

PREPARED FOR
Kerry and Dan Martin

SITE LOCATION
20 Cromford Road, Crich, Matlock, DE4 5DJ

ARBORICULTURAL IMPACT ASSESSMENT

November 2026

#WEAREINNOVATORS

Document Control

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Site Summary

	Description	
Site Name/Address	20 Cromford Road, Crich, Matlock, DE4 5DJ	
Site Ordnance Survey National Grid Reference	SK 34845 54568	
Local Planning Authority	Amber Valley Borough Council	
Planning Application Reference Number	NA.	
Statutory Constraints	Tree Preservation Order/s	Conservation Area
	No	Yes

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Arboricultural ASSOCIATION Professional Member

Report Contents

1. Introduction ... 3
1.1 Terms of instruction ... 3
1.2 Purpose of this Arboricultural Assessment ... 3
1.3 Scope of this Arboricultural Assessment ... 3
2. The Site and Proposed Development Description ... 4
2.1 Site Overview and Description ... 4
2.2 Proposed Development Description ... 4
3. Summary of Relevant Legislation and Planning Policy ... 5
3.2 Legislation Relevant to Arboriculture ... 5
3.3 National Planning Policy ... 5
3.4 Local Planning Policy Relevant to Arboriculture ... 5
4. Baseline Arboricultural Data ... 7
4.1 Arboricultural Desk Study ... 7
5. Arboricultural Walkover Survey ... 9
5.1 Brief BS5837:2012 Methodology ... 9
5.2 Arboricultural Walkover Survey Summary ... 10
5.3 Conservation Areas ... 10
5.4 Tree Constraints Plan (TCP) ... 11
6. Arboricultural Impact Assessment (AIA) ... 12
6.2 Purpose of the AIA ... 12
6.3 Reference Documents ... 12
6.4 Assumptions and Limitations of the AIA ... 12
6.5 Anticipated Arboricultural Impacts from the Proposed Development ... 13
6.6 Direct Impacts on RPAs of Retained Arboricultural Features ... 15
6.7 Anticipated Indirect Impacts from the Proposed Development ... 18
6.8 Above Ground Constraints and Considerations ... 18
6.9 Mitigation for Losses ... 20
6.10 Compliance with National and Local Planning Policy ... 21
7. Arboricultural Method Statement (AMS) 'Heads of Terms' ... 22
7.2 AMS 'Heads of Terms' ... 22
7.3 General Protection Measures for Retained Trees ... 22
7.4 Arboricultural Clerk of Works (ACoW) ... 23
7.5 Tree Protection Fencing (TPF) ... 23
7.6 Erection of Scaffolding with the RPA ... 24
7.7 Piling rigs and Cranes ... 24
7.8 Site Compounds, Portakabins, Containers, and other Temporary Structures ... 24
7.9 Ongoing Arboricultural Monitoring of Retained Trees ... 24
8. Conclusions and Recommendations ... 25

Appendices

Appendix 1 – BS5837:2012 Tree Survey Methodology
Appendix 2 – Tree Survey Schedule
Appendix 3 – Arboricultural Plans
Appendix 4 – Caveats, Limitations and References

1. Introduction

1.1 Terms of instruction

1.1.1 Kerry and Dan Martin (hereafter the 'Client') commissioned Arb Innovators Ltd ('Arb Innovators') to prepare an Arboricultural Impact Assessment (AIA) at 20 Cromford Road, Crich, DE4 5DJ (hereafter referred to as the 'Site') in accordance with *BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations (The British Standards Institution, 2012),* hereafter referred to as "BS5837:2012".

1.1.2 This assessment has been prepared by Callum Throw *(N. Dip Arb, MArborA, PTI)* Managing Director and Principal Arboricultural Consultant at Arb Innovators.

1.2 Purpose of this Arboricultural Assessment

1.2.1 The information provided is compliant with BS5837:2012 (Table B.1), national standard planning application validation requirements, and is prepared to accompany a Full planning application to Local Planning Authority (LPA), Amber Valley Borough Council (AVBC).

1.2.2 This report describes the findings of a walkover survey, a desktop assessment of statutory constraints, the known and anticipated effects that granting planning permission would have on the existing trees, and subsequent recommendations and mitigation measures that should be incorporated in the Proposed Development.

1.3 Scope of this Arboricultural Assessment

1.3.1 Trees may form a constraint to the Proposed Development and therefore the methodology as set out in BS5837:2012 has been adhered to. This report broadly comprises four stages:

1. Undertake a survey of trees on the Site and those within the Study Area (a 15m buffer or "influencing distance" based on the surveyor's discretion) to fulfil the requirements of BS5837:2012.
2. Provide a Tree Constraints Plan (TCP) demonstrating the above and below-ground constraints; including canopy extents and Root Protection Areas (RPA), of those trees recorded.
3. Provide an AIA which includes a Tree Retention and Removals Plan (TRRP) to assess the impacts and effects which are likely to arise from the Proposed Development and identify mitigation for retained trees, where necessary.
4. Outline an Arboricultural Method Statement (AMS) 'Heads of Terms' providing a preliminary overview of how retained trees will be protected and managed during on-site demolition and construction activities.

1.3.2 The results and recommendations in this report are valid for a maximum of 12 months from the date of the survey.

2. The Site and Proposed Development Description

2.1 Site Overview and Description

2.1.1 Table 1 provides a description of the Site and arboricultural Study Area, which is denoted by a red line presented on the TCP provided at Appendix 3.

Table 1 Site Location, Description and General Overview

	Description
Site Description	The Site is situated within the village of Crich in the Amber Valley district of Derbyshire, approximately 4.5 miles north of Belper and 5 miles south-east of Matlock. It lies close to the historic core of the village around the Market Place and comprises a narrow, linear parcel of land associated with 20 Cromford Road, extending north-west from an existing car park towards the rear of the property.
Date of walkover Tree Survey	24 October 2026

2.2 Proposed Development Description

2.2.1 Table 2 provides a description of the Proposed Development which is shown on the TRRP at Appendix 3.

Table 2 Proposed Development Description and General Overview

	Description
Proposed Development Description	Erection of a detached double garage (approximately 6m x 6m) and formation of a new access road from an existing car park via a new timber gate.

3. Summary of Relevant Legislation and Planning Policy

3.1.1 This report has been compiled with reference to the following legislation and both national and local planning policy.

3.2 Legislation Relevant to Arboriculture

- The Town and Country Planning Act 1990
- The Town and Country Planning (Tree Preservation) (England) Regulations 2012
- The Forestry Act 1967
- The Occupiers' Liability Acts 1957 and 1984

3.2.1 Other legislation that affords a lesser or indirect level of protection to trees includes the following:

- The Wildlife & Countryside Act 1981 (as amended)
- The Conservation of Species and Habitat Regulations 2017 (as amended)
- Natural Environment and Rural Communities Act 2006 (Section 41 England and Section 42 Wales)
- The Hedgerow Regulations (1997)

3.3 National Planning Policy

3.3.1 National Planning Policy Framework (NPPF), 2026[1]

- N2(1)(d) Conserve and enhance existing natural features of nature conservation value, such as established trees);
- N3 (Trees in new development, including long-term maintenance of existing and newly planted trees); and
- N6(2) (irreplaceable habitats - ancient and veteran trees - refusal unless wholly exceptional reasons and a suitable compensation strategy).

3.4 Local Planning Policy Relevant to Arboriculture

Table 3 Relevant Planning Policy Documents

Description	Status/Coverage	Key Policies / Provisions	Implications for Arboriculture in New Development
Amber Valley Borough Local Plan 2022–2040 (Adopted 2 March 2026).	Statutory Development Plan for the Borough (plan period 2022–2040); replaced the Amber Valley Borough Local Plan (2006) and its	Requires development to retain existing trees and hedges wherever possible, and to protect land that acts as a carbon sink, such as woodland. Supports proposals that retain features such as walls, hedgerows, trees and important open spaces that make a positive contribution to	The adopted Plan is the primary policy against which arboricultural effects will be determined. Tree retention should be prioritised in layout and design, unavoidable losses justified and compensated by

[1] National Planning Policy Framework (2026) [Online]. Available at < https://assets.publishing.service.gov.uk/media/6a8334c03bd75b81e2329ac4/National_Planning_Policy_Framework.pdff > (Last Accessed August 2026).

Description	Status/Coverage	Key Policies / Provisions	Implications for Arboriculture in New Development
	saved policies on adoption.	the character and appearance of conservation areas. Development is expected to retain features which contribute to landscape character, including hedgerows, trees and woodland; where harm cannot be avoided or mitigated, compensatory replacement or additional landscape features are required.	replacement planting, and retained trees protected throughout construction in accordance with BS5837:2012. Within the Crich Conservation Area, the contribution of trees to its character and appearance is a material consideration.
Crich Parish Neighbourhood Plan 2017–2031 (19 September 2018).	Statutory Development Plan – neighbourhood plan covering the parish of Crich.	Protecting the Landscape Character of Crich Parish – protects the green gaps, landscape setting and sensitive view corridors of the parish settlements. Development within the Conservation Areas is supported where it is of high design quality, in keeping with the character of the area and preserves, and where possible enhances, its heritage attributes.	Forms part of the development plan for any site in Crich parish. Proposals should retain and incorporate trees and woodland of value to wildlife and to the character of the Conservation Area, with new planting to compensate for unavoidable losses.
A Tree and Woodland Strategy for Derbyshire, Phase 1 2023–2026 (Derbyshire County Council).	County-wide, non-statutory strategy.	Sets out the County Council's approach to protecting the existing tree and woodland resource and increasing tree and woodland cover across Derbyshire, delivered in part through the County Council's tree planting programmes.	Expectation that existing trees are retained wherever practicable and unavoidable losses compensated by new planting of appropriate species in appropriate locations.

4. Baseline Arboricultural Data

4.1 Arboricultural Desk Study

4.1.1 A Desk Study has been undertaken as a means of identifying if any statutory and non-statutory constraints or designations are present within the Site and Study Area. This Desk Study includes consideration of the following environmental constraints:

- Tree Preservation Orders (TPO)
- Conservation Areas
- Ancient Woodland – Not applicable to this Site.
- Ancient, Veteran, or Notable trees – Not applicable to this Site.

4.1.2 An assessment of statutory and non-statutory constraints has been carried out using publicly accessible third-party information and aerial imagery. While this is deemed to be broadly accurate, in some instances no specific date is given for the information and images used and Arb Innovators cannot and will not accept liability for any deficiencies in third-party information.

Presence of Tree Preservation Orders and Conservation Areas

4.1.3 At the time of writing this assessment, the Amber Valley Borough Council 'My Property' online mapping service confirmed that there are no TPOs attributed to the Site or any of the trees recorded; however, the Site is within a Conservation Area, namely the Crich Conservation Area.[2]

4.1.4 It should be noted that online interactive mapping is provided for reference only and is not intended to be definitive. Provisional Tree Preservation Orders (TPO) may be made whenever a local planning authority deems it appropriate and a TPO can be made at any time.

4.1.5 No works are to be undertaken on any protected trees without prior permission from the LPA unless these works are clearly outlined in this report and authorised as part of an approved, full planning application. Works include pruning, topping, lopping, uprooting or wilful damage or wilful destruction of these trees. If tree works are not included in this assessment, a separate "application for tree works" should be submitted to the LPA. Failure to obtain the necessary consent may result in enforcement action or prosecution.

Presence of Ancient Woodland

4.1.6 The presence of ancient woodland designation within or bordering the Site was checked using Natural England's Multi Agency Geographical Information for the Countryside (MAGIC) map[3] on 04 November 2026. In accordance with NPPF, an ancient woodland is an area in England that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites.

4.1.7 The site does not contain Ancient and Semi-Natural Woodland (ASNW) nor Plantation on Ancient Woodland Site (PAWS). The Site was absent of these designations and it is therefore not necessary to consider the requirements of *N6(2) Areas of particular importance for biodiversity and geodiversity* of the NPPF 2026.

[2] Amber Valley Borough Council, My Property [Online]. Available at: < http://ambervalley.gov.uk/my-property/ > (Last Accessed 04 November 2026).
[3] Magic (DEFRA), 2024. Multi Agency Geographic Information for the Countryside [Online]. Available at: < https://magic.defra.gov.uk/MagicMap.aspx > (Last Accessed 04 November 2026).

Presence of Ancient, Veteran and Notable trees

4.1.8 The presence of Ancient, Veteran, or Notable trees[4] associated with the Site were checked using Woodland Trust's Ancient Tree Inventory on 04 November 2026. It should be noted that this inventory is based on volunteer-submitted records, and its limitations should be acknowledged.

4.1.9 The Site was absent of this designation and it is therefore not necessary to consider the requirements of *N6(2) Areas of particular importance for biodiversity and geodiversity* of the NPPF 2026.

[4] Ancient Tree Inventory, 2018. Ancient Tree Inventory [Online]. Available at: < https://ati.woodlandtrust.org.uk > (Last Accessed 04 November 2026).

5. Arboricultural Walkover Survey

5.1 Brief BS5837:2012 Methodology

5.1.1 A survey of trees on the Site and those within influencing distance (15m beyond the Site based on the surveyor's discretion) was undertaken on 24 October 2026 in accordance with BS5837:2012. The tree numbers associated with each recorded feature are cross-referenced within the BS5837:2012 Tree Survey Schedule and arboricultural plans at Appendix 2 and Appendix 3, respectively.

5.1.2 The survey recorded all arboricultural features with a stem diameter greater than 75mm either as individual specimens, groups, or hedges. The differentiation between individual trees and groups of trees was made where these trees were aerodynamically, culturally, or visually important as groups. Where a tree in a group has characteristics that distinguish it from the rest of the group e.g. veteran trees, trees with significant defects, and specimen trees that stand out within the feature, they are generally recorded as an individual tree.

5.1.3 A hedge or hedgerow has been defined as any boundary line of trees or woody shrubs typically over 10m long and less than 5m in width. It may include banks, walls, ditches, herbaceous vegetation, or climbing plants.

5.1.4 Full details of the BS5837:2012 tree survey methodology and definitions used are provided in Appendix 1 and Appendix 2.

BS5837:2012 Quality Assessment

5.1.5 Trees were categorised by quality in accordance with BS5837:2012, section 4.5, using the quality categories A, B, C, and U. The objective of the tree categorisation method is to identify the quality and value (in a non-financial sense) of the arboricultural features recorded to make an informed decision about which features should be removed or retained if development occurs.

- Category A - Trees that are particularly good examples of their species, especially if rare or unusual. High-quality trees with an estimated remaining life expectancy of at least 40 years.
- Category B - Downgraded from category A because of impaired condition or lacking the quality necessary to merit category A. Moderate quality trees with an estimated remaining life expectancy of at least 20 years.
- Category C - Unremarkable trees of limited merit which could be retained but are not a significant constraint. Low-quality trees with an estimated remaining life expectancy of at least 10 years, or young trees with stem diameters below 150mm.
- Category U - Trees in such an impaired condition that they should be removed and cannot realistically be retained as living trees for longer than 10 years.

5.1.6 The quality of each arboricultural feature is defined based on its sub-category. Sub-categories carry equal weight and should not be used to influence retention priority. Sub-categories 1, 2 and 3 are intended to reflect arboricultural, landscape and cultural values, respectively.

5.1.7 It should be noted that Table 1 of BS5837:2012 only includes suggestions for the remaining years. A tree may have a longer remaining life than stated, but it is nevertheless classified as a lower category due to its maturity, condition, or overall influence on the application site.

Ancient and Veteran Trees

5.1.8 BS5837:2012 does not reference a methodology for identifying and recording ancient, veteran, or notable trees. While 'Veteran' is defined in paragraph 3.12 of BS5837:2012, neither 'Ancient' nor 'Notable' are mentioned and owing to the complexity and subjectivity of this subject, there are various methods for defining and classifying Ancient, Veteran, and Notable trees. The terms 'ancient' and 'veteran' are sometimes used interchangeably but it is important to understand that although all ancient trees are considered veteran trees, not all veteran trees are ancient.

5.1.9 For this BS5837:2012 assessment, the methodology for defining and classifying these irreplaceable trees as set out by the Woodland Trust (n.d.) (2024) *Recognising and categorising ancient and other veteran trees* has been adopted.

- **Ancient trees** *'have developed beyond maturity into the ancient life phase and/or are chronologically old in comparison to other trees of the same species.'*
- **Veteran trees** *'are mature trees which, due to their life or environment, have significant decay features (a physical attribute they share with ancient trees) but are neither developmentally nor chronologically ancient.'*

5.2 Arboricultural Walkover Survey Summary

5.2.1 A summary of the 24no. arboricultural features recorded has been provided in Table 4 and in the following paragraphs. The BS5837:2012 Tree Survey Schedule provides specific details for each feature recorded, including height, stem diameter, crown spread, crown clearance, age class, physiological and structural conditions, and recommendations for preliminary management, where relevant.

Table 4 Arboricultural features recorded and their quality categories in accordance with BS5837:2012

	Category A	Category B	Category C	Category U
Trees	0	6	14	2
Groups	0	0	2	0
Total	**0**	**6**	**16**	**2**

5.3 Conservation Areas

5.3.1 The Site lies within the Crich Conservation Area and all features recorded with a stem diameter exceeding 75mm at 1.5m are therefore afforded statutory protection, as listed below.

Table 5 Arboricultural Features subject to a Conservation Area

TPO / Conservation Area	Designation Date	TPO First Schedule Reference	Arb Innovators Reference
Crich Conservation Area	4 February 1980	N/A	All features recorded (T1–T22, G1 and G2)

5.4 Tree Constraints Plan (TCP)

5.4.1 The location of each arboricultural feature and their associated constraints are illustrated on the TCP at Appendix 3. The purpose of the TCP is to visually identify the current above and below-ground constraints imposed by existing arboricultural features in terms of stem, crown, and roots, along with any other notable constraints or Site features. When determining future land use or compiling an outline or detailed scheme design, this information must be considered.

5.4.2 All tree constraints were mapped using Quantum Geographic Information System (QGIS) and Qfield in the field, where a combination of on-site GPS, OS VectorMap (.dwg) and aerial imagery has been used to plot the location of trees and their surrounding context. A Topographical Survey has also been provided and forms the base mapping of the TCP.

Root Protection Areas (RPA)

5.4.3 A theoretical RPA has been calculated for all arboricultural features in accordance with BS5837:2012 and are demonstrated as pink dashed circles on the TCP provided at Appendix 3. With reference to BS5837:2012, an RPA is defined as *"a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure should be treated as a priority"*.

5.4.4 Numerical RPA data (radius and area in m^2) is tabulated in the Tree Schedule at Appendix 2. All stem diameters were measured in accordance with BS5837:2012 Annex C, with RPA delineation guided by Annex D.

5.4.5 For single-stemmed trees, the RPA is calculated as a circle with a radius of 12× the stem diameter (measured at 1.5m above ground level). For multi-stemmed trees, a combined stem diameter is first calculated in accordance with paragraph 4.6.1 of BS5837:2012:

- Trees with two to five stems: combined stem diameter = $\sqrt{((\text{stem diameter 1})^2 + (\text{stem diameter 2})^2 + \ldots + (\text{stem diameter 5})^2)}$.
- Trees with more than five stems: combined stem diameter = $\sqrt{((\text{mean stem diameter})^2 \times \text{number of stems})}$.

5.4.6 In other cases, root growth could have been impeded by existing, poor growing environments, built form comprising foundations, grey infrastructure such as retaining walls, or ditches and water courses, meaning that a simple circular root protection area may not be appropriate.

5.4.7 Paragraph 4.6.2 of BS5837:2012 states that, *"where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced"* noting *that "modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution"*.

6. Arboricultural Impact Assessment (AIA)

6.1.1 This AIA is undertaken with reference to BS5837:2012 and considers the nature of the Proposed Development.

6.2 Purpose of the AIA

6.2.1 The purpose of the AIA is to assess the anticipated direct and indirect impacts and effects associated with construction of the Proposed Development on existing trees, as described and to the best of our knowledge with the information provided at the time of writing. Section 7.0 of this AIA also includes details on necessary protection, mitigation, and compensation measures where these are deemed appropriate.

6.2.2 A TRRP is provided at Appendix 3 which illustrates the relationship between the above and below-ground constraints, including the RPAs of retained trees, and the direct and indirect impacts of the Proposed Development.

6.2.3 For ease of interpretation, the key discussion points and recommendations have been split into sub-headings.

6.3 Reference Documents

6.3.1 As background information, the documentation listed in Table 6 below has been cited. This report should be read in conjunction with the reference materials listed.

Table 6 Reference Document and Plans Provided

Document/Drawing Description	Reference No.	Prepared By	Date
Existing Site Plan	LA-XS-0001 Rev A	Lang Architects	May 2026
Proposed Site Plan	LA-GS-0001 Rev A	Lang Architects	May 2026
Garage Proposals – plans and elevations	LA-GS-0002 Rev A	Lang Architects	May 2026

6.4 Assumptions and Limitations of the AIA

6.4.1 This AIA has been compiled based on the following assumptions and limitations:

Assumptions

- It is assumed that all trees recorded are under the ownership of the client. No tree removal on third party land will be required to facilitate the Proposed Development.
- All proposed demolition and construction activities will be restricted to the immediate application area and not into areas of third-party land.
- Earthworks including significant changes to ground levels across the extent of the Site will not be necessary to facilitate the Proposed Development.

- The storage of plant, machinery, and materials will be located outside of RPAs and away from tree crowns. The existing car park and the completed no-dig access road will be used, wherever possible, for plant movement and material storage.
- The installation of new underground utilities, services, and surface water drains, as well as details on enabling works, such as the installation or diversion of services and utilities by statutory undertakers, is unlikely to be required within the perceived RPAs of retained trees.
- If deemed necessary, the methodology for the installation, maintenance or removal of any services within an RPA will be in accordance with *Street Works UK Publications Volume 4 – Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3, 2026).*

Limitations

- Foundation design, excavation requirements, changes in ground levels or the extent of earthworks have not been shared in detail.
- The final alignment of the access road has not been fixed and is to be informed by the positions of retained trees (see the TRRP at Appendix 3).
- The assessment relies heavily on the accuracy and completeness of the information provided at the time of writing. Any discrepancies or omissions in this information could affect the validity of the assessment.
- This AIA does not consider the impacts, mitigation, or compensation measures for trees affected by other current or previous planning applications. It is recommended to cross-reference with such applications, where relevant, to assess any cumulative impacts on the site's arboricultural resources.

6.5 Anticipated Arboricultural Impacts from the Proposed Development

6.5.1 A magnitude of impact has been assigned as per the definitions in Table 7, which balances the magnitude of physical change (e.g. tree loss, RPA incursion, canopy, amenity, and perceived biodiversity loss) with the sensitivity and public value of the affected trees. Any residual effects are evaluated after mitigation in line with BS5837:2012 and current industry best practice. This assessment is provided to assist LPAs with considering the impact of any potential loss against both national and local planning policy.

Table 7 Arboricultural and Landscape Impact Scale

Magnitude	Definition	Typical Residual Effect*	Illustrative triggers**
Neutral	No loss or material impact to any arboricultural feature or material changes in tree health, structure or the character of public/private views.	None.	Removal of Category U feature or understory shrubs with no street-scene contribution may be appropriate.

Magnitude	Definition	Typical Residual Effect*	Illustrative triggers**
Negligible	Minor material changes unlikely to be at detriment to tree health, structure or the character of public/private views.	None.	Removal of several low-quality (C1, C2, C3) features/understory tree or shrub with no or limited public amenity value.
Low	Canopy or roots impacts which do not meet the definitions of 'high' or 'moderate' and are unlikely to have a long-term impact on the condition of the arboricultural feature/s, with only a localised reduction in visual amenity.	< 5 yrs with normal management; mitigation feasible to limit impacts, no reduction in BS5837:2012 category. Compensatory planting recommended.	≤ 20% RPA incursion by low-impact surfacing or excavation to a low-quality feature; removal of visually prominent low-quality C1 (individual) features and/or complete loss or > 40% canopy loss from low-quality groups or woodlands (C2, C3).
Moderate	Substantial canopy or root impacts that could lower retention value of the feature or result in the loss of arboricultural and biodiversity resource.	Mid-term (15+ years) but ultimately recoverable deficit if recommended mitigation succeeds. Compensatory planting essential.	≤ 20% RPA incursion by low-impact surfacing or excavation to moderate-quality features (B1, B2, B3); loss of Category B1, B2, B3 features screened from wider public views.
High	Major adverse change impacting long-term viability or pronounced degradation of arboricultural, amenity and biodiversity value. Irreversible loss of key arboricultural assets (Category B1, B2, B3 and A1, A2, A3) that conflicts with national and local planning policy objectives or statutory conservation designations.	Long-term (25+ years) deficit even with best-practice mitigation and compensation; could be grounds for refusal.	> 20% RPA incursion to a retained feature requiring extensive mitigation measures; removal of several visually prominent Category B1, B2, B3 features; removal of one or more Category A1, A2, A3 features.

**Residual effect = condition/amenity level after the mitigation specified (replacement planting, no-dig cellular-confinement paths, etc.). **Indicative only.*

Arboricultural Features to be Removed and Retained

6.5.2 It is recommended that 9no. trees are removed to facilitate the Proposed Development, comprising 2no. moderate quality tree (T16 and T22, Category B1) and 7no. low-quality trees (T3, T9, T14, T15, T17, T18 and T19, Category C1). Trees T16, T17, T18, T19 and T22 are located within the footprint and working area of the proposed garage, while T3, T9, T14 and T15 conflict with the proposed access road and new gated entrance.

6.5.3 In addition, 2no. Category U trees (T2 and T7) are recommended for removal irrespective of the Proposed Development, in the interests of sound arboricultural management.

6.5.4 T16 and T21 lie within the footprint of the proposed garage and retention is not compatible with the scheme as proposed. Given their collective size and position within the Crich Conservation Area, the loss of these 2no. trees is the most significant arboricultural effect of the Proposed Development. However, both are set back from the public highway, at a lower elevation, within a linear parcel to the rear of existing properties, and the contribution to wider public views is considered limited. The magnitude of impact is therefore assessed as ***moderate***, with compensatory replacement planting essential.

6.5.5 The 7no. Category C1 trees to be removed are of low quality with limited future potential. T3 exhibited symptoms associated with ash dieback and a stem wound; T8 leans heavily (c.45 degree angle) towards the road with poor form; T14 leans c.25 degree angle to the east; T15 has been previously topped at c.6–7m with a crown of epicormic regrowth; T17 and T18 have sparse upper crowns with dieback, T18 has a significant stem cavity and was recommended for felling at the time of survey; and T19 is a small elder. In the context of the substantial tree cover to be retained, their loss would have a localised effect on amenity, and the magnitude of impact is assessed as ***low***, subject to replacement tree planting within the Site.

6.5.6 The removal of Category U trees T2 (an ivy-clad, dead tree hung up in T1) and T7 (a dead ash) is recommended under sound arboricultural management. These removals are not attributable to the Proposed Development and their impact is assessed as ***neutral.***

6.6 Direct Impacts on RPAs of Retained Arboricultural Features

New Built Forms and Hard Surfacing

6.6.1 The default position under BS5837:2012 is for all permanent and temporary structures to be positioned outside the RPAs of trees to be retained. This extends to earthworks, including cut-and-fill operations, excavation and trenching works. Where incursion is unavoidable its extent shall be reduced to the lowest practicable level (para. 5.3.1). BS5837:2012 further states that such incursion *"should not exceed 20 % of any existing unsurfaced ground within the RPA"*. In general, excavation of soils within an RPA should be avoided as this poses the greatest risk to root severance.

6.6.2 The proposed garage footprint and its immediate working area encroach into the calculated RPA of retained tree T21 (Category C1), as shown on the TRRP at Appendix 3. The final foundation solution has not yet been confirmed.

6.6.3 Most of the water and nutrient uptake occurs via fine, non-woody (<25mm fibrous) roots and associated mycorrhizae, which are sensitive to changes in soil structure, moisture and aeration. Excavations at the outer extents of the RPA are likely to encounter predominantly fine roots; however, the presence of woody roots of arboricultural significance (syn. Structural roots >25mm diameter) cannot be entirely discounted. To reduce the risk of avoidable root damage and associated physiological or structural effects on T21, any excavation within the RPA shall be undertaken under arboricultural supervision using low-impact techniques (e.g. careful hand excavation and/or air tools to expose and work around roots where encountered) and in accordance with a site-specific Arboricultural Method Statement (AMS).

6.6.4 Where roots are encountered, roots <25mm diameter may, where necessary, be pruned back with a clean cut using a suitable sharp tool (e.g. secateurs or a fine-toothed handsaw). Roots occurring in clumps should be retained in situ, and roots >25mm diameter should only be severed following consultation with an appointed, supervising arboriculturist, as such roots may be important to tree health and/or stability. Exposed roots shall be protected from desiccation (e.g. covered with damp hessian) and retained roots should be surrounded with fine, friable topsoil (or excavated soil free of stones) prior to backfilling. Wherever practicable, root retention should be maximised and excavation extents kept to the minimum necessary.

Garage Foundations within the RPA of T21

6.6.5 To reduce the potential for root disturbance and associated physiological or structural harm to T21, a special engineering solution is recommended for the portion of the garage foundations within its RPA, in accordance with the principles of BS5837:2012. This is likely to comprise a low-impact piled foundation system (e.g. micropiles or helical/screw piles) or floating raft, designed in consultation with the project structural engineer and informed by site-specific arboricultural constraints.

6.6.6 Unlike conventional strip or trench-fill foundations, which require continuous excavations within the soil profile and present an increased likelihood of root severance, micropiles (typically 100–300mm diameter) comprise small-diameter load-bearing elements installed via pre-augured or driven methods. While any foundation solution introduced within an RPA has the potential to affect existing roots, a piled solution significantly reduces the extent of excavation and enables root loss to be localised and minimised. All works within the RPA will need to be undertaken in accordance with a site-specific AMS.

6.6.7 To inform the detailed foundation design, targeted and minimally invasive root investigations are recommended along the proposed building footprint prior to finalising the foundation design. This may include air-spade excavation of trial pits to expose, identify and plot roots of arboricultural significance (typically ≥25mm diameter), together with their depth and spatial distribution, thereby enabling an evidence-led approach to foundation alignment, pile positioning and any required mitigation measures.

6.6.8 Providing the recommendations outlined are adhered to, the impacts arising from these works are considered ***moderate to low.***

Installation of the New No-Dig Access Road

6.6.9 The Proposed Development includes a new access road extending north-west from the existing car park entrance, via a new timber gate, to the proposed garage. The route passes through the RPAs of several retained trees, including moderate quality trees T1, T4 and T5 (Category B1) and low-quality features T10, T11, T12, T13, T20, T21 and G2 (Category C). The final position of the road is to be determined by the positions of retained trees, avoiding tree stems and unnecessary losses.

6.6.10 To mitigate potential impacts, any surfacing within the RPA shall be constructed using a no-dig methodology in accordance with the principles set out in BS5837:2012. This is to comprise a load-distributing cellular confinement system (e.g. three-dimensional grid or similar) installed above existing ground levels, thereby avoiding excavation and preserving soil structure and root integrity.

6.6.11 The system should:

- Be installed on top of a geotextile membrane laid directly onto existing ground.
- Avoid reduction in existing soil levels.

- Utilise permeable, clean angular aggregate infill to maintain soil aeration and water infiltration.
- Include edge restraint solutions that do not require intrusive foundations/footings within the RPA.

6.6.12 The alignment currently shown on the TRRP passes immediately adjacent to the stem of T5, and the new gated entrance lies close to the stem of T1. The final alignment shall avoid the stems and buttress zones of these trees, with clearances agreed with the project arboriculturist. Subject to the alignment being adjusted, the impact of the no-dig access road is assessed as ***moderate to low***. All works within RPAs shall be undertaken in accordance with a site-specific AMS and under arboricultural supervision.

Installation of Garden Fencing within RPAs

6.6.13 A new timber boundary fence is proposed along the north-eastern side of the access road, with a new timber gate at its south-eastern end, both within the RPAs of retained features (including G1, G2 and T1). In line with BS5837:2012 Clauses 6.2.4 and 7.2, post-holes are to be dug by hand using hand tools only (spades, trowels or, where the ground is compacted, an air-spade). Each hole should be no wider than 225mm and approximately 600mm deep; if a single root >25mm is encountered the hole must be relocated, and the root retained intact with a clean, flush pruning cut only where relocation is not possible.

6.6.14 Concrete footings are to be poured as a dry mix to limit leachate. Mix additives containing plasticisers or sulphates are prohibited, and concrete must be kept a minimum of 100mm clear of any cut root faces; where closer proximity is unavoidable, a damp-proof membrane shall be inserted as a barrier. Shrub layers may be trimmed back or ground-cover vegetation may be strimmed to 50mm above ground prior to fencing, but no stump-grinding or mechanical excavation is permitted within RPAs.

Installation of New Underground Services and Utilities

6.6.15 No detailed service plans have been shared, nor do the referenced drawings demonstrate the full extent of any new services or utilities. In accordance with the principles of BS5837:2012, the routing of new services should, wherever practicable, avoid the RPAs of retained trees.

6.6.16 Where encroachment into an RPA is demonstrated to be unavoidable following detailed design and further site investigation, works shall be undertaken in accordance with *Street Works UK Publications Volume 4 – Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 3, 2026)*.

6.6.17 Mitigation measures shall include, as appropriate:

- Retention and protection of roots in situ wherever possible, or careful alignment of services to avoid significant roots.
- Adoption of trenchless or low-impact installation techniques (e.g. thrust boring, directional drilling, vacuum excavation, or hand-dug trial pits) where feasible.
- Use of appropriate backfill materials and construction methodologies to maintain soil structure and aeration.
- Installation of tree protection fencing in accordance with an approved Tree Protection Plan to establish Construction Exclusion Zones (CEZs).
- Arboricultural supervision during works within RPAs, where required by the project arboriculturist.

6.6.18 Street Works UK Volume 4 is recognised industry good practice for works involving utility apparatus in proximity to trees. Although BS5837:2012 refers to NJUG Volume 4 (Issue 2) as a minimum standard, that guidance has now been superseded.

6.7 Anticipated Indirect Impacts from the Proposed Development

Spatial Requirements for Contractors during Demolition and Construction

6.7.1 During construction, contractors will require adequate space to work around the garage, and it is likely that a working corridor of up to 2m from its footprint will be required for scaffolding and the passage of materials. This working area will extend into the RPA of T21, where temporary ground protection shall be installed prior to the commencement of works. It is recommended that the no-dig access road is constructed at the outset of the works, following the tree removals, so that it can serve as the construction access and haul route for the garage build and prevent compaction within the RPAs of trees adjoining the route. Until it is in place, any vehicle or plant movement within RPAs shall be over temporary ground protection.

Table 8 Temporary Ground-Protection (TGP) Specification

Description	Minimum requirement	BS 5837 reference
Build-up option A – suspended walkway (preferred on soft ground)	Scaffold framework driven outside the RPA or founded on baseplates bearing through load-spreading timber beams; 38mm scaffold boards fixed on the frame to provide a continuous deck.	Clause 6.2.3.3(a) & Note a
Build-up option B – low-dig granular	Geotextile separation layer; 100mm depth clean woodchip or 50mm angular gravel (no fines) lightly tamped; over-laid with 18mm plywood or double scaffold boards laid at right-angles.	Clause 6.2.3.3(c)

6.7.2 The full Arboricultural Method Statement, to be secured by pre-commencement condition, will:

- Confirm the chosen TGP build-up with supplier data sheets or load-spread calculations.

  Integrate TGP installation and removal into the construction phasing plan; and
- Include a monitoring log signed off by the ACoW and made available to the LPA on request.

6.8 Above Ground Constraints and Considerations

6.8.1 The above ground constraints predominantly refer to the impact of the crown or canopy of any retained tree/s and hedges on the Site either by size and form, shading, and nuisance factors. The above ground constraints imposed by trees should be considered in relation to the following:

- The crown's extent and its relationship to any structures. The primary consideration should be whether there will be enough space to prevent branches from damaging structures, post-construction, or increase the likelihood of unnecessary tree pruning to abate a nuisance.
- The proportion of open space beneath the crown and if this will obstruct construction access or on-site activities and is it adequate for the passage of both vehicles and pedestrians.
- Seasonal nuisance (e.g., leaf fall blocking gutters, fruit fall creating slippery patches and honey dew dripping on vehicles and surfaces).

6.8.2 The principal tree shadow constraints are shown on the TCP at Appendix 3. These shade arcs have been plotted in accordance with BS5837:2012, using a radius equivalent to the current height of the trees to represent the area shaded from North-West to East. These arcs identify where the availability of natural light may be restricted, informing the sustainable orientation and design of the Proposed Development, mitigating potential future pressure for tree removal or heavy pruning due to excessive shading.

6.8.3 Whilst it is reasonable to suggest that the shade influence from retained trees would have a degree of impact, it wouldn't be seen as a significant constraint to any development, nor would it be recommended that further tree losses are incurred to negate the level of shade cast.

6.8.4 Further, while shade is identified as a constraint, the potential for shading should be balanced against the significant microclimatic benefits provided by the canopy. In accordance with BS5837:2012 (Para 5.3.4, Note 1), tree shade can be functionally advantageous, reducing the requirement for mechanical cooling in buildings, whilst providing essential sheltered "cool spots" during peak summer temperatures.

6.8.5 Alongside considering the effects from retained trees, the Proposed Development needs to also consider new tree planting which will form an integral part of any new development. Proposals for new tree planting should be appropriate for the future use of the site and not just aim to improve the existing tree population. Careful consideration would need to be given to the following:

- Ultimate height and canopy spread
- Tree form and habit
- Density of the crown
- Potential shading effect
- Foliage colour
- Water demand in relation to soil types
- Ongoing maintenance requirements

6.8.6 It may be appropriate on certain built elements (properties, buildings, garages, etc) of the development to use gutter guards, or otherwise enclosed gutters, to minimise the potential for leaf fall to cause blockage and an ongoing nuisance, therefore mitigating future pressures to prune or unnecessarily remove trees.

Tree Surgery and Tree Works (Preliminary Specification)

6.8.7 No facilitation pruning of retained trees is currently specified. However, crown lifting of retained trees overhanging the access road (including T1, T4, T5 and G2) may be required to provide adequate clearance for construction vehicles and future use. Any such works should be limited to the minimum necessary and confirmed within a detailed AMS.

6.8.8 The objective of such works is to establish suitable spatial separation at the outset, thereby reducing the likelihood of future pressure for excessive or inappropriate pruning once the development is occupied. The overriding aim will be to avoid unnecessary tree pruning wherever possible. Consideration should be given to any statutory protection afforded to these trees.

6.8.9 Further management works are recommended within the Tree Survey Schedule at Appendix 2 (including deadwood removal and severing of ivy to T4, T5, T13, T20 and G2, and the removal of dead trees within G1). These are not required to facilitate the Proposed Development but are recommended in the interests of sound arboricultural management.

6.8.10 All tree works undertaken must comply with *British Standard 3998:2010 – Tree Work Recommendations* and should therefore be carried out by skilled tree surgery contractors, ideally Arboricultural Association Approved Contractors.

6.8.11 Pruning should be restricted to essential works only to minimise the creation of open wounds, which serve as primary entry points for decay-causing pathogens and fungal spores. Ideally, works should be scheduled during the winter dormancy period or mid-summer. Pruning during autumn is discouraged, owing to increased fungal spore counts and reduced wound-closure activity which increase the risk of infection.

6.8.12 All vegetation and, particularly, woody vegetation proposed for clearance, must be removed outside of the bird-breeding season (March - September inclusive). Birds are protected under the Wildlife and Countryside Act, 1981 (as amended) whilst on the nest. If this is not practicable, a qualified Ecologist should inspect the vegetation to be removed or pruned for the presence of nesting birds. An ecological consultant should be consulted to ensure correct procedures are followed.

6.8.13 Consideration should also be given to roosting bats which are protected by Regulation 43 of The Conservation of Habitats and Species Regulations 2017 (as amended). Reference should be made to any ecological reports commissioned and where bat roosting potential has been identified within the trees within the Site, an ecological consultant should be consulted.

6.9 Mitigation for Losses

Hard and Soft Landscaping

6.9.1 No formal proposals for hard and soft landscaping have been provided at the time of writing. To compensate for the proposed loss of trees, including Category B1 trees T16 and T22, it is recommended that a tree replacement plan is secured by condition, providing new tree planting of appropriate size and species within the Site to maintain the treed character of the Crich Conservation Area, in accordance with Policies EN1, EN7 and EN15 of the Local Plan and Policy NP9 of the Crich Parish Neighbourhood Plan.

6.9.2 Along with native planting, additional ornamental species could be introduced to the Proposed Development. These species will enhance the urban environment by increasing biodiversity while also adding visual amenity. The careful selection of diverse trees will provide benefits such as seasonal colour, wildlife encouragement, enhanced screening of vistas or structures from adjoining public highways and reinforcing others.

6.9.3 New trees must be sited to ensure that they do not encroach upon or obstruct overhead power lines and telecommunications cables. To prevent future infrastructure conflicts, any underground apparatus should be ducted or otherwise protected at the time of construction to enable trees to be planted without resulting in future conflicts.

6.9.4 Any new trees to be planted should be specified according to the recommendations in *BS 8545 (2014) Trees: from nursery to independence in the landscape –Recommendations.*

6.10 Compliance with National and Local Planning Policy

6.10.1 A review of impact of tree loss in relation to compliance with national and local planning policy is provided in Table 9.

Table 9 National and Local Planning Policy Review

Policy Reference	Evidence of Compliance
National Planning Policy Framework (NPPF), 2026	The Proposed Development will not result in the loss or deterioration of an irreplaceable habitat; no ancient woodland or ancient or veteran trees are present. Unavoidable tree losses are to be compensated by replacement planting.
Amber Valley Borough Local Plan 2022–2040	Tree retention has informed the scheme, and the final alignment of the access road to be determined by tree positions to avoid unnecessary losses. Replacement planting is recommended to compensate for the losses.

7. Arboricultural Method Statement (AMS) 'Heads of Terms'

7.1.1 A draft heads-of-terms schedule of the key principles of tree protection for the Proposed Development is set out below. At this stage in the planning process and in accordance with clause 5.5.6 of BS5837:2012, it is sufficient to list the issues that will require more detailed consideration once consent is granted.

7.1.2 This heads of terms demonstrates the feasibility of the scheme's tree-protection strategy (BS5837:2012 Table B.1) and provides the Local Planning Authority (LPA) with sufficient information to determine the application.

7.1.3 A detailed AMS shall be secured by pre-commencement planning condition (or reserved matter, as appropriate). The full AMS will:

- Set out an annotated TPP and phasing diagram.
- Outline a robust methodology for tree protection measures.
- Prescribe the sequencing of demolition, construction and landscaping in relation to tree constraints; and
- Include site-specific risk assessments, monitoring schedules and reporting templates.

7.2 AMS 'Heads of Terms'

- Preparation of a written site management protocol for dealing with tree issues, to specifically include induction training for all operatives related to tree protection, as well as documenting who is responsible for protecting the trees on site.
- Appointment of a qualified project arboriculturist to act as Arboricultural Clerk of Works (ACoW) and provide on-call advice.
- Sequenced programme of works (demolition, site clearance, groundworks, construction, landscaping) cross-referenced to the TPP.
- Emergency procedures for unforeseen or accidental root/branch damage, including immediate notification to the ACoW and remedial specification.
- Specification, erection and maintenance of Tree Protection Fencing (TPF) and ground-protection systems, referencing BS 5837:2012 Figure 3 and Clause 6.2.3.
- Methodologies for working within RPAs, including access of excavators, cranes, concrete pumps and piling rigs, and any access-facilitation pruning authorised by the LPA.
- Pollution-prevention controls, including chemical storage, wash-down areas and silt traps, located outside RPAs or on approved ground-protection surfacing.
- Confirmation that underground and overhead services will avoid RPAs or employ trenchless techniques (e.g. thrust bore) where avoidance is impossible.

7.3 General Protection Measures for Retained Trees

7.3.1 During construction, retained trees within influencing distance of the works must be protected by robust TPF installed at the calculated RPAs to form Construction Exclusion Zones (CEZs).

7.3.2 The tree-protection measures should adhere to the recommendations in BS5837:2012. The purpose of these measures should be understood and well-considered from the start, as they protect trees to be retained within and adjacent to the Site while allowing adequate access for the implementation of the Proposed Development.

7.3.3 Oil, bitumen, cement, or any other potentially hazardous material to trees shall not be stored, mixed or discharged within 10m of a tree stem. Concrete mixing and washings are to be confined to a lined containment area.

7.3.4 No fires are permitted within 5m of any tree crown (allowing for wind drift). No signs, notices, cables or other apparatus shall be attached to retained trees.

7.4 Arboricultural Clerk of Works (ACoW)

7.4.1 It is recommended that the client appoints a suitably qualified arboriculturist to act as an ACoW. The ACoW will be engaged to monitor and oversee the implementation of the works required. The role of the ACoW is a relatively formal one. Normally their involvement should be limited to several site visits where decisions can be made relatively quickly.

7.4.2 The ACoW will also be the first contact for arboricultural advice for any issues that arise that are not detailed in this report, such as extra tree works, work required within the RPA of the trees on-site, any damage that has occurred to any of the retained/unmanaged trees, or any breach of the tree protection measures on-site.

7.4.3 During the various stages of the Development a record of the completion of the various tree protection works will be kept by the ACoW. This will provide the Council with sufficient evidence that all practicable steps have been taken to prevent damage to the trees, thereby ensuring compliance to the Planning Conditions.

7.5 Tree Protection Fencing (TPF)

7.5.1 The barriers shall comply with the specification in BS5837:2012 and remain in place for the full duration of the works unless written approval for alteration is obtained from the LPA following advice from the ACoW.

7.5.2 The TPF should be robust enough to restrict being breached from the type of construction activity taking place on Site and suitable for the degree and proximity of works to retained trees.

Preliminary TPF Specification

7.5.3 Panels of welded mesh (e.g. Heras HSG 151) mounted on a braced scaffold framework driven into stable ground, in accordance with BS5837:2012 Figure 3.

7.5.4 It is considered appropriate to use rubber feet/blocks providing they are pinned in position with metal rebar or wooden stakes to prevent the fencing being moved or removed during construction.

7.5.5 Tree TPF and the CEZ is to be clearly marked using appropriate all-weather signs with the following “Construction Exclusion Zone - No Access”. These signs shall be laminated to ensure they last the duration of the construction works and shall be fixed to the fencing panels every 5-10m along its length.

7.5.6 Once installed, the TPF must be periodically inspected to ensure that they remain fit for purpose and, where required, maintained, or improved throughout the duration of demolition and construction activities on Site.

7.6 Erection of Scaffolding with the RPA

7.6.1 Where scaffolding is required inside an RPA it shall be founded on appropriate ground-protection (BS5837:2012 Clause 6.2.3.3 Note a).

7.6.2 It will comprise of either a suspended wooden walkway (or placed on top of a driven scaffold frame, to form a suspended walkway), or on top of a compression-resistant layer (e.g., 100mm depth of woodchip), laid onto geotextile base overlaid with wooden boards. This will significantly reduce the likelihood of ground compaction.

7.7 Piling rigs and Cranes

7.7.1 Work must be carefully planned so that there is sufficient room to avoid hitting the canopies of retained trees during transportation or operation. Loads that are wide or tall should not encounter retained trees. Arboricultural supervision may be required however, it is the responsibility of the contractor to assess and plan the work.

7.7.2 Access-facilitation pruning (if required) is detailed in the approved tree-surgery schedule and must be completed before plant mobilisation.

7.8 Site Compounds, Portakabins, Containers, and other Temporary Structures

7.8.1 Site compounds, Portakabins, Containers, and other temporary structures may be used in root protection areas in some cases if prior consent is obtained from the acting local planning authority. Prior to installation, the method for installing the buildings and an assessment of whether temporary ground protection is required must be agreed upon and specified with the ACoW.

7.9 Ongoing Arboricultural Monitoring of Retained Trees

7.9.1 Retained trees with potential to be affected by demolition or construction shall be inspected by the ACoW:

- pre-start,
- at critical stages (e.g. groundworks, service installation), and
- post-completion.

7.9.2 The monitoring regime ensures that tree-protection measures remain effective, newly arising issues are addressed promptly and the landowner's duty of care is satisfied (BS5837:2012 Clause 8.8.3).

8. Conclusions and Recommendations

8.1.1 This report has assessed the arboricultural implications of the erection of a detached double garage and the formation of a new no-dig access road, via a new timber gate off an existing car park, at 20 Cromford Road, Crich. The assessment has been prepared in accordance with BS5837:2012.

8.1.2 A survey of trees on the Site, including those within influencing distance, was undertaken on 24 October 2026 by Arb Innovators to fulfil the requirements of BS5837:2012. The survey identified 24no. arboricultural features (22no. individual trees and 2no. groups), comprising 6no. moderate quality (Category B), 16no. low quality (Category C) and 2no. Category U features. No high quality (Category A), ancient or veteran trees were recorded. No TPOs apply; the Site lies within the Crich Conservation Area.

8.1.3 The Proposed Development requires the removal of 9no. trees: 2no. Category B1 tree (T16 and T22) and 3no. Category C1 trees (T17, T18 and T19) for the garage, and 4no. Category C1 trees (T3, T9, T14 and T15) for the access road and gated entrance. Category U trees T2 and T7 are recommended for removal under sound arboricultural management.

8.1.4 The greatest constraint to the Proposed Development is presented by the RPAs of retained Category B1 trees T1, T4 and T5 along the access road, and T21 adjacent to the garage. Provided the access road is constructed using a no-dig cellular confinement system realigned to avoid tree stems, and the garage foundations within the RPA of T21 use a low-impact piled solution or floating raft, the impacts on these trees are assessed as ***moderate***. It is recommended that the final foundation design for the garage be confirmed by the project structural engineer.

8.1.5 Subject to the mitigation and replacement planting recommended, the proposals are consistent with the NPPF 2026, the Amber Valley Borough Local Plan 2022–2040, the Crich Parish Neighbourhood Plan, and BS5837:2012.

8.1.6 It is recommended that a detailed Arboricultural Method Statement and Tree Protection Plan is prepared and sets out the working methodologies to be adhered to across the Site, while also outlining ACoW commitments. This should be secured by an appropriately worded condition attached to any grant of planning permission.



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TREE SURVEY METHODOLOGY

APPENDIX 1

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TREE SURVEY METHODOLOGY

BS5837:2012 Methodology

The tree survey was carried out with reference to the methodology set out in BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

Stage 1: Tree Constraints & Feasibility Study - for most planning applications where there are trees on or adjacent to a site, an initial assessment of the tree population and tree constraints will be required. This should be instructed as early as possible in the planning process and includes:

- Tree Survey Schedule: Presents data collected during the tree survey which is made to identify & categorise all trees that may be impacted by a proposal.
- Tree Constraints Plan: Tree locations, retention categories and consideration of associated above and below ground constraints.
- Tree Constraints and Opportunities Assessment: A preliminary report written to inform the design and layout of future development of the site.

Stage 2: Arboricultural Impact Assessment & Outline Mitigation Measures. This will normally be required following a Stage 1 survey and report. Components will vary depending on design complexity, but may include:

- Arboricultural Impact Assessment (AIA): An assessment of the anticipated impact of the proposed development on the tree population (existing & proposed).
- Draft Tree Protection Plan (where appropriate): Indicative plan of tree protection measures.
- 'Heads of Terms' Arboricultural Method Statement: Outlines principles of the methodology required to mitigate impact on existing trees.

BS5837:2012 outlines guidance on how to assess an arboricultural feature's quality and advises on assessing both direct and indirect impacts. Neither a methodology for defining impacts nor specific criteria for determining an arboricultural feature's perceived sensitivity are provided.

Stage 3: Detailed Tree Protection & Discharge of Conditions. This is sometimes required following a Stage 2 report if the tree protection requirements are complex; or if there is a planning condition or reserved matters requirement to do so. The stage three report may include the following components:

- Detailed Tree Protection Plan (TPP).
- Arboricultural Method Statement (AMS): detailed methodology to include arboricultural supervision and site monitoring schedule (if required).

Stage 4: Arboricultural Supervision & Post-Construction. This may include:

- Written report as evidence of arboricultural supervision, site monitoring, reinstatement, and planting and aftercare (as required).

RIBA Design Guidance

The approach adopts the guidelines set out in the British Standard BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations.

The process is broken down to coordinate broadly with the key elements within both the RIBA Plan of Work (2013) and British Standard 5837:2012 as set out in the table below:

Information Stage	RIBA Stage	BS5837:2012
Stage 1: Tree Survey	2: Concept	4: Feasibility
Stage 2: Arboricultural Impact Assessment	3: Developed Design	5: Proposals
Stage 3: Arboricultural Method Statement and Tree Protection Plan	4: Technical Design	6: Technical Design
Arboricultural Supervision & Post-Construction.	5: Construction	7: Demolition and construction

The trees on the Site were originally surveyed without reference to site layout as detailed in paragraph 4.4.1.1 of BS5837:2012. However, for the purposes of the Arboricultural Impact Assessment the Proposed Development for the Site has been considered.

The survey includes all trees with an estimated stem diameter of 75mm or more measured at 1.5m above ground level that are located within the site or that overhang the site.

Trees were surveyed individually or as groups where it was considered that they had grown together to form cohesive arboricultural features either aerodynamically (trees that provide companion shelter), visually (e.g. avenues or screens) or culturally (including for biodiversity). However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups and / or woodlands were also surveyed as individuals.

Within the tree survey schedule, each surveyed Tree (T), Group (G), Hedge (H), Woodland (W) on or adjacent to the site is given a reference number. Metal tags have not been used for this survey as identification on-site does not require this. The tree numbers associated with each tree are cross referenced within the schedule and plans at Appendix 2 and 3 respectively.

Full details of the dimensions and measurements recorded including detailed definitions, can be found at Appendix 2.

Tree condition, health and structural integrity were inspected in accordance with the Visual Tree Assessment (VTA) method (*Mattheck 2007*), which provides a systematic framework for formal tree inspection, as summarised:

1. VTA Stage 1 - Inspection of the tree for visual evidence of internal defects.
2. VTA Stage 2 – Confirmation of defects and measuring their extent.
3. VTA Stage 3 – Assessment of defects and estimation of residual strength.

Ancient Woodland, Ancient, Veteran and Notable trees

BS5837:2012 does not reference a methodology for identifying and recording ancient, veteran, or notable trees. While 'Veteran' is defined in paragraph 3.12 of BS5837:2012, neither 'Ancient' nor 'Notable' are mentioned. Due to the complexity and subjectivity of this subject, there are various methods for defining and classifying Ancient, Veteran, and Notable trees.

For this BS5837:2012 assessment, the methodology set out by the Woodland Trust (n.d.) (2024) *Recognising and categorising ancient and other veteran trees* has been adopted.

The Forestry Commission (FC) and Natural England (NE) have published guidance and recommendations to safeguard Ancient Woodland, Ancient, and Veteran trees against development. In summary this guidance advises on the use of semi-natural buffer zones as a means of protection with minimum distances identified as:

- Fifteen metres between any development and ancient woodland.
- Fifteen times the diameter of its stem or 5m from the edge of its canopy, if that's greater, around any ancient or veteran tree.



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BS5837 TREE SURVEY SCHEDULE

APPENDIX 2

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CORE SURVEY MEASUREMENTS

The core measurements taken and the standardised categories used to classify a tree's age, health and structural integrity are demonstrated below.



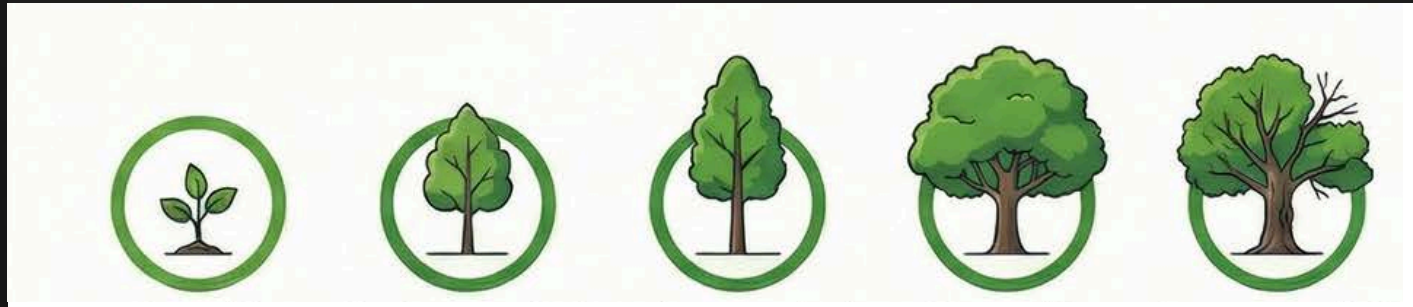
Tree Species
Common name (where available) followed by Scientific name.



Crown Spread
Given as an average diameter or measured using a distometer. North (N), east (E), south (S) and west (W).



Tree Height
Tree heights measured using a clinometer unless stated (*). Tree heights are given in metres (m) to the nearest half metre.



Young (Y)
Fast growth rate, apical dominance. < 1/3rd estimated life expectancy.

Semi-mature (SM)
Established specimen approaching 1/3 life expectancy.

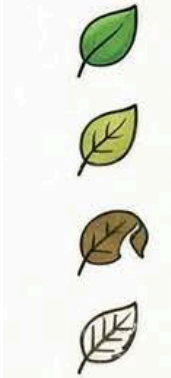
Early-mature (EM)
1/3 – 2/3 life expectancy, still increasing in height.

Mature (M)
Over 2/3 life expectancy. Full expected height, crown still spreading.

Over-mature (OM)
Increasing girth and hollowing, developing an irregular, complex crown structure.

Ancient (AT)
Centuries-long life stage, significant canopy retrenchment and increasing hollowing of bole

PHYSIOLOGICAL CONDITION (HEALTH AND VITALITY)



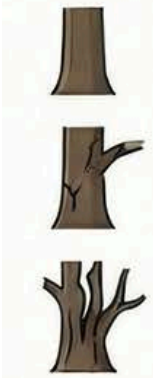
Good Generally in good vitality, characteristic of the species.

Fair Reasonable vitality with few signs or symptoms associated with ill-health, decline or fungal presence.

Poor Trees exhibiting symptoms of reduced vitality, ill-health or decline which are irremediable.

Dead Tree/s are dead, with no live growth.

STRUCTURAL CONDITION (INTEGRITY)



Good No obvious risk features or those of little overall significance.

Fair Identifiable but may remediable risk features. Possible confirmed presence of fungal fruiting bodies.

Poor Major risk feature of significance. Confirmed pathogenic decay fungi indicating presence of internal decay.

Dead Tree/s are dead, dying and have a severely compromised structural integrity.

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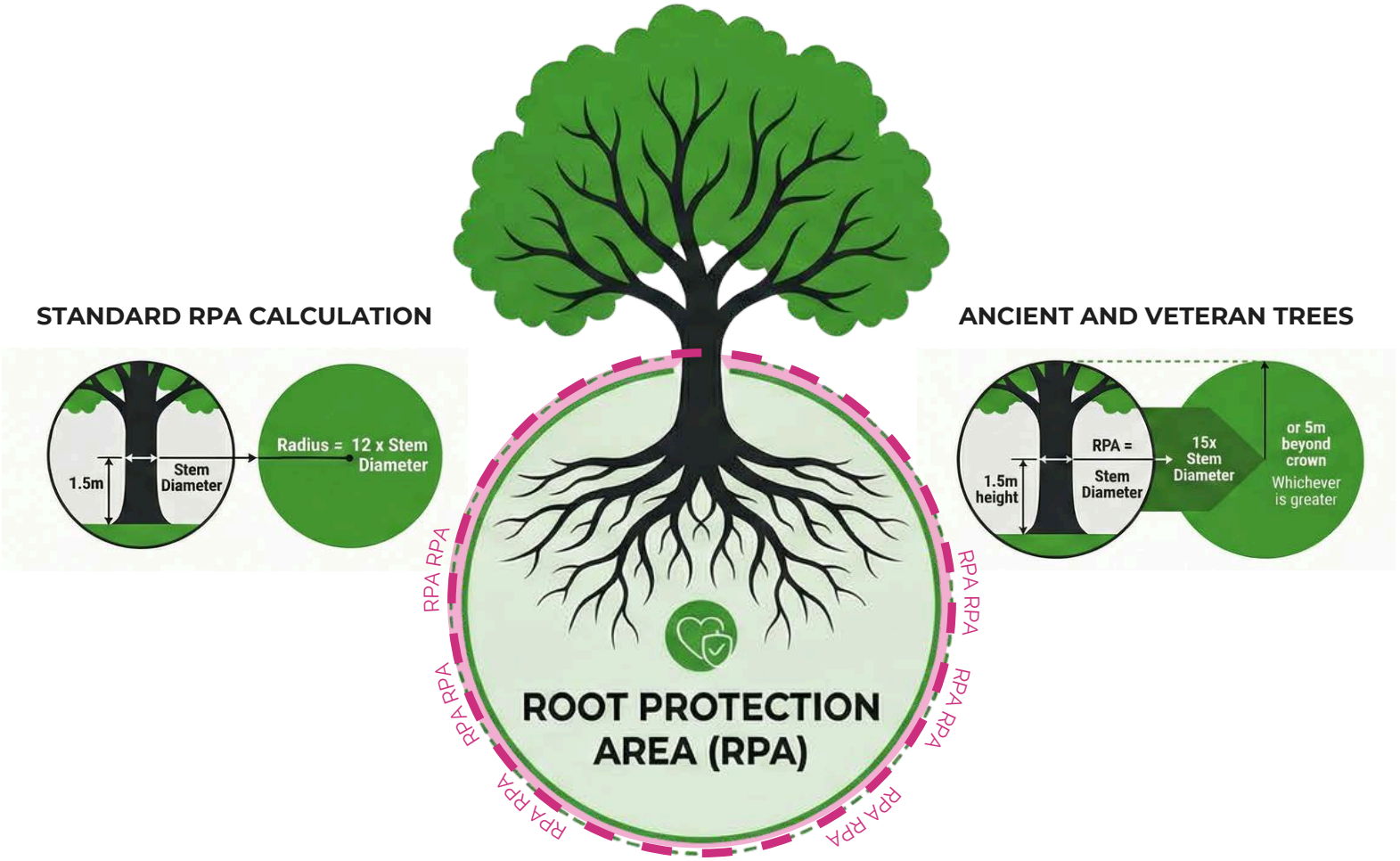
ROOT PROTECTION AREA (RPA) AND NOTES

A critical zone for protecting a tree's rooting environment during construction, as defined by BS5837:2012. For trees with more than one stem, one of two calculation methods should be used. In all cases, the stem diameter(s) should be measured in accordance with Annex C, and the RPA should be guided from Annex D of BS5837:2012.



Where veteran trees have been identified the RPA has been calculated in accordance with Natural England guidance i.e. 15x the stem diameter or 5m beyond the crown whichever is greater. An average stem diameter is provided for tree groups, wooded areas and hedges.

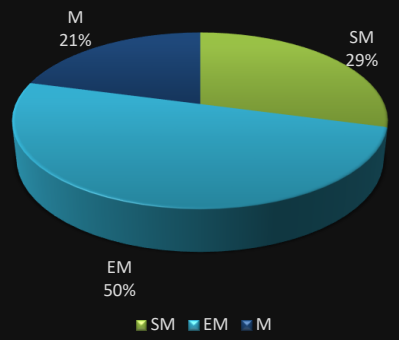
Both RPA radius in metres from the main stem and total area for the RPA as square metres are provided.

BS5837:2012 TREE SURVEY SCHEDULE

Survey Date: 24.10.2026

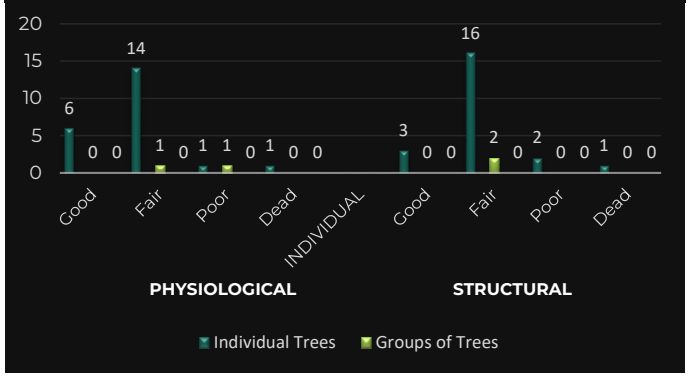
Age Distribution of the Tree Population

The distribution of the tree populations age is useful for understanding expected longevity which can help inform the BS5837 useful life expectancy, and help homeowners or property managers to make informed decisions on mitigation, tree management and replacement.



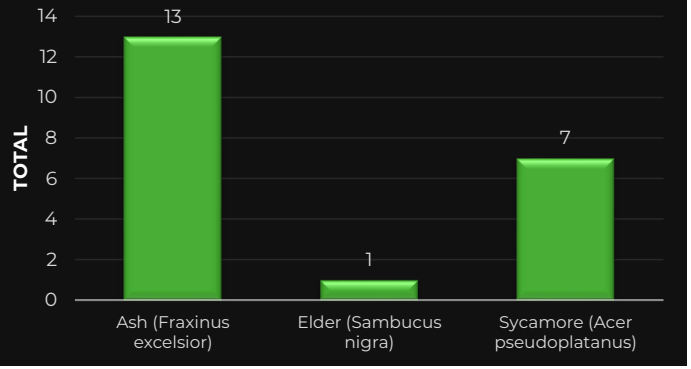
Distribution of Physiological and Structural Conditions across the Tree Population

Physiological condition provides an indication of the vitality of the tree. Structural condition is related to the presence of defects that can lead to failures.



Species Composition of the Individual Tree Population

The proportions of any given family, genus, species, and cultivar which make up the total individually recorded tree population across the Site.



Ancient Woodland and Ancient, Veteran and Notable Trees

Ancient Tree - Centuries-long life stage, significant canopy retrenchment and increasing hollowing of bole. Old in comparison to other trees of the same species (chronologically ancient).

Ancient Woodland - Any wooded area that has been continuously wooded since 1600 AD.

Veteran Tree - Mature trees which, due to their life or environment, have significant decay features, but are neither developmentally ancient (in the ancient life phase) nor chronologically ancient.

Notable Tree - Mature trees which may stand out in the local environment because they are large in comparison with other trees around them.

Forestry Commission and Natural England Guidance for the protection of ancient woodland, ancient trees and veteran trees from development and the use of semi-natural buffer zones:

- Fifteen metres between any development and ancient woodland.
- Fifteen times the diameter of its stem or 5m from the edge of its canopy, if that's greater, around any ancient or veteran tree.

ANCIENT WOODLAND	ANCIENT TREES	VETERAN TREES	NOTABLE TREES
0	0	0	0

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BS5837:2012 TREE SURVEY SCHEDULE

CATEGORY A	CATEGORY B	CATEGORY C	CATEGORY U
Trees with an estimated remaining contribution 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.	Trees 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 or trees lacking the special quality necessary to merit the category A designation.	Trees with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees 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.
Sub-categories	Mainly arboricultural value **1**	Mainly landscape value **2**	Mainly cultural or conservation value **3**

Summary of Individual trees, Groups, Woodlands and Hedges			
	T1, T4, T5, T6, T16, T22	T3, T8, T9, T10, T11, T12, T13, T14, T15, T17, T18, T19, T20, T21, G1, G2	T2, T7
0	**6**	**16**	**2**

Estimated Remaining Contribution (ERC)			
> 40 years	**> 20 years**	**< 20 years**	**< 10 years**

Breakdown of Arboricultural Features for each BS5837:2012 Category							
Trees	**0**	Trees	**6**	Trees	**14**	Trees	**2**
Groups	**0**	Groups	**0**	Groups	**2**	Groups	**0**
Woodlands	**0**	Woodlands	**0**	Woodlands	**0**	Woodlands	**0**
Hedgerows	**0**	Hedgerows	**0**	Hedgerows	**0**	Hedgerows	**0**
Percentage of tree population	**0.0%**	Percentage of tree population	**25.0%**	Percentage of tree population	**66.7%**	Percentage of tree population	**8.3%**

In assigning the BS5837:2012 Category, particular consideration has been given to the presence of any structural defects for each feature, the size and form of each feature, its suitability within the context of a proposed development, and the location of each feature relative to existing site features e.g. its screening value or landscape amenity value.

INDIVIDUAL TREES

TREE NO.	TAG NO.	SPECIES (COMMON & SCIENTIFIC NAME)	HEIGHT (m)	NO. OF STEMS	STEM DIA (mm)	CROWN SPREAD (m) N	E	S	W	CROWN CLEAR (m)	AGE CLASS	PHYS COND	STRUC COND	GENERAL OBSERVATIONS AND PRELIMINARY WORKS RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION (erc)	BS5837 CATEGORY	RPA (m^2)	RPA RADIUS (m)
T1	0	Sycamore (Acer pseudoplatanus)	16	2	618	5	4.5	6.5	4	3	M	Good	Fair	Positioned 2-4m from the post and rail fence. Abnormal form (suppressed/asymmetric), Base obscured and inspection impeded, Branch tear-out, Dense ivy cover on main stem impeded inspection, Dense undergrowth at base.	20+	**B1**	173.0	7.4
T2	0	Undetermined	11	1	650	1.5	1	5	2	0	M	Poor	Poor	Dense ivy clad tree/stem devoid of crown growth. Appears to be hung up in T1, inspection limited. Possible dead tree. Abnormal form (suppressed/asymmetric), Dense ivy cover on main stem impeded inspection, Dense undergrowth at base, Limited future potential. Fell (Sectional Dismantle).	<10	**U**	191.1	7.8
T3	0	Ash (Fraxinus excelsior)	16.5	1	580	5.5	5.5	4	5.5	4.5	EM	Fair	Fair	Ivy severed - stem wounded in the process. Asymmetric crown form, Basal wound / bark loss, Deadwood (minor <35mm), No obvious risk features observed, Pruning wounds noted, Symptoms associated with Ash dieback.	10+	**C1**	152.2	7.0
T4	0	Ash (Fraxinus excelsior)	17	1	500	2	3	6.5	5.5	5	EM	Fair	Fair	Inspection limited. Appears to be growing out of the boundary wall. Deadwood overhangs the carriageway. Abnormal form (suppressed/asymmetric), Base obscured and inspection impeded, Dense ivy cover on main stem impeded inspection, Dense undergrowth at base, Measurements approximated. Deadwood Removal (All), Sever Ivy at Base to Leave 1m of Clear Stem.	20+	**B1**	113.1	6.0
T5	0	Ash (Fraxinus excelsior)	15	2	580	5.5	5.5	6.5	3	4.5	EM	Fair	Fair	Ivy partially severed. Small open cavity on the main stem - east facing. Woundwood observed. Cavity (main stem), Deadwood (minor <35mm), Dense ivy cover on main stem impeded inspection, Low crown form, Multi-stemmed from base, Symptoms associated with Ash dieback. Sever Ivy at Base to Leave 1m of Clear Stem.	20+	**B1**	152.0	7.0
T6	0	Ash (Fraxinus excelsior)	14	1	240	2.5	2.5	2.5	2.5	4	SM	Fair	Good	Some minor dieback. Deadwood (minor <35mm), No obvious risk features observed, Symptoms associated with Ash dieback.	20+	**B1**	26.1	2.9
T7	0	Ash (Fraxinus excelsior)	15	1	300	2	4.5	2.5	1	3	EM	Dead	Dead	Dead tree. Dead tree/s observed. Fell (Sectional Dismantle).	<10	**U**	40.7	3.6

INDIVIDUAL TREES																
TREE NO.	TAG NO.	SPECIES (COMMON & SCIENTIFIC NAME)	HEIGHT (m)	NO. OF STEMS	STEM DIA (mm)	CROWN SPREAD (m) N	E	S	W	CROWN CLEAR (m)	AGE CLASS	PHYS COND	STRUC COND	GENERAL OBSERVATIONS AND PRELIMINARY WORKS RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION (erc)	BS5837 CATEGORY	RPA (m^2)	RPA RADIUS (m)
T8	0	Ash (Fraxinus excelsior)	10.5	1	240	0	3	7.5	2	2	SM	Good	Poor	Stem leans heavily (45 degree angle) toward the road. Poor form. Abnormal form (suppressed/asymmetric), Lean (recent/uncorrected), Limited future potential. Fell (Ground Level).	10+	**C1**	26.1	2.9
T9	0	Ash (Fraxinus excelsior)	17	1	420	2.5	4	6.5	2	5	EM	Fair	Fair	Ivy recently severed. Sparse and thinning crown. Abnormal form (suppressed/asymmetric), Deadwood (minor <35mm), Light ivy cover, No obvious risk features observed, Symptoms associated with Ash dieback.	10+	**C1**	79.8	5.0
T10	0	Sycamore (Acer pseudoplatanus)	15.5	1	330	6	6	2	2	3.5	SM	Fair	Fair	Positioned in a stone circle. Abnormal form (suppressed/asymmetric), Light ivy cover, Limited future potential, No obvious risk features observed.	10+	**C1**	49.3	4.0
T11	0	Sycamore (Acer pseudoplatanus)	10	1	140	2.5	1	1	2	3	SM	Fair	Fair	Positioned in a stone circle. Abnormal form (suppressed/asymmetric), Limited future potential, No obvious risk features observed.	10+	**C1**	8.9	1.7
T12	0	Ash (Fraxinus excelsior)	17	1	380	5.5	5	3.5	5.5	5	EM	Fair	Fair	Upper crown dying back; sparse. Abnormal form (suppressed/asymmetric), Deadwood (minor <35mm), Sparse and/or thinning crown, Symptoms associated with Ash dieback.	10+	**C1**	65.3	4.6
T13	0	Ash (Fraxinus excelsior)	18	1	650	2.5	5	8	7	5	EM	Fair	Fair	Cavity on main stem, north facing. Woundwood growth observed - stem sounded with resonance mallet, no significant audible change of resonance. Abnormal form (suppressed/asymmetric), Base obscured and inspection impeded, Cavity (main stem), Deadwood (major >35mm), Deadwood (minor <35mm), decaying heartwood, Light ivy cover. Deadwood Removal (All), Remove Hanging / Broken Branches.	20+	**C1**	191.1	7.8
T14	0	Sycamore (Acer pseudoplatanus)	17	1	450	6.5	9.5	3.5	1	5.5	EM	Good	Fair	Stem leans from vertical - approx. 25 degree angle, to the east. Abnormal form (suppressed/asymmetric), No obvious risk features observed.	20+	**C1**	91.6	5.4
T15	0	Sycamore (Acer pseudoplatanus)	11.5	1	460	6.5	4	2	2	4	EM	Fair	Fair	Main stem previously faked at approx. 6-7m. Epicormic regrowth forms crown framework. Abnormal form (suppressed/asymmetric), Branch tear-out, Epicormic growth (regrowth), Limited future potential.	10+	**C1**	95.7	5.5

INDIVIDUAL TREES																	
TREE NO.	TAG NO.	SPECIES (COMMON & SCIENTIFIC NAME)	HEIGHT (m)	NO. OF STEMS	STEM DIA (mm)	CROWN SPREAD (m) N	E	S	W	CROWN CLEAR (m)	AGE CLASS	PHYS COND	STRUC COND	GENERAL OBSERVATIONS AND PRELIMINARY WORKS RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION (erc)	BS5837 CATEGORY	RPA (m^2)	RPA RADIUS (m)
T16	0	Sycamore (Acer pseudoplatanus)	20	2	611	5	7	6	8	4	M	Good	Good	Large sycamore positioned centrally. Basal wound / bark loss, Deadwood (minor <35mm), No obvious risk features observed, Pruning wounds noted.	20+	**B1**	168.7	7.3
T17	0	Ash (Fraxinus excelsior)	19.5	1	630	5.5	2.5	5.5	8	4	M	Fair	Fair	Sparse upper crown with some dieback noted. Abnormal form (suppressed/asymmetric), Broken / hanging branches (hangers), Deadwood (minor <35mm), Light ivy cover, No obvious risk features observed, Sparse and/or thinning crown. Remove Hanging / Broken Branches.	10+	**C1**	179.6	7.6
T18	0	Ash (Fraxinus excelsior)	18.5	1	510	6	1.5	4	6	4.5	EM	Fair	Fair	Sparse upper crown with some dieback noted. Cavity on the main stem, east facing, woundwood and callus growth observed however significant decay present. Abnormal form (suppressed/asymmetric), Broken / hanging branches (hangers), Cavity (base), Cavity (main stem), Deadwood (minor <35mm), decaying heartwood, Light ivy cover, Sparse and/or thinning crown. Fell (Sectional Dismantle), Remove Hanging / Broken Branches.	10+	**C1**	117.7	6.1
T19	0	Elder (Sambucus nigra)	4	1	250	2	0.5	0.5	3.5	1	M	Good	Fair	No obvious risk features. Characteristic for the species.	10+	**C1**	28.3	3.0
T20	0	Ash (Fraxinus excelsior)	12	2	355	2	3.5	5	2	2	EM	Fair	Fair	Smaller of the two stems failed at approx. 6m leaving a dead stem/snag. Crown biased to the south. Limited future potential. Abnormal form (suppressed/asymmetric), Base obscured and inspection impeded, Deadwood (minor <35mm), Dense ivy cover on main stem impeded inspection. Increased Inspection Frequency (12 Months), Sever Ivy at Base to Leave 1m of Clear Stem.	10+	**C1**	56.9	4.3
T21	0	Ash (Fraxinus excelsior)	20	1	420	5	5	5	5	8	EM	Fair	Fair	Ivy recently severed. Branch tear-out, Deadwood (minor <35mm), Etiolated form, No obvious risk features observed, Sparse and/or thinning crown.	20+	**C1**	79.8	5.0
T22	0	Sycamore (Acer pseudoplatanus)	14	1	320	3	2	3	4.5	3	SM	Good	Good	Suppressed by larger ash. Abnormal form (suppressed/asymmetric), No obvious risk features observed.	20+	**B1**	46.3	3.8

GROUPS OF TREES AND WOODLANDS																		
TREE NO.	TAG NO.	SPECIES (COMMON & SCIENTIFIC NAME)	MIN HEIGHT (m)	MAX HEIGHT (m)	NO. OF STEMS	STEM DIA (mm)	CROWN SPREAD (m) N	E	S	W	CROWN CLEAR (m)	AGE CLASS	PHYS COND	STRUC COND	GENERAL OBSERVATIONS AND PRELIMINARY WORKS RECOMMENDATIONS	ESTIMATED REMAINING CONTRIBUTION (erc)	BS5837 CATEGORY	RPA (m^2)	RPA RADIUS (m)
G1	0	Ash (Fraxinus excelsior), Hawthorn (Crataegus monogyna), Sycamore (Acer pseudoplatanus)	5	14	1	150	2	2	2	2	2	SM	Poor	Fair	Dead tree/s observed, Dieback of the crown observed, Etiolated form, Limited future potential, Symptoms associated with Ash dieback. Small woodland copse.. Fell (Ground Level) - Remove dead trees.	10+	**C2**	10.2	1.8
G2	0	Ash (Fraxinus excelsior), Sycamore (Acer pseudoplatanus)	13	16	1	300	6	4	4.5	3	3	SM	Fair	Fair	Abnormal form (suppressed/asymmetric), Deadwood (major >35mm), Deadwood (minor <35mm), Etiolated form, Light ivy cover, Measurements approximated, Multi-stemmed from base. Positioned on a bank alongside the boundary wall.. Sever Ivy at Base to Leave 1m of Clear Stem -	10+	**C2**	40.7	3.6



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ARBORICULTURAL PLANS

APPENDIX 3

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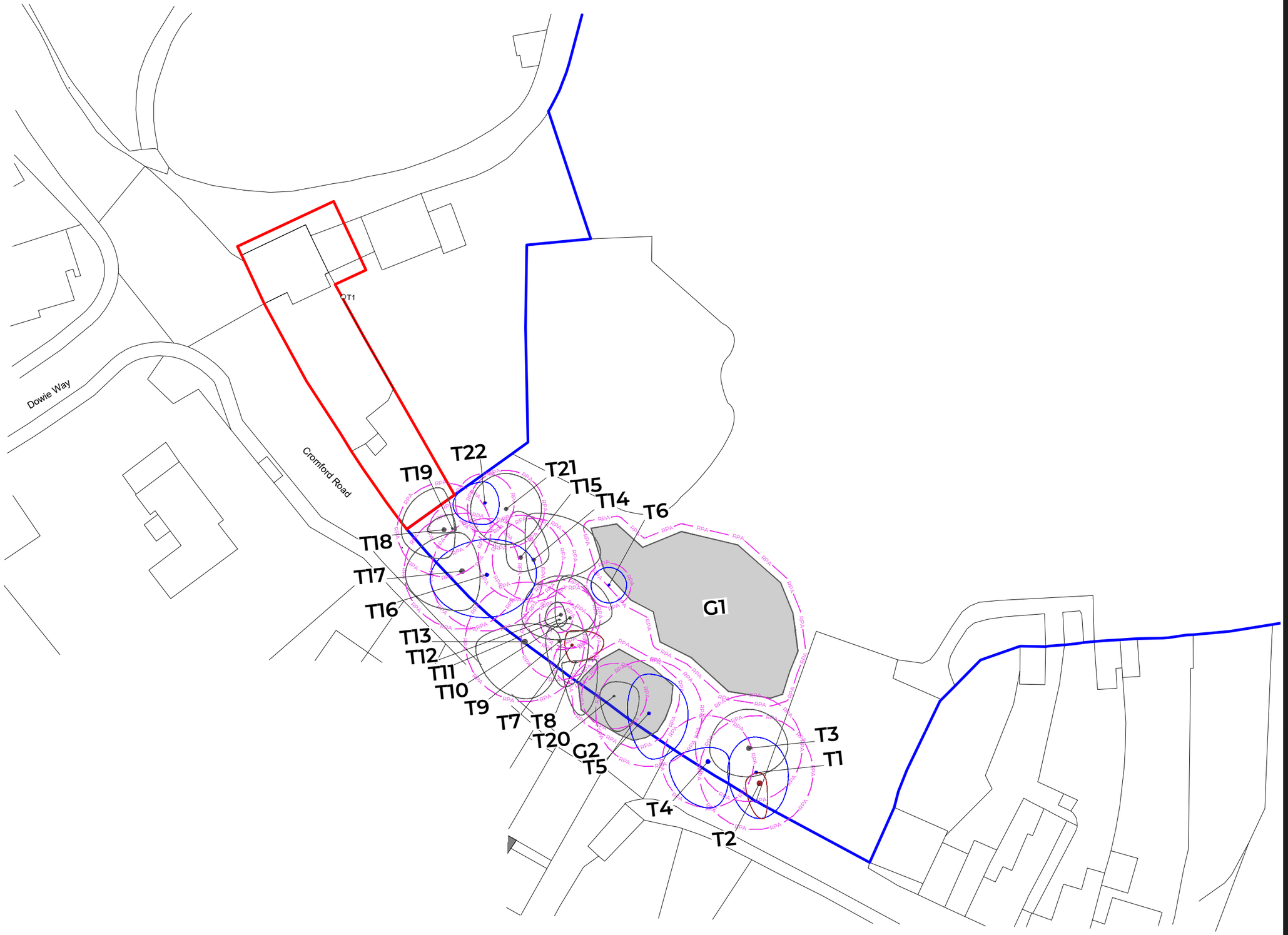


ARB INNOVATORS
3.15 Hollinwood Business Centre, Albert Street, Oldham, OL8 3QL
T. 07837 794373 **E.** support@arbinnovators.co.uk **W.** www.arbinnovators.co.uk

CLIENT.
Mr and Mrs. Yates

PROJECT NAME.
20 Cromford Road, Crich - Bottom Parcel

PROJECT NO.
1221b

DRAWING TITLE.
Tree Constraints Plan

DRAWING NO.
261103 ARBI 1221b TCP V1

REVISION NO.
1

DRAWN BY. CTT **APPROVED BY.** CTT
DRAWN DATE. 03.11.2026

NOTES.

This TCP is created as a design tool and does not make an assessment of the impacts or subsequent effects of the Proposed Development to trees. Therefore, the TCP must not be submitted solely to inform the planning application. This drawing should be viewed in conjunction with the accompanying BS5837:2012 Tree Survey Schedule.

All dimensions should be checked on site. No dimensions are to be scaled from this drawing. This drawing was produced in colour - a monochrome copy should not be relied upon. This drawing was produced digitally using a combination of GIS, GPS and Topographical base mapping (.dxf) where provided. Arb Innovators Ltd cannot be held responsible for inaccuracies in the base drawing in which this plan is based.

SCALE AND BEARING.

N

Scale 1:500 @ A3

0 10 20 30m

BS5837:2012 CATEGORIES
In accordance with Table 1 – Cascade chart for tree quality assessment

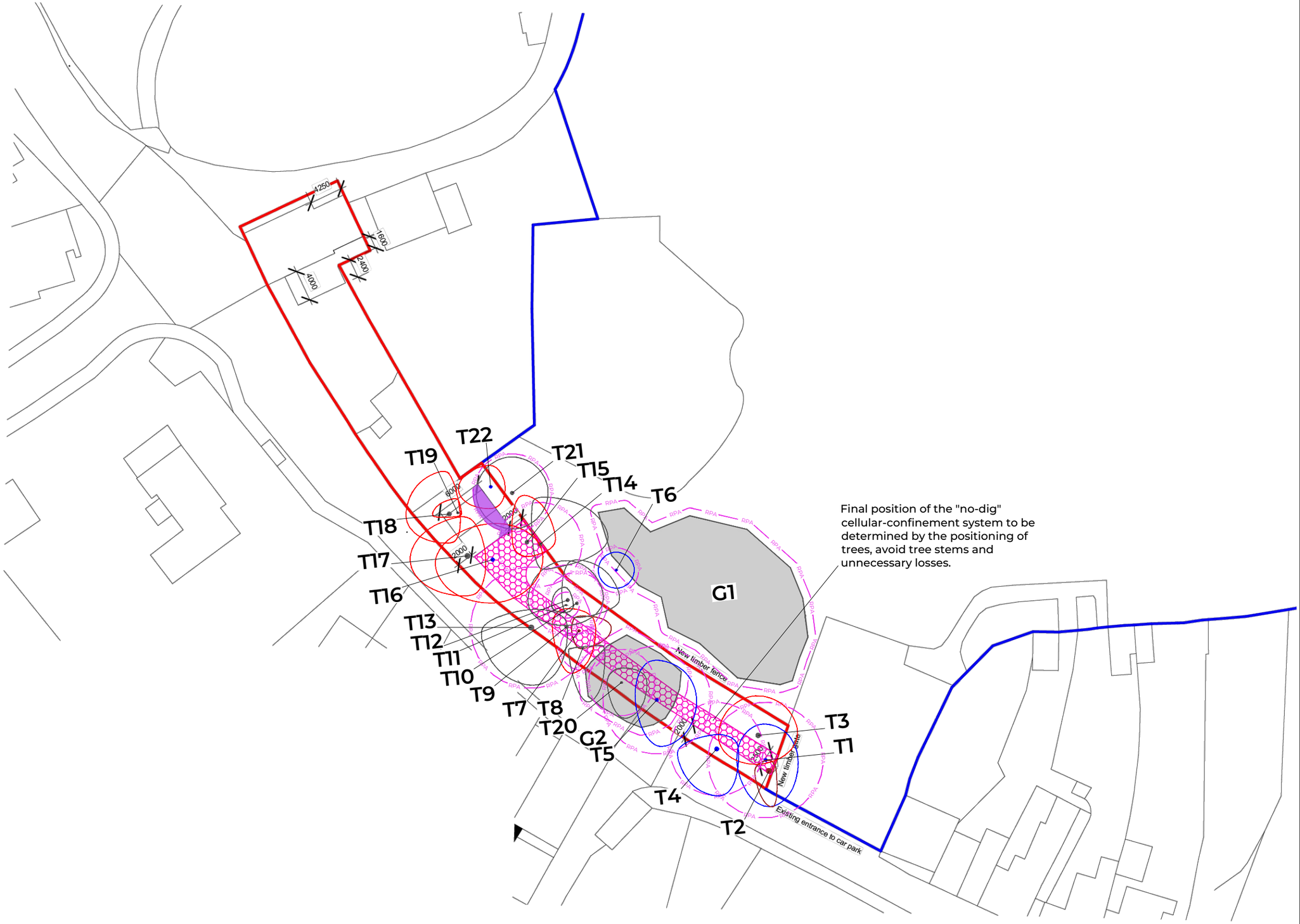
- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Unsuitable for Retention)

SITE FEATURES AND EXISTING CONSTRAINTS
- Tree Survey Extent
- Existing RPA Incursions

ARBORICULTURAL FEATURES.
*Crown colour in accordance with BS5837:2012 Category. *In accordance with Ancient and other Veteran Trees: Further Guidance on Management.*

Individual Trees ("T" Prefix)
- Indicative shade
- Crown spread
- Tree Stem
- Root Protection Area (RPA)

Groups & Woodlands ("G" or "W" Prefix)
- Crown extents
- Root Protection Area (RPA)



Final position of the "no-dig" cellular-confinement system to be determined by the positioning of trees, avoid tree stems and unnecessary losses.

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3.15 Hollinwood Business Centre, Albert Street, Oldham, OL8 3QL
T. 07837 794373 **E.** support@arbinnovators.co.uk **W.** www.arbinnovators.co.uk

CLIENT.
Mr and Mrs. Yates

PROJECT NAME.
20 Cromford Road, Crich - Bottom Parcel

PROJECT NO.
1221b

DRAWING TITLE.
Tree Retention Removals Plan

DRAWING NO.
261103 ARBI 1221b TRRP V1

REVISION NO.
1

DRAWN BY. CTT **APPROVED BY.** CTT
DRAWN DATE. 03.11.2026

NOTES.

This Tree Retention and Removals Plan (TRRP) is created as a design tool and makes an assessment of the impacts or subsequent effects of the Proposed Development to trees. This drawing should be viewed in conjunction with the accompanying BS5837:2012 Tree Survey Schedule and Arboricultural Impact Assessment (AIA) prepared by Arb Innovators Ltd.

All dimensions should be checked on site. No dimensions are to be scaled from this drawing. This drawing was produced in colour - a monochrome copy should not be relied upon. This drawing was produced digitally using a combination of GIS, GPS and Topographical base mapping (.dwg) where provided. Arb Innovators Ltd cannot be held responsible for inaccuracies in the base drawing in which this plan is based.

SCALE AND BEARING.

N

Scale 1:500 @ A3

0 10 20 30m

BS5837:2012 CATEGORIES

In accordance with Table 1 – Cascade chart for tree quality assessment

- Category B (Moderate Quality)
- Category C (Low Quality)
- Category U (Unsuitable for Retention)

SITE FEATURES AND EXISTING CONSTRAINTS

- Tree Survey Extent
- Existing RPA Incursions

ARBORICULTURAL IMPACTS

- New RPA Incursions
- Cellular Confinement Construction

ARBORICULTURAL FEATURES.

*Crown colour in accordance with BS5837:2012 Category. *In accordance with Ancient and other Veteran Trees: Further Guidance on Management.*

Individual Trees ("T" Prefix)
- Indicative shade
- Crown spread
- Tree Stem
- Root Protection Area (RPA)

Individual Trees (Removed)
- Crown spread
- Tree Stem (colour indicates category)

Groups & Woodlands ("G" or "W" Prefix)
- Crown extents
- Root Protection Area (RPA)



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CAVEATS, LIMITATIONS AND REFERENCES

APPENDIX 4

#WEAREINNOVATORS

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CAVEATS, LIMITATIONS AND REFERENCES

Caveats and Limitations

The contents of this report are valid for a period of one year (**12 months**) from the date cited.

Trees are growing dynamic structures. Whilst reasonable effort has been made to identify tree-risk features (defects) within the trees inspected, no guarantee can be given as to the absolute safety or otherwise of any individual tree. No tree is ever safe due to the unpredictable laws and forces of nature. As a result of this, natural failure of intact trees will occur; extreme climatic conditions can cause damage to even apparently healthy trees.

Arb Innovators have provided this report solely for the use of the recipient and accepts no liability to any third parties or any other party using or reviewing the report or any part thereof. Arb Innovators makes no warranties or guarantees, actual or implied, in relation to this report, or the ultimate commercial, technical, economic, or financial effect on the project to which it relates, and bears no responsibility or liability related to its use other than as set out within the scope of the contract under which it was supplied.

This is a report which should be used to accompany a planning application and provides no detail specifically in relation to the condition or quantification of risk posed by trees. This report in no way constitutes a tree risk-benefit survey nor should it be used exclusively to assign remedial management to trees.

This inspection was undertaken from ground level and in accordance with stage one VTA, involving the use of non-invasive methods to identify tree health issues and structural defects by visual observation. Should a more detailed inspection be required then this will be highlighted in the recommendations. This may involve the use of decay detection tools or aerial inspection (stage two VTA) and interpretation of findings to form a prognosis (stage three VTA).

The survey has only been undertaken from land within the Client's ownership, from public land or from areas where formal access has been arranged. Where trees have been captured beyond the Site boundary, all dimensions of trees and their associated parts are based on estimation unless otherwise stated.

This is an arboricultural report and as such no reliance should be given to comments relating to buildings, engineering, or soil. Trees and woody vegetation were not assessed for their potential impact upon future construction issues such as foundation designs (NHBC. 'Chapter 4.2-Building Near Trees'. NHBC Standards 2016. 2016).

Further, this report does not rely on ecological or archaeological data. If either is commented upon within the report further professional advice should be sought.

Technical References

This Arboricultural Assessment was prepared in accordance with or following the guidance contained within the following technical references:

- The Town and Country Planning Act 1980
- National Planning Policy Framework (NPPF), 2026
- British Standards Institute. BS5837 (2012) *Trees in relation to design, demolition and construction - Recommendations,* London: BSI.
- British Standards Institution. (2010). British Standard 3998:2010, Tree Work - Recommendations. British Standards Institution, London.
- British Standards Institute. BS 8545 (2014) *Trees: from nursery to independence in the landscape - Recommendations,* BSI
- Royal Institute of British Architects, RIBA Plan of Work 2020 Overview, RIBA (2020).
- Fay, N., Dowson, D., Helliwell, R. (2005) Tree Surveys: A Guide to Good Practice, The Arboricultural Association
- Mattheck, C. (2007) Updated Field Guide for Visual Tree Assessment
- Mattheck, C & Breloer, H (2006) The Body Language of Trees: A Handbook for Failure Analysis. Research for Amenity Trees No. 4. DETR
- Weber, K., Mattheck, C. (2003) Manual of Wood Decays in Trees, The Arboricultural Association
- R.G. Strouts & T. G. Winter, Diagnosis of Ill- Health in Trees (7th Impression, TSO - 2013)
- Natural England and Forestry Commission. (2022). Guidance – Ancient woodland, ancient trees and veteran trees: advice for making planning decisions.
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TREE SURVEYS
DRONE SURVEYS
DIGITAL ARB
07837 794373
support@arbinnovators.co.uk
www.arbinnovators.co.uk