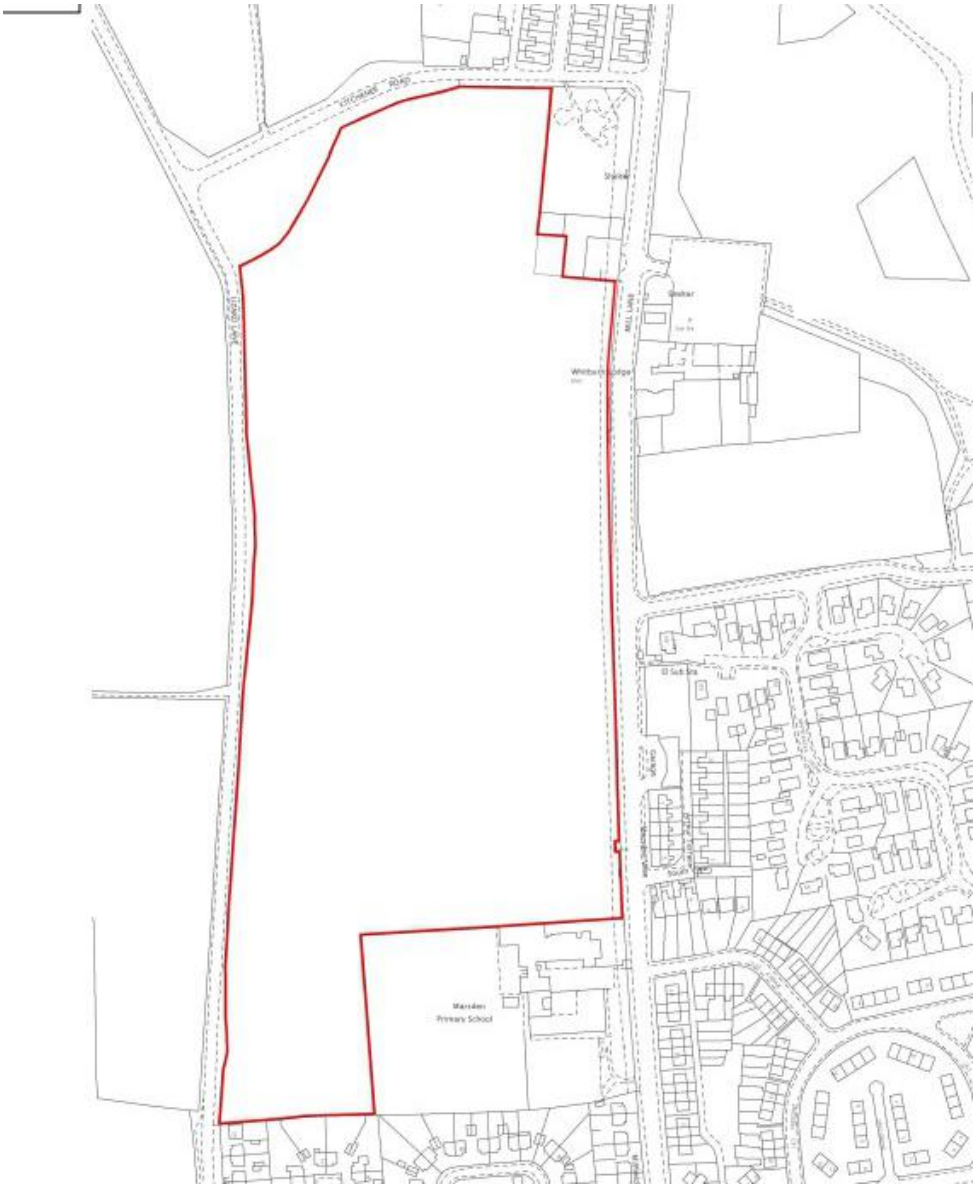


Figure 1: Site boundary highlighted.

2.2 Any visibility constraints encountered are noted within the survey data (Appendix 1).

3 Tree Quality Assessment

3.1 BS5837:2012 notes that all trees apart from those with stem diameters <150mm or classified as Category U should be viewed as a site constraint. When inspected, each tree and or group feature is assigned one of four categories that signify how suitable that tree/group would be for retention within any development proposals, and therefore the degree to which it should constrain the site. The four categories are as follows:

3.2.1 **Category A** trees are those of high quality and value, and of a condition whereby they could make a substantial contribution to the site. Such trees should be retained and offered adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012. This means keeping proposed features and alterations to ground levels outside of root protection areas and crown spreads to ensure that trees remain in adequate condition post-development.

3.2.2 **Category B** trees are those of moderate quality and value, and of a condition that still make a substantial contribution to the site. Category B trees should be retained wherever possible and offered adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012.

3.2.3 **Category C** trees are considered to be of low quality and value, or lacking stature, but of an adequate condition to remain in the short-term. These trees can also be retained if required but where they form a significant constraint to development their removal should be considered. Where they are to be retained they should be afforded adequate consideration during the design phase and physical protection during the construction phase in accordance with BS 5837:2012.

3.2.4 **Category U** trees are of such a condition that any existing value would be lost within 10 years. As a result it is recommended that Category U trees are not considered a constraint for development and are removed prior to construction commencing.

3.3 In addition to the four main categories explained above, each tree/group is assigned a sub-category which signifies its overriding value as determined by the surveyor, which is noted by adding a suffix of 1, 2 or 3 alongside the category letter. 1 signifies that the trees/groups main value is arboricultural e.g. it may be a particularly good example or may be rare. A 2 signifies that the overriding factor was due to the landscape value that the tree/group provides e.g. it may be part of a group feature such as a screen. A 3 indicates that a cultural factor was the overriding value e.g. it may have historical or commemorative importance.

4 Design Proposals and Arboricultural Impact

4.1 This section concentrates on the proposals and how they relate to the current trees on and adjacent to the site (as shown within Appendix 6).

4.2 **Potential Conflict 1: Loss of trees to allow the construction of the design.**

No trees require removal to allow construction.

Mitigation / countermeasure: No countermeasures or mitigation are required.

4.3 **Potential Conflict 2: Damage to retained trees around the site during construction.**

Retained trees on and off site could be subject to various pressures and damage during the construction process.

Mitigation / Countermeasure: All retained trees can be protected during the construction process by the installation of appropriate protective fencing and maintaining the agreed construction exclusion zones as shown within Appendices 7. Fencing locations shown at Appendices 7 allow for the current topography whilst protecting all vulnerable root zones. No access, encroachment, surface, or level change will be undertaken within these zones.

4.4 **Potential Conflict 3: Damage to trees during installation of utilities.**

During the installation of utilities roots can be damaged by excavation.

Mitigation / Countermeasure: No new utility runs must be located within any of the retained trees RPA's. Any works to existing utilities must be undertaken with regard for the retained tree cover and be in accordance with NJUG (National Joint Utility Groups) guidelines.

4.5 **Potential Conflict 4: Damage to trees due to post-development landscaping:**

Damage can be caused post-development by excessive landscaping and soil changes in close proximity to retained trees.

Mitigation / Countermeasure: Landscaping works within the root protection areas will be kept to a minimum. Tractor mounted rotavation or other heavy mechanical cultivation must not be used within the root protection areas of retained trees. All cultivation within RPA's will be carefully undertaken by hand or pedestrian controlled light machinery to avoid root damage.

5 Pre-construction and Site Preparation Works

5.1 Refer to Appendix 2 for stage specific tasks.

5.2 Prior to any site work commencing, the protection barriers need to be erected in order to protect the trees and the soil structure from damage; this must remain in situ during the entire build process. The fencing needs to be erected according to the locations found on the Tree Protection Plan (Appendix 7). The fence should conform to the specifications within Appendix 3. All weather notices should be attached to the fencing marked with the following: '*Construction Exclusion Zone - Keep Out'* (a notice is provided within Appendix 4).

5.3 Construction material storage and site offices must be confined to an area identified outside of all root protection areas and agreed with the local authority as acceptable.

5.4 At the beginning of the construction phase, the site manager will appoint a delegated site representative who shall be responsible for continued checking of protective fencing to ensure it is compliant with the exclusion zone.

6 Tree protection measures during construction

6.1 Refer to Appendix 2 for stage specific tasks.

6.2 All ground levels where trees & hedges are located should be maintained. Changes to soil levels adjacent to trees can severely affect the trees structural integrity and its ability to gain moisture and nutrients from the surrounding soil. Unavoidable level changes that may affect retained trees, and not already accounted for within this method statement, should be assessed by a qualified arboriculturalist so that any mitigation or special construction techniques can be considered.

6.3 Building material storage and operations that can contaminate soil, such as cement mixing, must be confined to areas outside the construction exclusion zones shown on Appendices 7.

6.4 Fires should not be lit.

6.5 The trees should not be used to attach notices, cables or other services.

6.6 The installation of any underground services near or adjacent to trees on the site shall conform to the requirements of National Joint Utilities Group publication Volume 4 (November 2007).

7 Post-Construction Considerations

7.1 Refer to Appendix 1 for stage specific tasks.

7.2 Only once all works have been completed can the protective fencing and any ground protection be removed.

7.3 Landscaping and groundworks or resurfacing within root protection areas can be undertaken. Within these construction exclusion zones, all works will be undertaken by hand or with pedestrian operated lightweight machinery with care to avoid any compaction of subsoil or excavation below topsoil levels.

Appendix 1: Tree Data

Key to tree survey headings:

- **Tag –** Tree number corresponding to plans & tags
- **Species –**Common name of each tree
- **DBH –** 'Diameter at breast height' in cm taken on stem at 1.5m.
- **Hgt –** Height in metres of each tree
- **Crown spread: North, South, East, West –** Crown spread in metres to x4 cardinal points from centre of stem
- **CH –** Crown clearance from ground to lowest branches
- **EstD** – Estimated dimensions
- **Age –** Age-class of tree: Y = Young, SM = Semi-mature, M = Mature, OM = Over-mature.
- **General observations –** details both Physiological and structural Condition
- **Est Con –** Estimated life expectancy / contribution to the landscape (in years): 0-10, 10-20, 20-40, 40+
- **Recommendations –** Any recommendations that, regardless of land use, require attention.
- **BS. Cat –** Retention category. **A**, **B**, **C**, or **U**. For retained trees **A** being of the highest quality, **C** being the lowest. Category **U** trees for removal regardless of design. Category A, B, & C are given sub-catagories1, 2, & 3 – details of which are shown in appendices.

Tree Survey Data

No.	Species	Age	DBH	Stems	Height	Crown Spread				CH	EstD	General Observations	EstCont	BS Cat	Recommendation
						N	S	E	W						
1	Hawthorn	SM	15	5+	2.5	3	3	3	3	0.5	N	Not shown on topographical data - location estimated. Off-site. Multi-stemmed at base.	40+	C1	No work required

Group Data

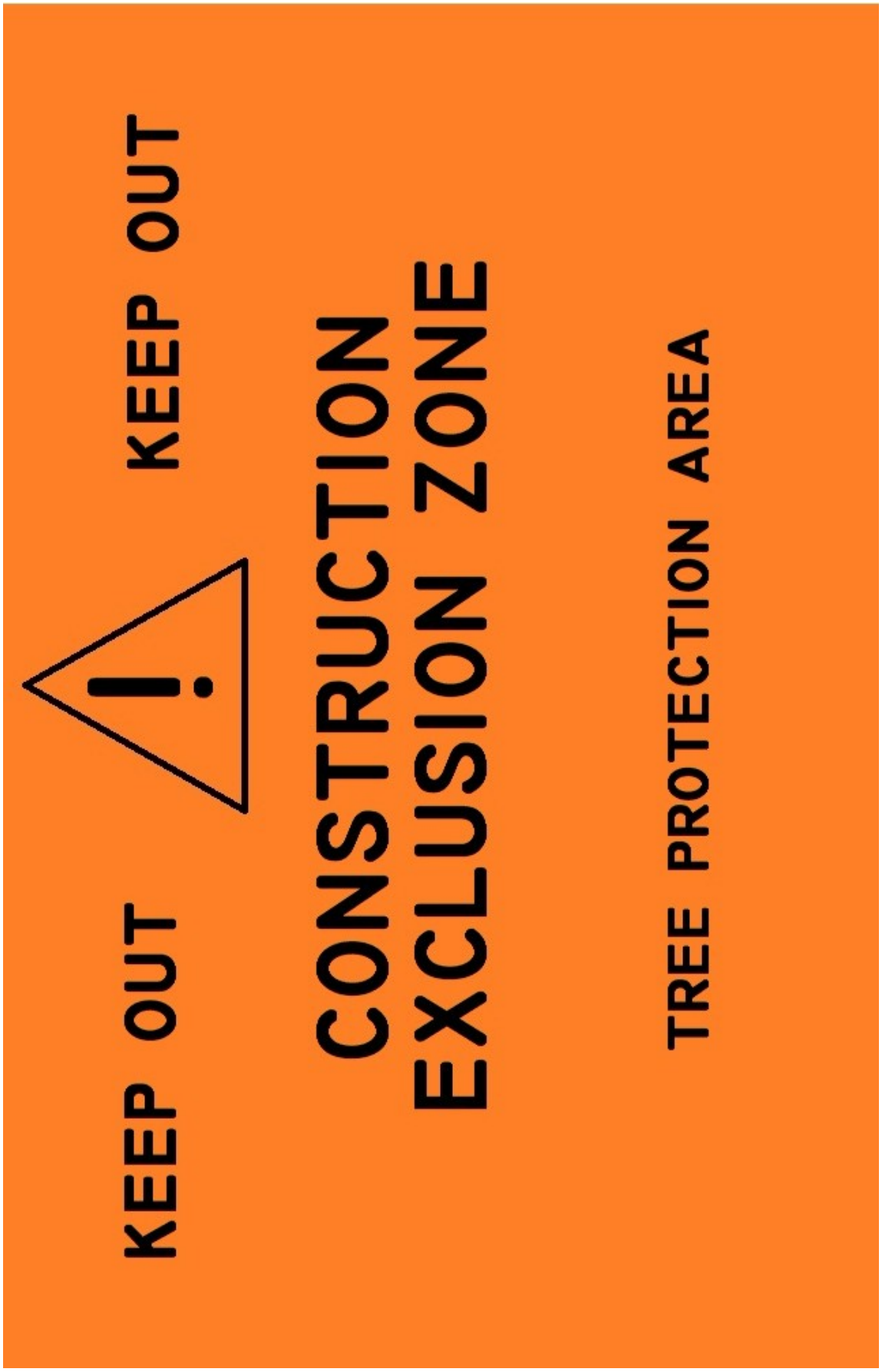
Group Number	Dominant Species	Lesser Species	DBH	Average Height	Age	Average Spread	Condition/Comments	Recommendations	EstCont	BS Cat
1	Blackthorn		10	3	SM	2	Not shown on topographical data - location estimated. Dense low level Thorn scrub and root-suckering.	No work required	20+	C2
2	Sycamore	Pine spp Ash	35	8	SM	5	Not shown on topographical data - location estimated. Off-site. Trees at bottom of adjacent gardens on line of boundary. 3-4m overhang of fenceline and 2m crown height.	No work required	40+	B2
3	Wild Cherry Rowan Silver Birch		3	2	Y	1	Not shown on topographical data - location estimated. Off-site. Newly planted trees to within 1-2m of fence - 2-3m spacings. No overhang into site.	No work required	40+	C2
4	Wild Cherry		3	2	Y	1	Not shown on topographical data - location estimated. Off-site. Short line of trees in school grounds. Dense stems and root suckers close to fence line with 2m overhang.	No work required	40+	C2

Appendix 2: Arboricultural Tasks Sequence Tables

Tree or Group Number	Pre-Construction Stage	Construction Stage	Post Construction Stage
All retained trees	Adhere to Section 5. Install fencing to specification of Appendix 3 and as per locations shown at Appendix 7. Attach notice from Appendix 4 onto fencing.	Adhere to Section 6.	Adhere to Section 7. Appendix 2-4

Appendix 3: Protective Fencing Specification.

Appendix 4: Construction Exclusion Zone Notice



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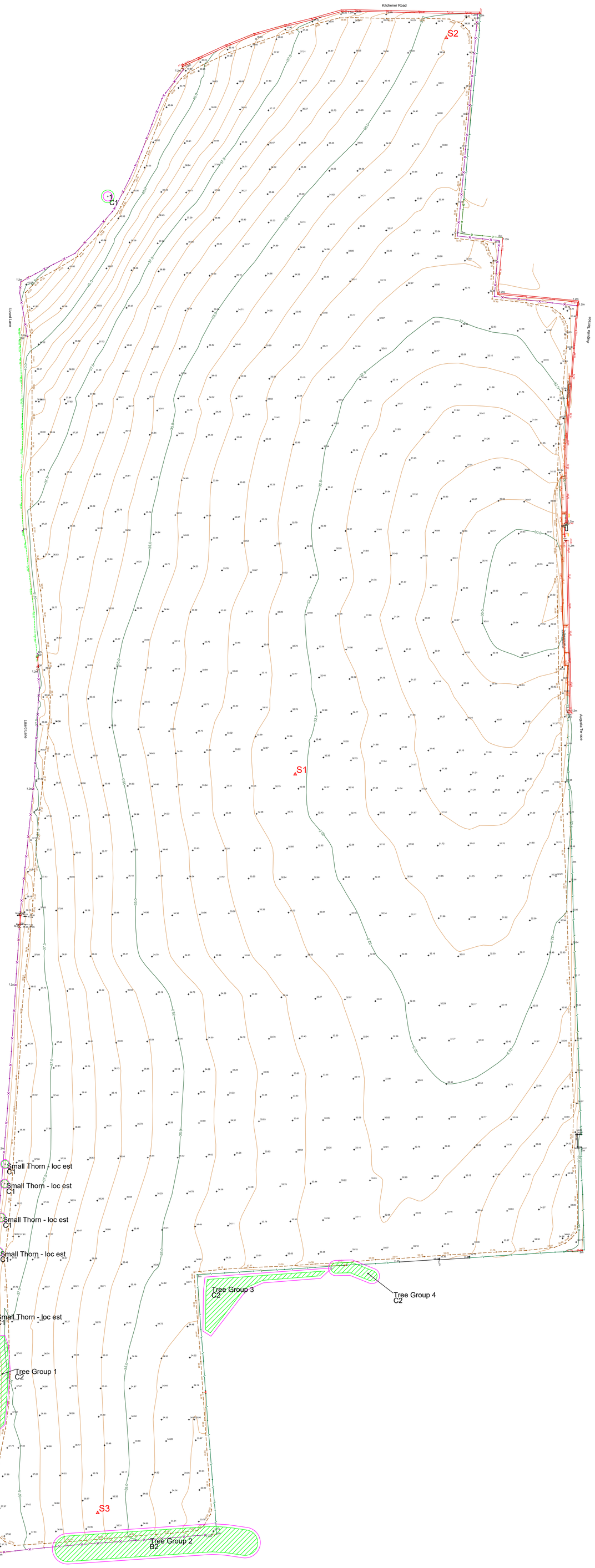

Tree Position - BS5837 Category C

Root Protection Area

Group of Trees

1/G1 Tree/Group

A1/B1/ C1/U BS5837 Retention Category

Wrens Nest, Underhill, Glaisdale
North Yorkshire YO21 2PF
01947 897001
enquiries@elliottconsultancy.com

APPENDIX 5

Drawing Title: Tree Constraints Plan

Project: Land off Mill Lane

Drawing Number: ARB/AE/3663/TCP

Date: May 2025

Scale: 1:750 @ A0

1:750

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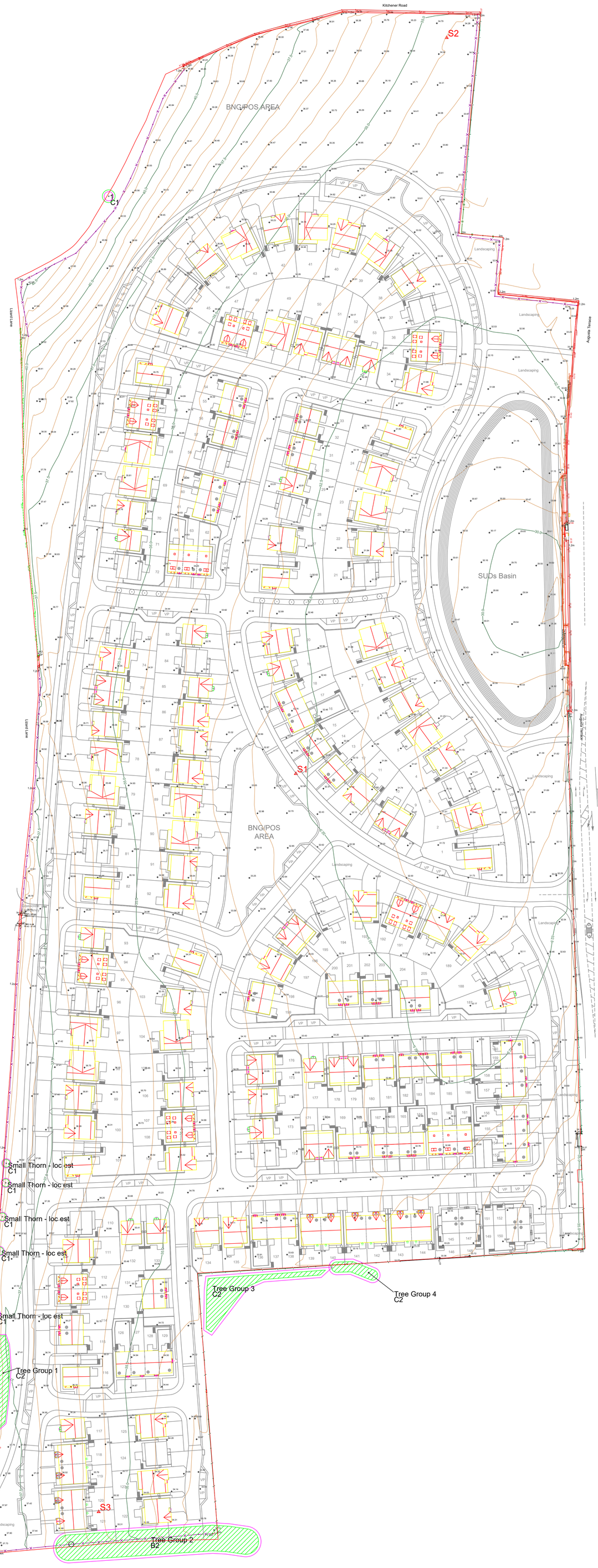

Tree Position - BS5837 Category C

Root Protection Area

Group of Trees

1/G1 Tree/Group

A1/B1/
C1/U BS5837 Retention Category

Wrens Nest, Underhill, Glaisdale
North Yorkshire YO21 2PF
01947 897001
enquiries@elliottconsultancy.com

APPENDIX 6

Drawing Title: Tree Impact Plan

Project: Land off Mill Lane

Drawing Number: ARB/AE/3663/TiP

Date: December 2025

Scale: 1:750 @ A0

1:750

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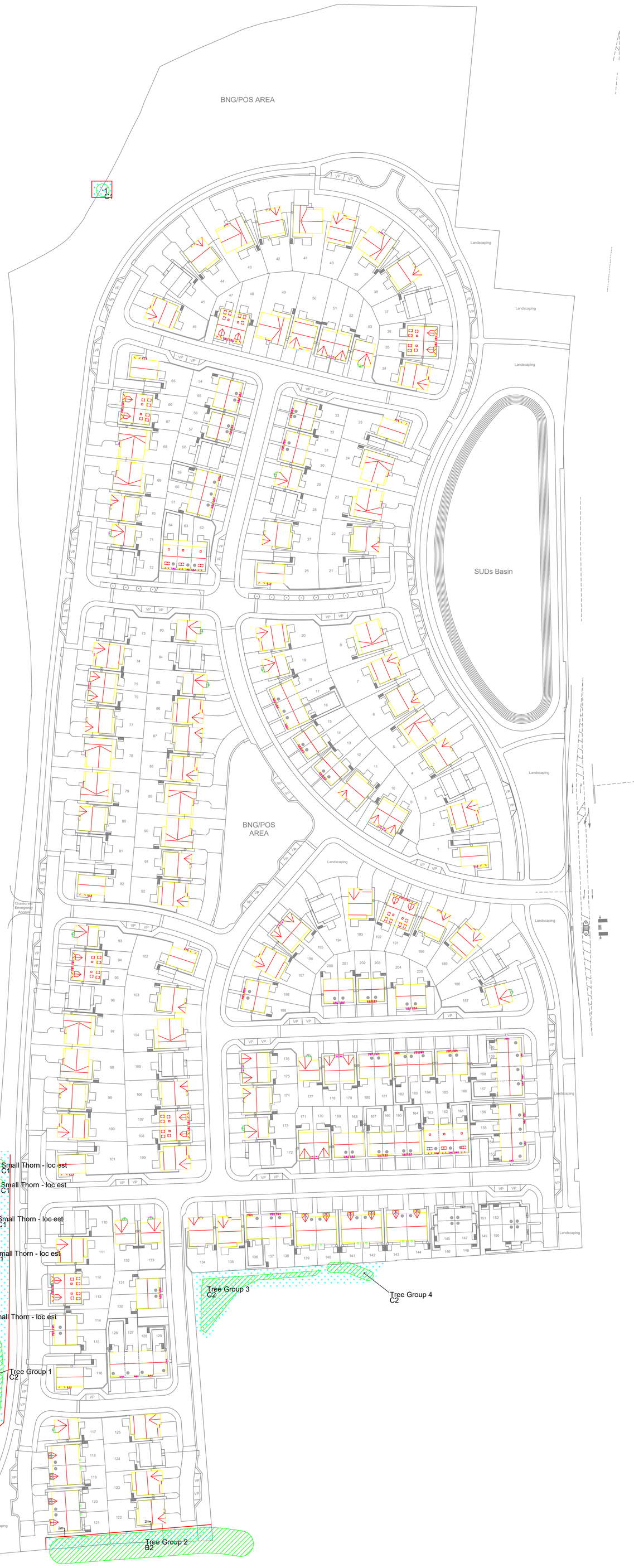

Tree Position - BS5837 Category C

Group of Trees

1/G1 Tree/Group

A1/B1/ C1/U BS5837 Retention Category

Tree Protection Fence

Construction Exclusion Zone

Wrens Nest, Underhill, Glaisdale
North Yorkshire YO21 2PF
01947 897001
enquiries@elliottconsultancy.com

APPENDIX 7

Drawing Title: Tree Protection Plan

Project: Land off Mill Lane

Drawing Number: ARB/AE/3663/TpP

Date: December 2025

Scale: 1:750 @ A0