



Ecological Consultants
Environmental and Rural Chartered Surveyors

Client: Genesis Homes Ltd
Site: Land at Parkside Road,
Cleator Moor, Cumbria

Arboricultural Impact Assessment for Proposed Development

Prepared by
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Appendix 5: Tree Constraints / Protection Plan

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ARBORICULTURAL IMPACT ASSESSMENT

1. SITE

A. SITE DESCRIPTION

1. The proposed development site is comprised of an area of enclosed grazing land at Parkside Road, Cleator Moor, Cumbria.
2. The development area is as indicated in Appendix 5: Tree Constraints / Protection Plan and tree stock is as detailed within Appendix 1: Tree Schedule and Appendix 2: Tree Location Plan.
3. The survey area consists of the existing agricultural land and its boundaries.
4. There is an absence of tree stock within the site boundaries with limited tree stock located adjacent to the established boundaries. Vegetation within the site is comprised of field boundary hedges.

B. SURVEY DETAILS

1. The site was surveyed on 13/12/2023, tree heights were estimated via use of clinometer (Suunto PM-5), measurements of DBH taken at 1.5m height and crown spread was taken by ground measurements. The position of tree references within the site are taken from the supplied site plan. All images were taken at the date with Samsung A32. Sun positions were estimated on site via Sun Surveyor software. Weather conditions were clear with light to no winds.
2. All surveying of tree stock on the site was carried out visually from the ground only. Where ivy cover was encountered on trees then only limited visual checking of structure and potential defects was possible.
3. At the time of surveying all trees were recorded on standard tree record sheets, see Appendix 1: Tree Schedule. Trees were surveyed throughout the entire site, detailed individual details were recorded for all significant trees within the existing site. Where larger numbers of smaller trees were encountered in the survey area these are included as a Group record which includes the approximate height range and maximum Diameter at Breast Height (DBH) of trees within the group, these groups are referred to by group i.e. Group 2 (G2).
4. The surveyed trees are categorized by the standard retention categories as defined in BS5837:2012. Such retention categories seek to inform the design process of trees which may be worthy of consideration for inclusion within the proposed development. All work recommendations relate to trees within the context of the current site layout and usage.
5. **Note:** the report and schedule recommendations form components of a development survey and are not intended to be used as a specific tree hazard assessment
6. Trees and hedges requiring removal to facilitate the proposed development, or which are unsuitable for retention are annotated in red on the Tree Constraints Plan and may be further identified in the work recommendation section of the Tree Schedule.

2. PROPOSED DEVELOPMENT

A. PROPOSED DEVELOPMENT

1. The proposed development layout is for construction of dwellings, associated hard and soft landscaping as illustrated in Appendix 5: Tree Constraints Plan.

3. TREE PRESERVATION ORDERS AND CONSERVATION AREAS

A. SITE DESCRIPTION

1. The site is not located within a Conservation Area.
2. Due to the absence of any significant tree stock, we have not conducted a check for the presence of a TPO (Tree Preservation Order).
3. The status of all trees within and adjacent to the site boundaries should be verified to the undertaking of tree works or removals.
4. It should be noted that trees located outside of maintained grounds and not covered by an active TPO or conservation area are subject to the standard Felling License constraints imposed by the Forestry Commission. These regulations restrict the volume of timber which may be removed in a calendar quarter without a felling licence to 5 cubic metres.
5. Hedgerow regulations cover the protection of certain established field boundary hedges. This would apply to hedges within and around the survey site.

4. IMPACT OF DEVELOPMENT ON TREE STOCK

A. CURRENT TREE STOCK

1. The current tree stock within the survey boundaries as defined by those trees within the area of the proposed development is detailed in Appendix 1 and outlined as follows.
2. Tree stock is confined to a single Sessile Oak T1 which is located off site within gardens to the southwest of the site and a Norway Maple T2 on the boundary of the northwest corner of the site.
3. Group G1 does not contain any significant tree stock, it is comprised of scrub cover, overgrown hedge species and Ash with advanced Ash Dieback. It is located adjacent to the northeast corner of the site.
4. All other vegetation within and around the site boundaries is comprised of hedges.
5. We have listed these hedges as hedge H1 to H7 within the schedule. Hedges within the site boundaries are of mixed condition. They are indicated by dashed lines, we have made these continuous to indicate the location of the hedge and associated banking but many hedges within the site are not continuous / cohesive.
6. The highway boundary hedge H1 is typical of a highway hedge with a single species, even aged composition.
7. H2 is a garden boundary hedge and a mix of native and non-native species.
8. H3 is an unmaintained field / garden hedge, it does not extend along the entirety of the boundary.
9. H4 is an internal field dividing hedge within the central site. The western section has dissolved into occasional scattered single Hawthorns and clumps of Hawthorns. This section of H4 has lost all cohesion as a hedge.
10. H5 is similar to the eastern section of H4 in that it is no longer a cohesive, viable hedge.
11. H6 forms a section of the southwest boundary of the site, it is largely unmanaged with colonisation with Goat Willow.
12. H7 forms the western edge of the overall site. It is unmanaged and extends into a shallow ditch via Blackthorn sucker growth.
13. No other trees or hedges are located within the sphere of the development.

4. IMPACT OF DEVELOPMENT ON TREE STOCK (CONT.)

B. PROPOSED DEVELOPMENT

1. Trees which are within the zone of potential impacts from the proposed development illustrated in Appendix 5: Tree Constraints Plan are detailed as follows.
2. Tree references T1 and T2 are outside of the development area. T1 requires protection via fencing as indicated in Appendix 5.
3. H1 can be retained and protected via fencing off set 1.5 m from the hedge. Two small sections will require removal, one to widen the existing gateway and one to form a new access, these will total 14m.
4. All southern and western boundary hedges can be retained and protected via standard protective barriers. These should be offset from the face of the hedge by 1.5m.
5. The internal hedge boundary line H4 is partially retained within the development. A 35 metre section will require removal, this can be mitigated by replacement / new hedge planting within the site.
6. Two small remnant sections of H5 will require removal, this can be mitigated by the proposed planting.
7. H7 is outside of the development zone, construction access can be prevented via protective fencing.
8. Group G1 can be retained via protective barriers. As noted, the Ash component requires removal irrespective of the development due to its poor condition.
9. No other trees or hedges are directly or indirectly affected by the proposed development.

5. SUGGESTED MITIGATION MEASURES

A. GUIDELINES

1. Guidance for the protection and retention of trees within the site.
2. Erection of protective fencing as indicated in Appendix 5: Tree Constraints Plan.
3. No material storage should take place in these areas.
4. No mixing of cement-based or other building materials should take place within the root protection area, no storage of fuels should take place within this area.
5. The tree protection must remain in place until work is completed and there is no risk to the RPAs
6. Once construction has been completed and the landscaping phase is complete the protective fencing may be removed.
7. Specific guidance for the site is not required.

B. PROTECTIVE FENCING

1. Once erected all protective fencing will be regarded as sacrosanct and will remain in place until the completion of the construction phase. It shall not be removed, relocated or breached at any time without consultation with the project arboriculturalist.
2. Protective fencing will be constructed of robust barriers fit for the purpose of excluding construction traffic from root protection areas. Details of appropriate fencing types are included in Appendix 6.
3. Signs will be affixed to every third panel stating, 'Tree Protection Area Keep Out'. See Appendix 6 for example of signage.
4. All fencing will be securely affixed to avoid movement of fencing during the construction phase.
5. For the sections marked in orange on Appendix 5 fences will be constructed of site fencing of 'Heras' type which must be securely braced with additional measures to prevent movement of the fence during construction.
6. Indicative positions for protective fencing are indicated in orange on Appendix 5: Tree Constraints Plan. Where hedges are protected the fencing should be placed 1.5m from the maintained outer face of a mature hedge.

5. SUGGESTED MITIGATION MEASURES (CONTINUED)

C. GENERAL PRINCIPLES TO AVOID DAMAGE TO TREES.

1. Protective fencing installed to prevent mechanical damage to trees adjacent to the development.
2. An indicative list of recommended practices during construction phase is listed below:
3. Once installed tree protection must remain in place and be observed at all times.
4. No fires within 10m of the crown of any retained trees.
5. Soil levels in rooting areas to be retained with minimal level changes, no greater increases than 300mm from existing levels.
6. No cement mixing/washout to take place within 15m of any retained trees.
7. No chemicals, bitumen etc. to be stored within 10m of any retained trees.
8. Any spillage of fuel, chemicals or contaminated water occurring within 2m of the root protection areas to be reported to project supervisor.
9. No additional underground services have been indicated to us at this time but they may be safely routed to avoid rooting zones, if additional services require routing through the root zones of trees for retention then appropriate sub surface or hand trenching methods should be used and guidance sought prior to any works being undertaken. See BS3857:2012.

D. MITIGATION PLANTING.

A landscaping plan has been supplied to us at this time.

The proposed development layout includes significant volumes of landscaping / planting including tree, shrub and hedge planting.

6. CONCLUSION

1. The proposed development will not require the removal of any individual trees or groups of trees. All removals are of sections of field hedges as shown on Appendix 5 and detailed in section 4B of this document.
2. The existing and remnant hedges within and around the site are largely retained within the development. Where small sections require removal, this can be mitigated by replacement planting and enhancement of the existing sparse section of hedges.
3. No other trees are impacted upon by the development and no future conflicts with retained trees have been identified.

7. RECOMMENDATIONS

It is recommended that

The management of the development reflects the guidance contained within this report both for the management of trees for retention and the protection of same during the proposed development phase and that due consideration is given to the position of any development in relation to retained trees and the removal of trees which are unsuitable for long term retention from the site prior to any development.

Type	Name	Age	DBH	Height	1stB	N	E	S	W	Cond	Life Exp	Comments	Recommendations	RPR m	RPA m ²	Category
H1	Crataegus monogyna (Hawthorn)	EM	100	1.5	0.5	0.5	0.5	0.5	0.5	Fair	20+	Single species maintained highway boundary hedge. Would benefit from period without flail trimming followed by laying to improve long term condition of hedge. All hedge DBH are estimated at base	Retain and protect in development. Two sections require removal to widen and form access points 14 m total	1.2	4.52	B2
H2	Crataegus monogyna (Hawthorn),Lonicera nitida,Prunus spinosa (Blackthorn)	M	120	1.5	0.5	1	1	1	1	Mix	20+	Mix of remnant field boundary and colonisation by garden hedging species	Retain and protect in development	1.44	6.52	C2
T1	Quercus petraea (Sessile Oak)	M	450	12	5	5	5	5	5	Good	20+	Off site located between boundary fence and garage. DBH estimated	Retain and protect in development	7.63	182.92	B2
H3	Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Salix caprea (Goat Willow)	M	120	4	0	1.5	1.5	1.5	1.5	Mix	10+	Section of unmaintained hedge along garden / field boundary	Retain and protect in development	1.44	6.52	C2
H4	Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Acer pseudoplatanus (Sycamore),Ulex europaeus (Gorse),Corylus avellana (Hazel)	M	150	5	0	2	2	2	2	Mix	10+	Unmaintained field boundary hedge on banking. W section has dissolved into occasional scattered small trees, more cohesive hedge in central to E section of site	Retain and protect sections in development with bolstering via new planting. 35m section require removal.	1.8	10.18	C2
H5	Crataegus monogyna (Hawthorn),Sorbus aucuparia (Rowan)	M	150	4	1	2	2	2	2	Poor	10+	Remnant hedge on banking. No cohesive hedge remaining. Scattered trees / plants have grazing damage and decay in lower stems	Majority of hedge retained and protect in development with additional planting to enhance / re-establish. Two small scattered remnant sections require removal 3.5 and 11m	1.8	10.18	C2
H6	Betula pendula (Silver Birch),Crataegus monogyna (Hawthorn),Corylus avellana (Hazel),Ligustrum vulgarae (Privet),Salix caprea (Goat Willow),Sambucus nigra (Elder)	M	150	5	0.5	3	3	3	3	Mix	10+	Mixture of sections of hedge and colonisation by smaller multi stemmed trees (Goat Willow / Silver Birch)	Retain and protect in development	1.8	10.18	C2
T2	Acer platanoides (Norway Maple)	EM	170	9	2	3.5	3.5	3.5	3.5	Good	20+	Tree located adjacent to site boundary	Outside development area, protect in development.	2.88	26.06	C2
H7	Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Ilex aquifolium (Holly),Sambucus nigra (Elder),Prunus spinosa (Blackthorn)	M	150	6	0	2	2	2	2	Fair	20+	Unmanaged hedge, main section along shallow depression / ditch has suckered / colonised edge of field up to single strand stock fence	Outside development area, protect in development.	1.8	10.18	B2
G1	Corylus avellana (Hazel),Crataegus monogyna (Hawthorn),Fraxinus excelsior (Ash),Ilex aquifolium (Holly),Salix caprea (Goat Willow)	M	150	12	0	6	6	6	6	Mix	10+	Cluster of unmanaged hedge plants and 2 Ash. Both Ash have advanced Ash Dieback infection with <5% live crown	Retain and protect in development	1.8	10.18	C2/U

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- 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 category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>			See Table 2
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2







Tree Location Plan

Tree locations by species category	Project Title: Parkside, Cleator Moor
H1-C2	Date of Survey: 13/12/2023
H2-C2	Surveyor: A. Wood
H3-C2	Date File Created: 10/01/2024
H4-C2	Scale: 1:500
H5-C2	
H6-C2	
H7-B2	
H8-C2	
H9-C2	
H10-C2	
H11-B2	
H12-C2	
H13-C2	
H14-C2	
H15-C2	
H16-C2	
H17-B2	
H18-C2	
H19-C2	
H20-C2	
H21-C2	
H22-C2	
H23-C2	
H24-C2	
H25-C2	
H26-C2	
H27-C2	
H28-C2	
H29-C2	
H30-C2	
H31-C2	
H32-C2	
H33-C2	
H34-C2	
H35-C2	
H36-C2	
H37-C2	
H38-C2	
H39-C2	
H40-C2	
H41-C2	
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H90-C2	
H91-C2	
H92-C2	
H93-C2	
H94-C2	
H95-C2	
H96-C2	
H97-C2	
H98-C2	
H99-C2	
H100-C2	

Project Title:
Parkside, Cleator Moor

Date of Survey:
13/12/2023

Surveyor:
A. Wood

Date File Created:
10/01/2024

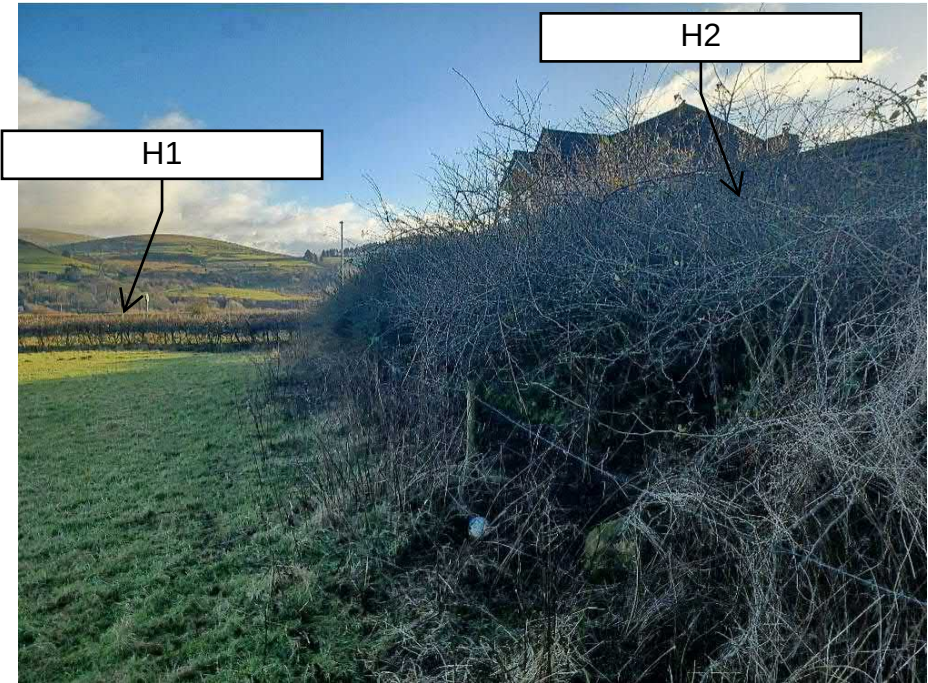
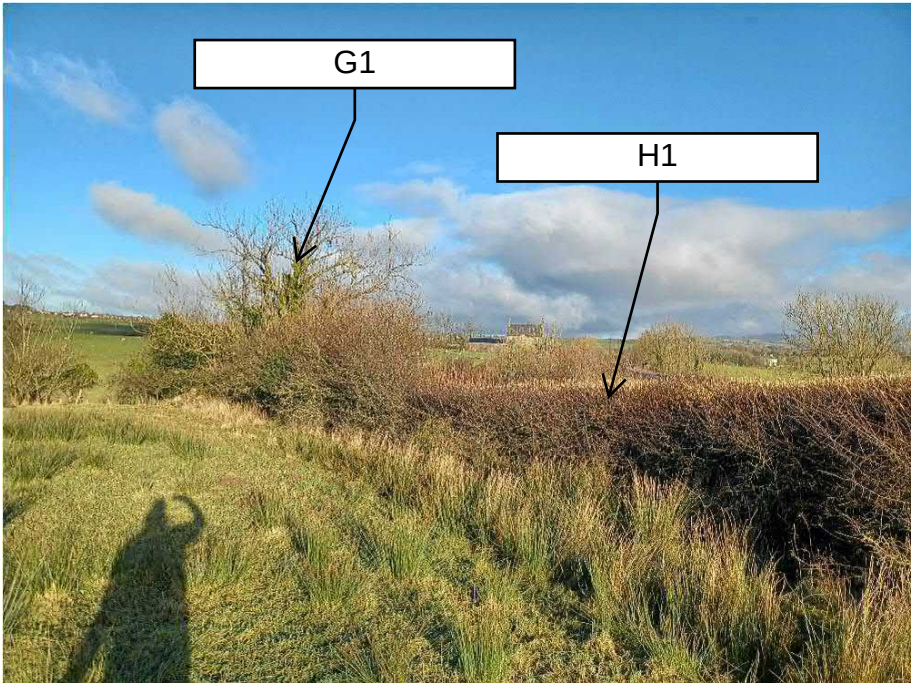
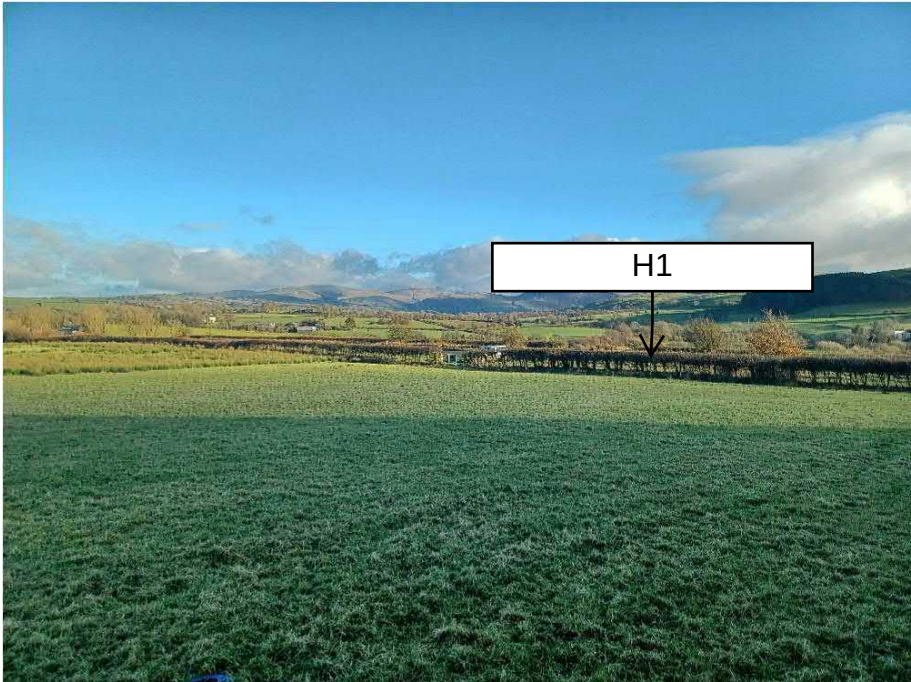
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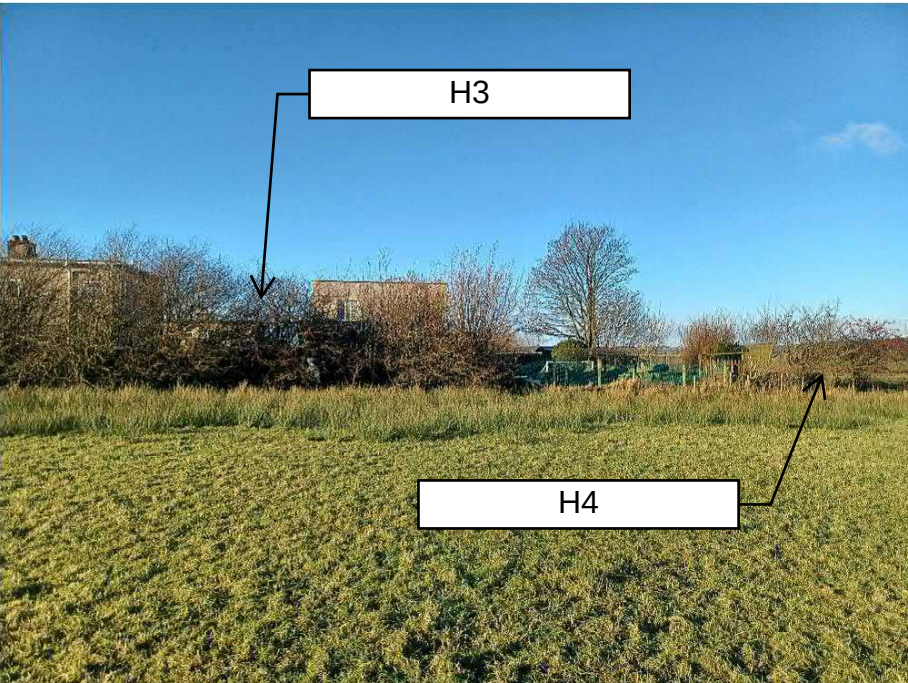
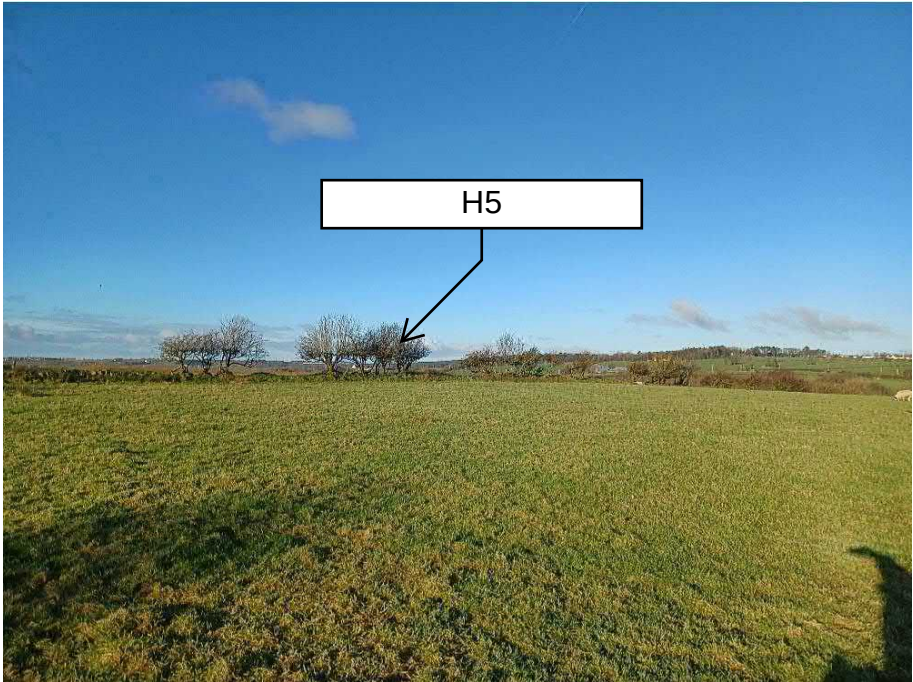
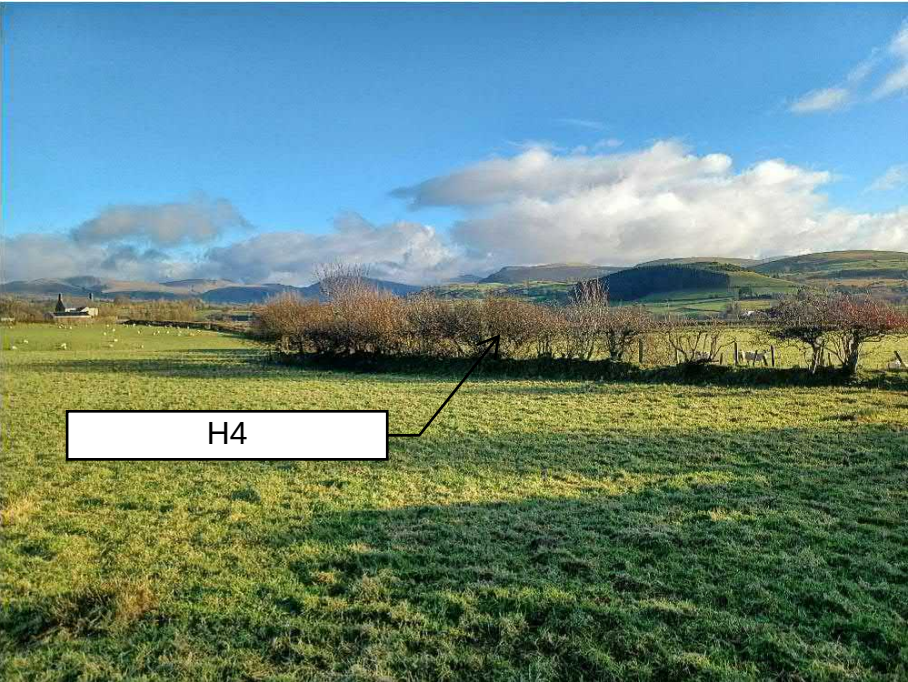
Prepared by:
Antony Wood Cert Arb RFS
Yew Tree and Gardens
For Envirotech NW Ltd

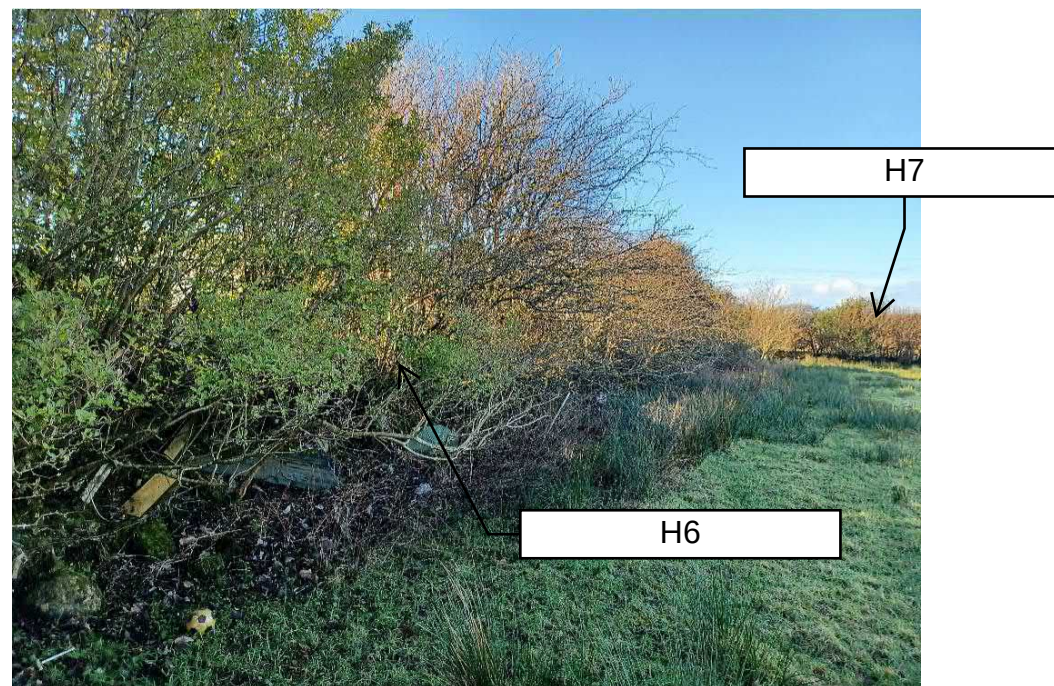
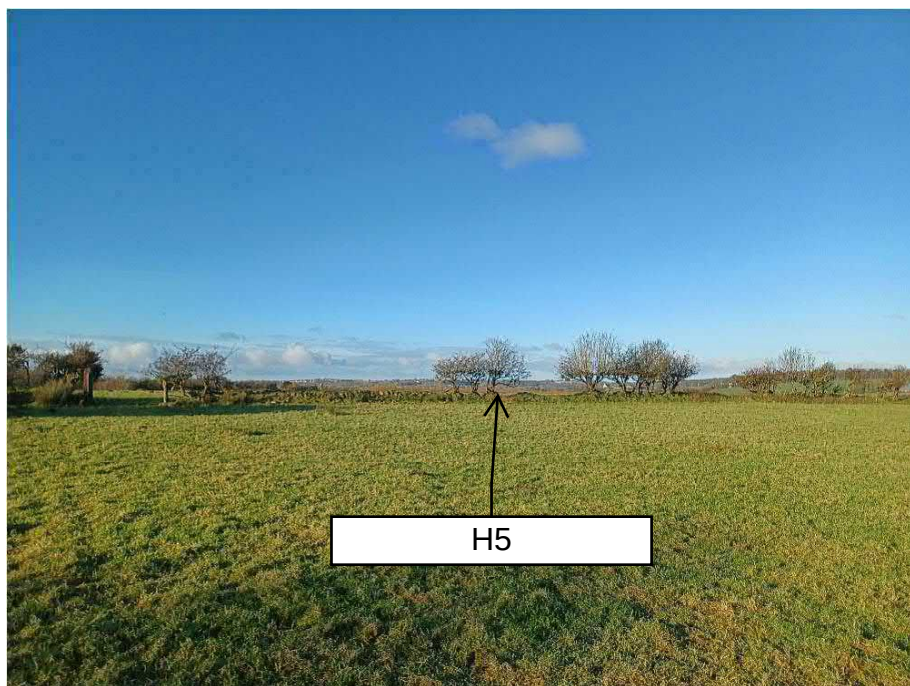
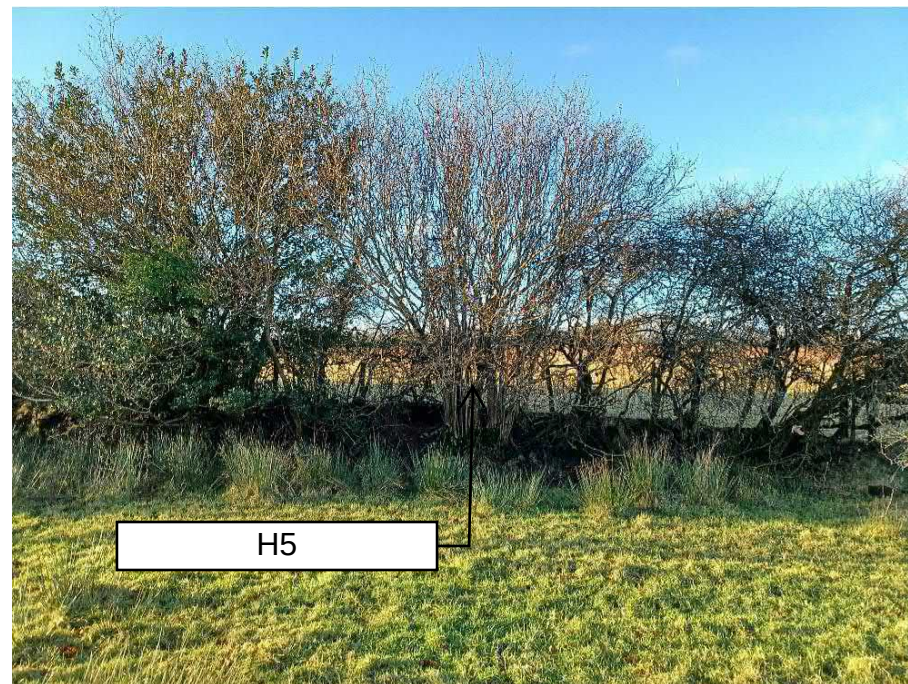
Note:
RPS only indicated for significant trees. Small garden trees and juvenile specimens may not be indicated.

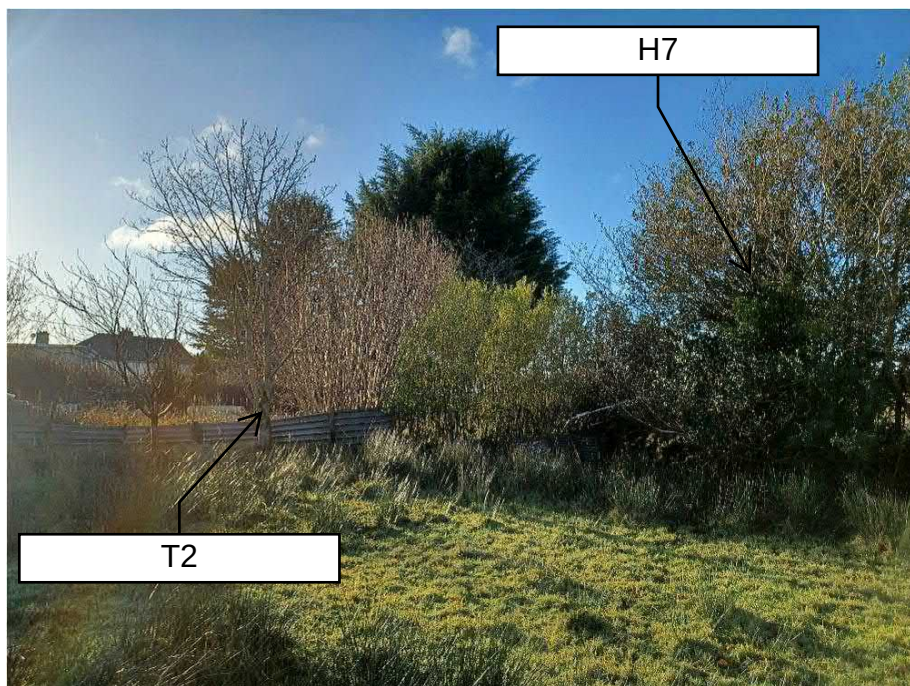
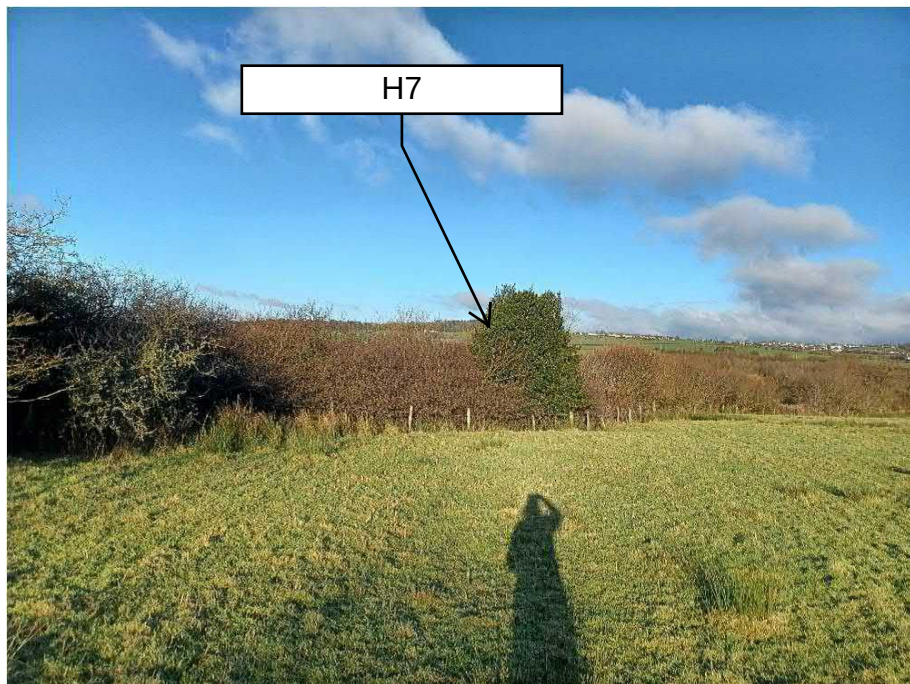
Preparation Categories:
As defined in BS5837: 2012

RPS:
Projected from individual RPA sheets. Where restricted viewing conditions are present RPS is also plotted as an area polygon.









APPENDIX 4

Selected Reference List

The Body Language of Trees by Claus Mattheck & Helge Breloer (1994) London:HMSO.
Diagnosis of ill-health in trees by R.G. Strouts and T.G. Winter. (2000) London:HMSO
Principles of Tree Hazard Assessment and Management by David Lonsdale.(1999) HMSO
BS5837:2012 British Standards Institute
BS3998:2010 British Standards Institute
Trees Their Use, Management, Cultivation and Biology Robert Watson 2006
Tree roots in the built environment (Research for Amenity Trees) (2013) Arboricultural Association
Law of Trees, Forests and Hedges
by Dr. Charles Mynors (Author) Sweet & Maxwell; 2nd Revised edition (14 Dec. 2011)
Assessment of Tree Forks, Assessment of Junctions For Risk Management by Dr. Duncan Slater : Arboricultural Association (Nov 2016)
Collins Tree Guide by Owen Johnson (2006): Harper Collins, London

NOTES

ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE
ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES
THIS DRAWING SHALL NOT BE SCALED TO ASCERTAIN ANY DIMENSIONS WORK TO FIGURED DIMS ONLY
THIS DRAWING SHALL NOT BE REPRODUCED WITHOUT EXPRESS WRITTEN PERMISSION FROM AFL LTD.

Key

Site Boundary Redline

A 5086

P13	15-07-25	PS	Plot 32 path adjusted.
P12	15-07-25	PS	Amendments to client request.
P11	09-07-25	PS	Amendments to client request.
P10	01-07-25	GB	Proposed planning amendments.
P9	12-06-25	GB	Proposed planning amendments - draft.
P8	09-01-25	DC	Site entrances adjusted following feedback from transport consultants.
P7	13-12-24	GB	Suds basin and adjacent site red line boundary amended.
P6	02-12-24	DC	Minor changes to plan following feedback from client.
P5	28-11-24	DC	Plan updated following feedback from client and consultants, issued for comment.
P4	14-11-24	DC	Plan updated following feedback from client.
P3	25-09-24	GB	Further consultant commentary required. Update following comments from Genesis.
P2	19-09-24	GB	Update following comments from Genesis.
P1	17-09-24	GB	Revised layout
P0	05-03-24	DC	First Issue
rev	date/initials		description

project	PARKSIDE ROAD
location	PARKSIDE ROAD, CLEATOR MOOR
client	GENESIS HOMES

AFL Architects
1st Floor
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London office
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AFL
architects

key plan
drawing title
PARKSIDE ROAD, CLEATOR MOOR
SITE FRAMEWORK PLAN
dwg purpose
PLANNING
scale
1:500
drawn DC
checked GB
@ sheet size A1
rev date
09-01-2025
244102
job number
AFL-ZZ-XX-DR-A-20112
drawing number
P13
revision

Tree Constraints / Protection Plan

Tree Locations by retention category
Tree Category A
Tree Category B
Tree Category C
Category U tree unsuitable for retention
Restricted Root Protection Area (polygon)
Surveyed Canopy Extents
Tree / Hedge Removal
Tree Protection Fence
Ground Protection / Specific Working Methods

Project Title:
Parkside, Cleator Moor
Date of Survey:
13/12/2023
Surveyor:
A. Wood
Date File Created:
25/03/2025 Rev 08/05/2026
1:500

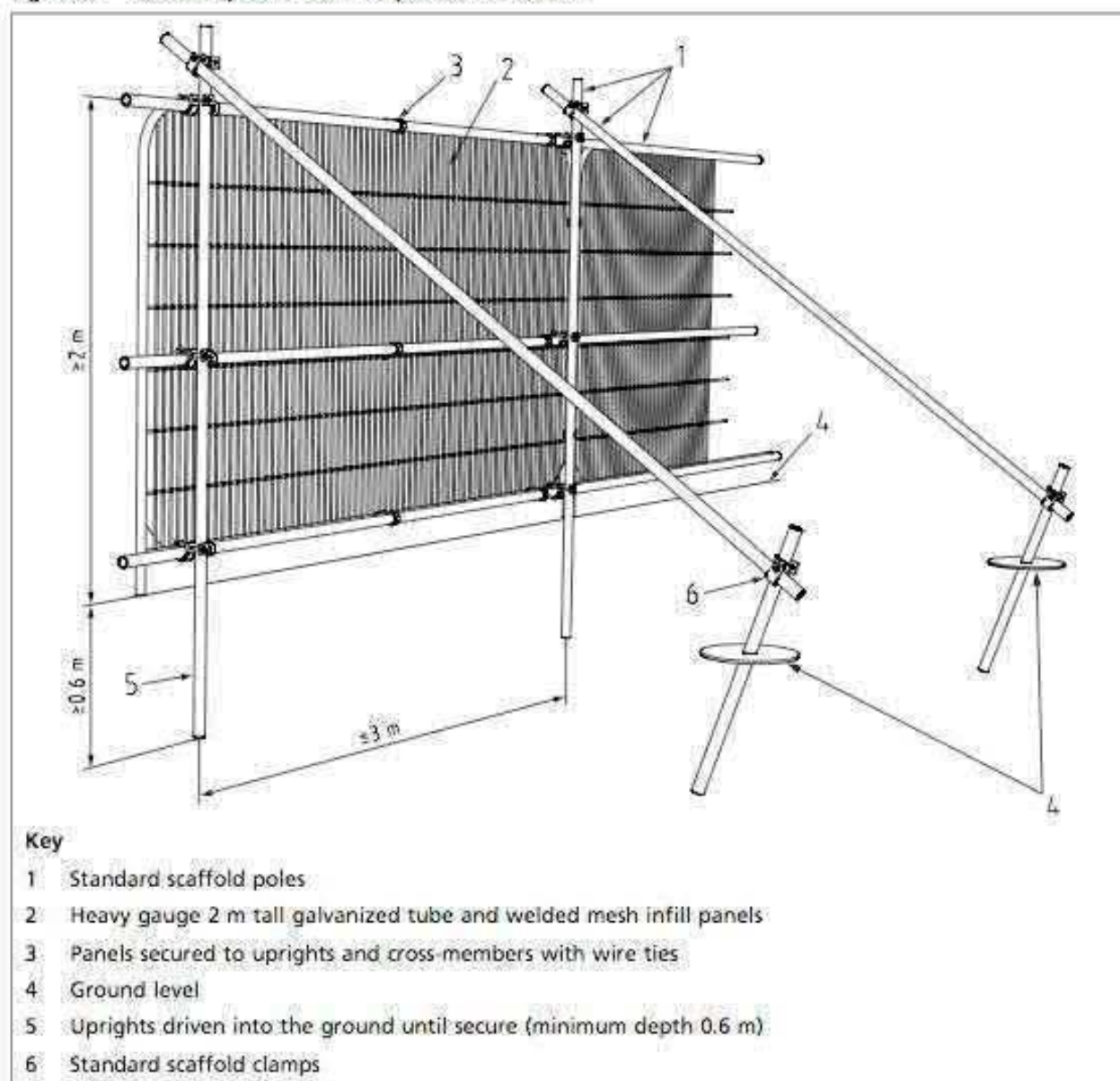
Prepared by
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Yew Tree and Gardens
For Envirotech NW Ltd

Note:
RPA only indicated for significant trees. Small garden trees and juvenile specimens may not be indicated
Retention Categories:
As defined in BS5837: 2012
RPA:
Plotted from individual RPA sheets.
Where restricted rooting conditions are present
RPA is also plotted as an area polygon



Tree protective fencing

Figure 2 Default specification for protective barrier

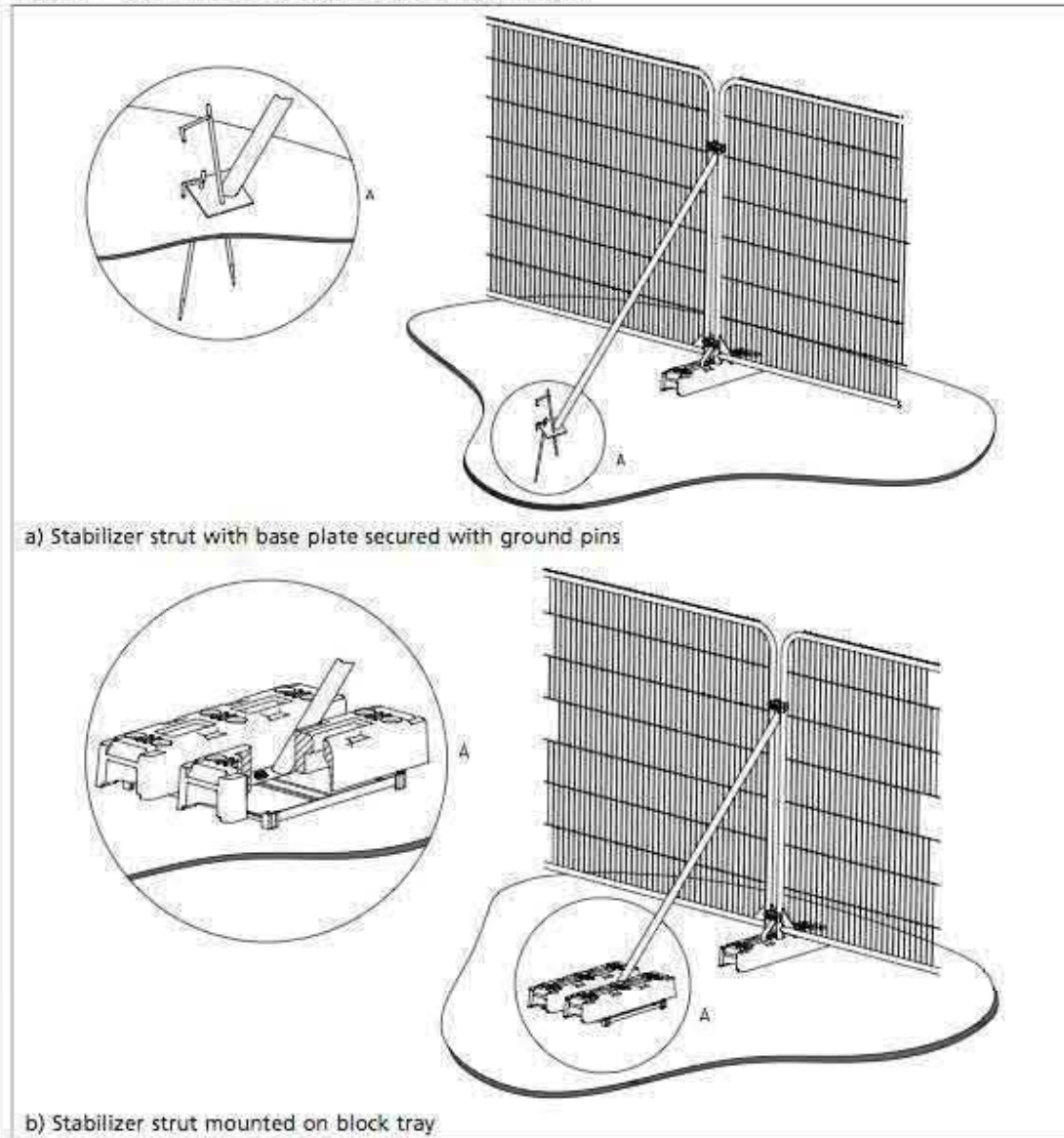


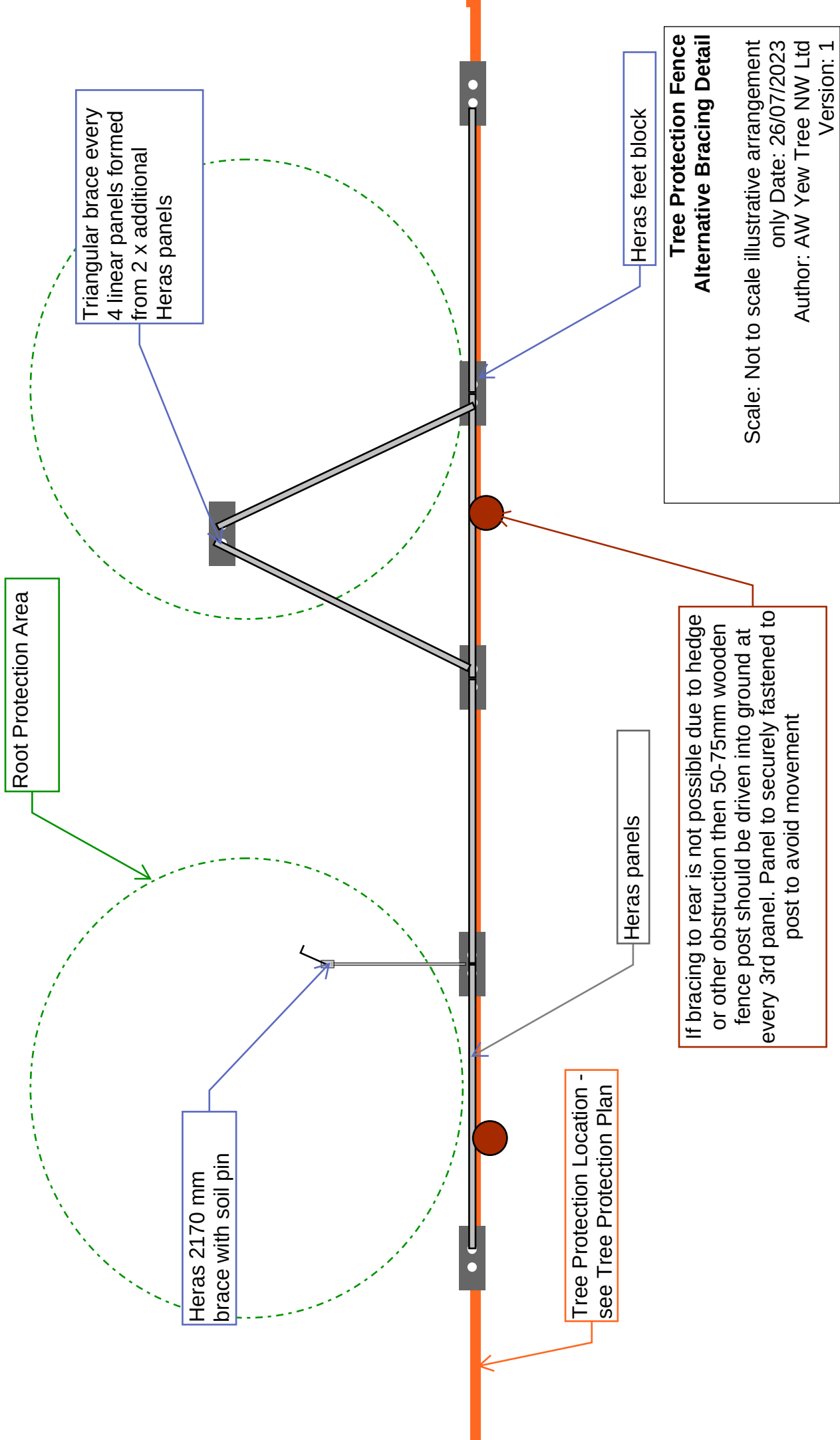
Tree protective fencing

BRITISH STANDARD

BS 5837:2012

Figure 3 Examples of above-ground stabilizing systems







**TREE PROTECTION
AREA**

KEEP OUT!

**ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE
AGREEMENT OF THE LOCAL AUTHORITY OR ARBORICULTURAL
CONSULTANT**