

# Arboricultural Appraisal Report

Impact Assessment & Method Statement to Inform Development

*BS5837:2012 Trees in relation to Design, demolition and construction – Recommendations*

Garages at  
Lower Alderton Hall Lane  
Loughton,  
Essex  
IG10 3HA



CLIENT:	ECD Architects
MWA REF:	DEV181105-348Rev01
MWA CONSULTANT:	Mark Bisley <small>BSc Hons</small>
REPORT DATE:	10/01/2019

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## Technical Summary

Proposal summary: demolition of existing garages and construction of 2 affordable home and 13 car parking spaces. This report addresses the demolition phase only, but does supply preliminary information to inform further works.

See supervision statement regarding direct supervision of works and monitoring.

**Table 1: Summary of Tree works Summary**

Tree Works Summary	Entries Affected by Category			
	Cat A	Cat B	Cat C	Cat U
Removal under sound arboricultural management	0	0	0	0
Removal due to development	0	0	3	0
Pruning (Enabling Works)	0	0	3	0

**Table 2: Mitigation Requirements Summary**

Mitigation Requirements Summary	Entries Affected by Category			
	Cat A	Cat B	Cat C	Cat U
Protective Fencing	0	3	2	0
Ground Protection	0	0	0	0
Excavation within RPAs	0	2	1	0
No Dig Installation	0	0	0	0

**Table 3: List of Trees Works and Mitigation**

Tree Works / Mitigation	Entries Affected
Removal	TG1, H1, H3
Pruning	T1, T2, TG2
Protective Fencing	T1, T2, T3, TG2, H2
Ground Protection	None
Excavation within RPAs	None
No Dig Installation	None

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## Associated Documents

MWA TSS 002 Tree Survey Schedule  
MWA TPP 002 Demo - Tree Protection Plan

## Introduction

### 1 Scope

- 1.1 We are instructed by ECD Architects Ltd. to compile an arboricultural report to discharge Planning Condition no. 13 of the planning decision dated 02/03/2016 for Planning Ref: PL/EPF/2620/15. This states:

*No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS: 5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.*

- 1.2 The original application was informed by an arboricultural report by LaDellWood but this report is now out of date and a new appraisal required. Additionally, the Tree and Landscape Consultee for Epping Forest District Council has requested that the new arboricultural report address details relating to proposed services and other structures which is currently unavailable.
- 1.3 It has therefore been agreed that in order to progress the development this report will deal with the demolition phase of the development and a further report and schedule of supervision will be prepared when full details of the construction phase are available.
- 1.4 The scope of this report is limited to an appraisal of the existing trees on (and/or adjoining) the site and identification of the implications of development on retained trees in accordance with our instruction. The assessment is to be made with reference to BS 5837:2012 'Trees in Relation to design, demolition and construction – Recommendations'. The property was visited on 15/12/2018 and this report is based on conditions found on that day.
- 1.5 To consider the development proposals, identify areas where there are arboricultural issues and to recommend possible solutions. This report will address only the demolition phase of the development as insufficient information is available to inform the construction phase at this time.
- 1.6 To consider additional information supplied, to identify arboricultural issues arising from this information and to recommend possible solutions.
- 1.7 This report is not a Tree Risk Management Report or a Hazard Analysis Report and its use as such is invalid.
- 1.8 The trees have been assessed from ground level only. Assessment of condition is based on a visual tree assessment (VTA). No detailed inspection of the upper crown has been carried out. No decay detection equipment (destructive or non-destructive) has been used to further assess the condition of the trees, which is beyond the scope of the survey. Any dangerous trees requiring further assessment on safety grounds will be identified.

- 1.9 Due to the changing nature of trees and other site circumstances this report and any recommendations made are limited to a 3-year period. Any alteration to the application site or any development proposals could change the current circumstances and may invalidate this report and any recommendations made. Should this be the case this report will require revision to reflect the development proposals.
- 1.10 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree will be made safe following the completion of any recommended work.
- 1.11 Tree dimensions were measured using a combination of a Trupulse 200 Laser Range Finder, a Leica Disto Laser Rangefinder and a Qualitäts-Bandmass Diameter tape. All instruments were used in accordance with appropriate user guides.
- 1.12 No site investigations to identify underlying soils and geology have been undertaken. This information may have a bearing upon existing and proposed foundations and landscape design. The project engineer is to be consulted regarding impacts from the recommendations contained within this report.
- 1.13 Any legal description or information given to MWA Arboriculture Ltd is believed to be accurate.
- 1.14 Where solutions to arboricultural problems are specified which require the usage of a third party product e.g. no dig roadway construction, no liability is assumed for the performance or suitability of the product and specialist advice as to the suitability or installation of the product should be sought from the manufacturer or other specialist.
- 1.15 No responsibility is assumed by MWA Arboriculture Ltd for legal matters that may arise from this report, and the consultant shall not be required to give testimony or to attend court unless additional contractual arrangements are made.
- 1.16 Any alteration or deletion from this report shall invalidate it as a whole.

## **2 Supporting Documents**

- 2.1 We have been supplied with .dwg files showing the existing situation and the proposals. Trees were plotted from a topographical survey.

## **3 Components of Report**

- 3.1 This report comprises the following elements:

### **Site Assessment**

- Baseline tree survey of trees that may be impacted by proposals
- Description of the site
- Assessment of existing tree stock
- Tree Survey Schedule (TSS)

#### Development Appraisal

- Description of proposed development
- Arboricultural Impact Assessment

#### Arboricultural Method Statement

- Arboricultural Method Statement (AMS) - preliminary
- Tree Protection Plan (TPP) for demolition phase

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## **Site Assessment**

### **4 Statutory Controls, Policy and other Constraints**

- 4.1 We are not aware of any statutory protection relating to trees on or adjacent to the site at the time of writing.
- 4.2 National planning policy is set out in the revised National Planning Policy Framework (NPPF) July 2018 and trees on this site should be considered against the information contained in Section 15 “Conserving and enhancing the natural environment”. Trees can also contribute to historical character and settings and where this is the case Section 16 “Conserving and enhancing the historic environment” would also be relevant.

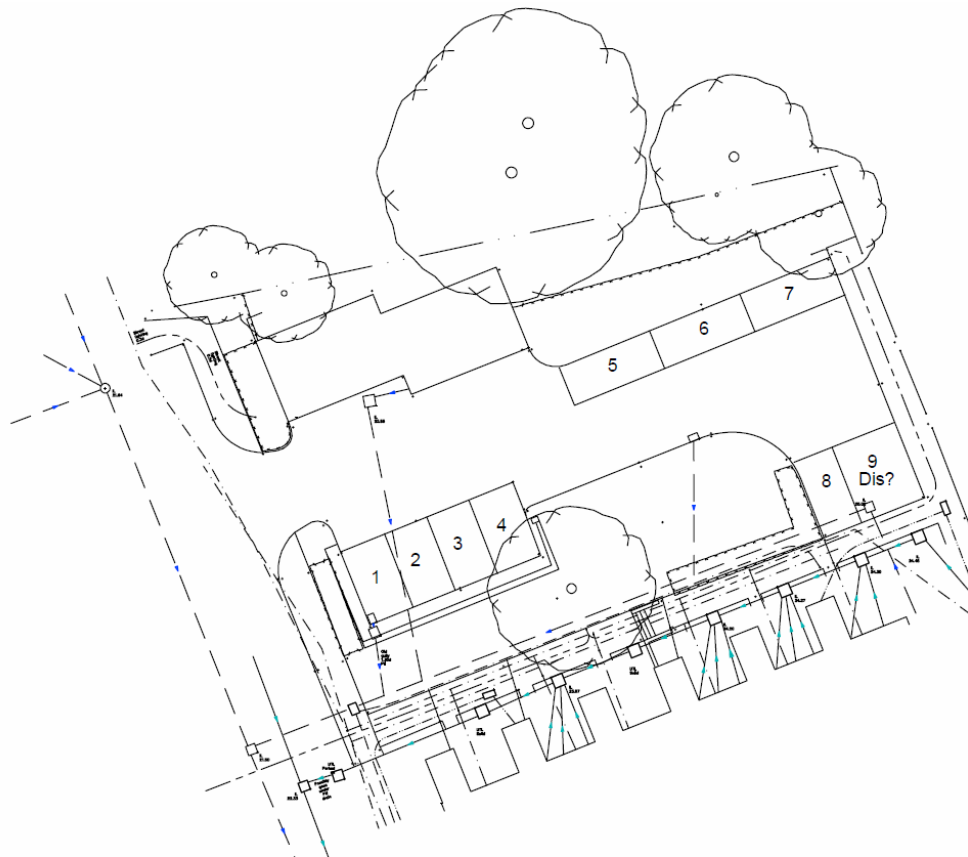
### **5 Tree Survey**

- 5.1 The survey was conducted on 15/12/2018. The weather was cold with light winds and rain. A total of three individual trees, two tree collections and three hedges were recorded during the survey.
- 5.2 Trees were assessed in accordance with Sections 4.4 and 4.5 of BS 5837:2012. Under this system trees are allocated a retention category based upon their quality and value in the existing context. These are:
- Category A – trees of high quality with long term future potential;
  - Category B – trees of moderate quality with medium term future potential;
  - Category C – trees of low quality with short term future potential;
  - Category U – trees in such a condition that they cannot be realistically be retained as living trees for longer than 10 years.
- 5.3 Category U trees may be upgraded if they have identifiable conservation, heritage or landscape value, but only where this does not compromise safety.
- 5.4 Two trees one tree group were given category B on due to their contribution to the amenity landscape in the location. All of the remaining surveyed specimens were considered to be worthy category C.
- 5.5 Tree locations were plotted from a topographical survey.
- 5.6 The survey information is provided in tabular form in the associated document MWA Tree Survey Schedule.

### **6 Site Description**

- 6.1 The site is located between a railway embankment to the north and houses to the south. It is composed of a mixture of garages and associated hard standing with some soft landscaping.

**Figure 1: Existing Situation**



- 6.2 A single ornamental tree is located on the southern side of the site and hedges towards the west and eastern part of the southern boundary. The majority of the tree cover is located either just inside or beyond the northern boundary fence.
- 6.3 T1 is a previously reduced tree that is likely to need additional works in the future, but is currently of moderate quality and value. The hedges are low level features that soften the space but are of no particular arboricultural value.
- 6.4 Vegetation along the northern side of the site is generally of low quality but has significant collective value as a landscape feature. TG1 along the site side of the boundary fence is generally self-seeded and would need to be removed to prevent damage to the fence in the future. TG2 is likely to be subject to periodic works by the railways and past maintenance has resulted in the low quality of the specimens as individuals.
- 6.5 T2 is an established ornamental tree that is located very close to a light column. This has led to the tree being cut back to the south in the past and suppression from the north further reduces the quality of the tree.

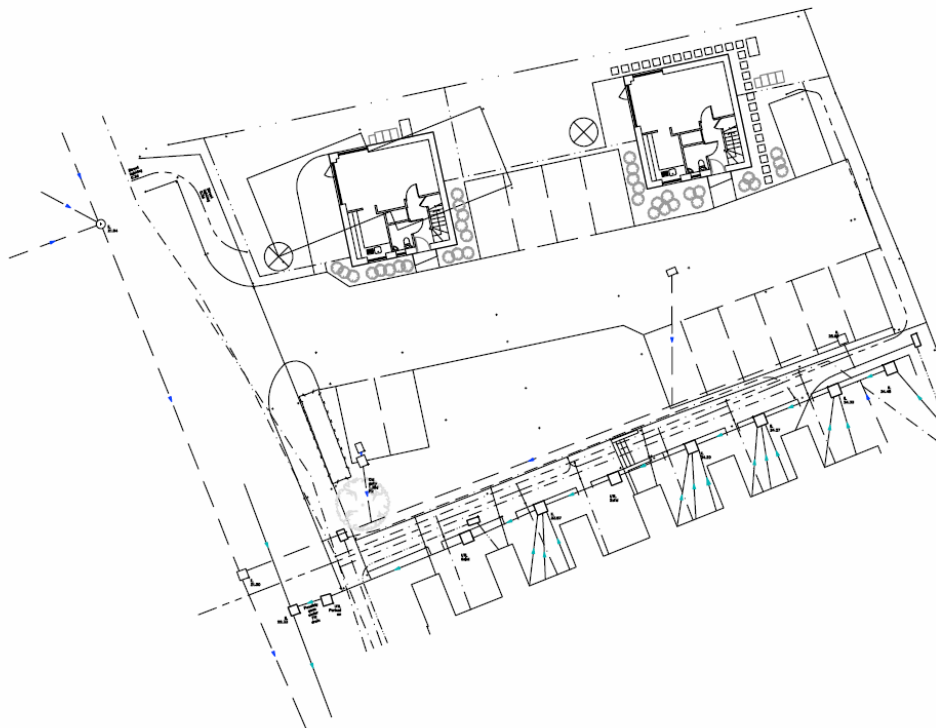


## **Development Appraisal**

### **7 Development Proposal**

- 7.1 The existing garages will be demolished and replaced with two affordable dwellings and revised hard landscaping to provide 13 parking bays.

**Figure 2: Proposed Situation**



### **8 Arboricultural Impact Assessment**

- 8.1 This appraisal is made in the context of a potential development. It therefore seeks to identify trees that would form a constraint to development, those trees that would need to be removed, assess impacts from the proposals and define measures to assist in the long term retention of retained tree stock. The assessment does not consider the requirements of other disciplines such as highways or drainage.
- 8.2 Our assessment of the site is presented in the associated document MWA Tree Survey Schedule MWA TSS 001. Our assessment of the proposed scheme is shown in associated plan MWA TPP 002 Demo. This plan covers only the demolition phase of the development as detailed plans for construction are not yet available. The outline documents have however been assessed and general comments are included below regarding expected impacts.

- 8.3 The assessments consider tree location, ground conditions, likely root morphology, current dimensions, future growth and the proposed setting. The tolerance of the trees to disturbance based on species, age, condition and the presence of surrounding trees and / or built form is also considered.
- 8.4 **Above ground impacts:**
- 8.5 We have identified the need for tree pruning enabling works to T1, T2 and TG2 to accommodate construction and to ensure adequate space for vehicular movements below the canopies. Tree works are to be agreed at the pre-start meeting. TG1 and two hedges will be removed.
- 8.6 Issues surrounding shading and the pressure for future tree works/removals are not judged to be significant due to the sensible proximities of retained trees to the new dwellings and relatively open and roomy nature of the development.
- 8.7 The installation of protective fencing and hoarding (T1) will adequately address the threat of direct above ground damage during the development process.
- 8.8 **Below ground impacts:**
- 8.9 For T1 there proposed changes are not likely to involve significant impacts depending upon the routing of new/revised service runs. Changes to kerb lines are likely to have a minimal impact but are likely to require supervision during excavation.
- 8.10 Trees along the northern boundary are likely to suffer some impacts to their rooting environment. This is most likely to arise from the foundations and services for the new dwellings. The greatest impact would be upon T3 but this is likely to result in a combined incursion of less than 10% of the RPA for the dwellings. Revisions to ground levels around the houses would increase this somewhat towards the eastern side of the site but this is still likely to be within acceptable limits.
- 8.11 Direct arboricultural supervision will be required during demolition of existing structures and for manual excavation of proposed footings.
- 8.12 It is important to protect the ground within the RPA's from damage and compaction the as a result of vehicular and pedestrian movements during development. During the demolition phase this is best accomplished by leaving existing wearing courses in place until the final stages of the operation. These should then be removed working from the rear of the site towards the front, but could be retained for the duration of the build if possible.
- 8.13 **Tree/hedge removals:**
- 8.14 Two hedges and one tree group will be removed to facilitate the development.

8.15 **Other Impacts:**

- 8.16 Irrespective of our view that the impact will be limited, in order to safeguard the tree we advise that any excavation undertaken within the RPA of retained trees is supervised by a competent arboriculturalist and that any root pruning which may be necessary is undertaken in accordance with NJUG10.

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## **Arboricultural Method Statement**

### **9 Arboricultural Method Statement – Demolition Phase**

- 9.1 Our assessment identifies that the proposed development will require works to be conducted within the RPAs of retained trees based on the current information. Extra care is therefore required to prevent damage to retained trees.
- 9.2 The following sections provide information relating to the order of implementation and proposed works. This assessment is based upon the plans available at the time of writing. As such the recommendations below may be subject to revision in response to additional information or revisions required to discharge planning conditions.

#### **Restrictions to operations within RPAs**

- 9.3 Where controlled access is allowed for machinery necessary for the development works the following shall apply within the RPA:
- All excavation will be by hand and completed under arboricultural supervision of the project arboriculturalist following a written method statement having first been approved by the project arboriculturalist.
  - No mechanical excavation is to take place within the RPA. In some circumstances it may be permissible under strict arboricultural site supervision and with a site specific method statement.
  - No lowering of levels for any purpose (except removal of grass sward using hand tools).
  - No storage of plant or materials.
  - No storage or handling of any chemical including cement washings.
  - No vehicular access except those needed for construction works such as light diggers, mini dumper mini piling machinery.
  - No fire lighting.
  - No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builders sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees.
  - No fires shall be lit.

9.4 Care shall be taken when planning site operations in proximity of retained trees to ensure that wide or tall loads, or plant with booms, jibs and counterweights, can operate without coming into contact with retained trees. Such contact can result in serious injury to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity of trees shall be conducted under the supervision of a banksman, to ensure that adequate clearance from trees is at all times maintained.

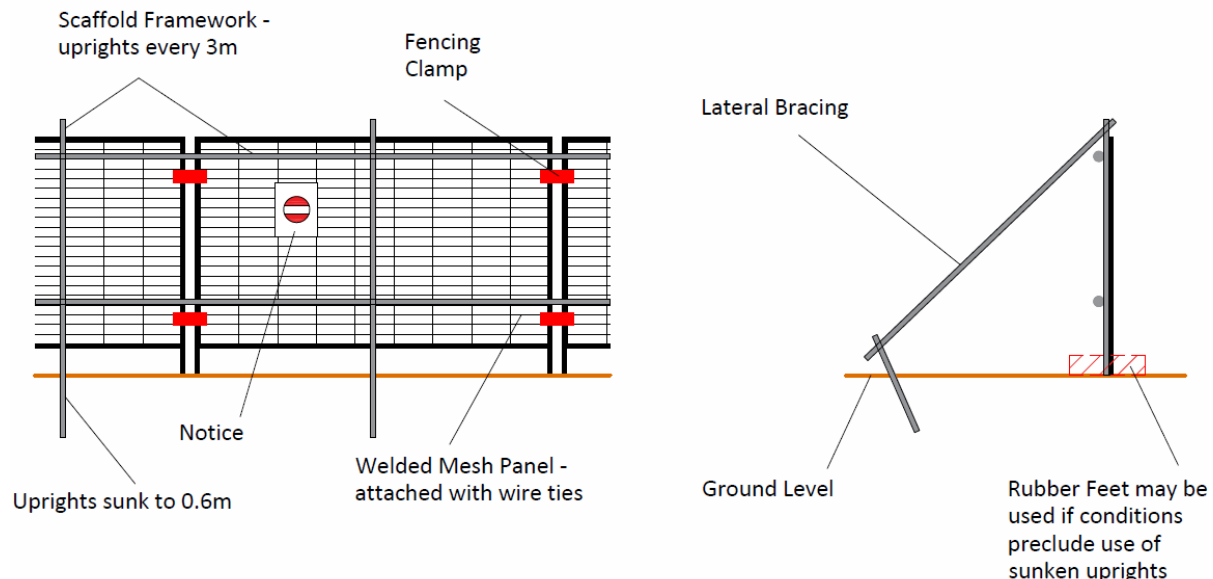
#### 9.5 **Enabling works**

9.6 A pre-commencement meeting will be held to discuss phasing of works and appropriate practices where works are to be conducted within RPAs. This meeting should include the site agent and project arboriculturalist.

9.7 Tree works detailed in the Tree Protection Plan MWA TPP 002 Demo will be completed before any other activity is conducted on the site.

9.8 Fencing will be erected and ground protection installed as shown in the Tree Protection Plan, MWA TPP 001, as far as existing structures will allow. This should conform the full specification shown below and include all weather notices attached to the barriers stating that no access is permitted to the fenced area. An example is also shown below. Where shown fencing should be erected in temporary locations and relocated once existing features are removed or at the end of the demolition phase, whichever opportunity presents first.

**Figure 3: Fencing Specification**



**Figure 4: Fencing Warning Sign**



## **10 Demolition Phase**

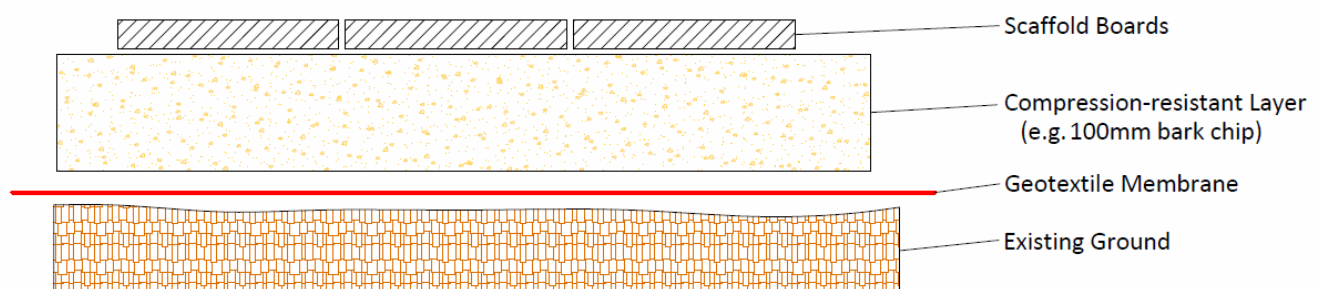
- 10.1 Above ground structures should be demolished within their own footprint as far as possible. Existing hard surfaces provide the best protection to roots which extend below the surface. Where possible these will be left in place until the final stage of the demolition process. Ground protection will be required if hard surfaces within RPAs need to be removed before the final phase - refer to 11.2 in the event that surfaces cannot be retained.
- 10.2 Demolition of above ground structures should be ordered to minimise potential impacts on trees with particular attention given to access routes adjacent to retained vegetation. Plant may be used to conduct these works subject to the use of a banksman to safeguard tree canopies.
- 10.3 Footings, sub bases and existing services within RPAs should be left in place wherever possible. Should this not be possible they should be removed using only hand tools (if practicable). If necessary plant may be used but methodology should be agreed with the project arboriculturalist in advance as these works may need to be supervised. Removal of kerbs and hard surfaces within RPAs should be conducted under direct arboricultural supervision.
- 10.4 Existing hard surfaces within RPAs may be broken out using machines located outside the RPAs or on existing surfaces capable of supporting the loads required. All material will to be removed manually if possible. No plant is permitted within unprotected RPAs at any time, but spoil may be loaded into the buckets of machines located outside the RPA and reaching in. Removal of kerbs and hard surfaces within RPAs should be conducted under direct arboricultural supervision.

- 10.5 Exposed surfaces should be protected as soon as possible once demolition material has been removed. Where exposed roots are present that cannot be immediately covered damp hessian will be used to wrap the roots (hessian should not be wetted if there is a chance of frost). Wrappings should be removed before burying the roots. If possible exposed areas will be covered with at least 100mm of topsoil or with ground boarding if specified.
- 10.6 Should the level of dust build-up on the tree become significant, the advice of an arboriculturalist will be sought. If considered appropriate by the attending arboriculturalist the affected trees will be hosed down immediately.
- 10.7 A pre-commencement meeting will be held to discuss phasing of works and appropriate practices where works are to be conducted within RPAs. This meeting should include the site agent and project arboriculturalist.

## 11 Construction Phase - Preliminary

- 11.1 A scheme of arboricultural supervision will be required to discharge the planning condition. This would need to be produced once the final construction plans are available and must include service runs.
- 11.2 Protective fencing and other measures shown will be maintained as per the Tree Protection Plan, MWA TPP 001 Demo until the construction phase begins when they shall be relocated in line with the revised TPP to be produced upon receipt of the final, detailed plans. No changes are permitted without the approval of the project arboriculturalist and consultation with the Tree Officer.
- 11.3 Ground protection may be required during the construction phase if areas within the RPAs cannot be protected by fencing. A typical example is shown below but this would need to be tailored to proposed loads. The project engineer should be consulted to inform the final design.

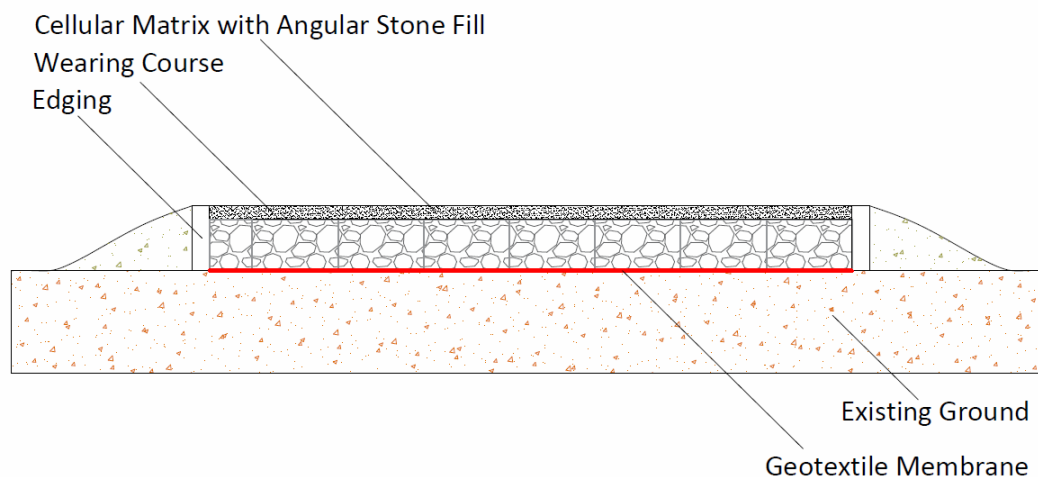
**Figure 5: Ground Protection Schematic**



- 11.1 For longer term applications a cellular confinement system is often used and should be installed according to the manufacturer's specification. Existing vegetation is removed and a membrane placed as above.

- 11.2 The cellular matrix is then placed over the membrane, usually by pinning one end in place and pulling the matrix open across the area to be protected. This can then be trimmed to shape as required and pegged in place. Should it be required edging should be installed at this stage.
- 11.3 The matrix is then filled with angular stone (typically loose-filled with 5-15mm diameter inert no-fines granular fill). A second membrane may be added to prevent contamination of the cells depending on the final wearing course. Plant may be sowed to deliver the stone but may not drive over unprotected RPAs. At this stage a temporary wearing course can be applied if the proposed final surface is likely to be damaged by construction traffic.
- 11.4 A diagrammatic cross section of a typical cellular confinement system is shown below:

**Figure 6: Cellular Confinement System Schematic**



**Figure 7: Cellular Confinement System Example**





#### **11.5 Excavations within the RPA**

- 11.6 Manual excavation seeks to avoid this damage by exposing roots before severance and cutting them cleanly using appropriate tools when necessary. Exposed root ends are minimised and can be better protected from incidental damage.
- 11.7 Manual excavation is only suitable for the first 500-600mm of dig due to a combination of the practicalities of working by hand at depth and the rooting habits of trees. Typically, 82% of the roots of broadleaved trees and 70% of conifer roots are found in the top 500mm of soil, with root networks usually decreasing rapidly below this depth. Excavations below 500mm require trenches to be shuttered to protect operatives from injury if the walls collapse.
- 11.8 A degree of root severance is always to be expected during manual excavation. Use of an air spade is the most sympathetic method for the root network and is the preferred option for excavation. However, installation of house foundations, adoptable highways and other similar deeply founded solid structures usually precludes the retention of roots. The degree of incursion is therefore important and must be carefully considered with particular attention to the species and current condition of affected trees.
- 11.9 Proposed excavation within the RPA will be conducted by hand and under direct arboricultural supervision. Ideally an air spade should be used but this is often not possible in heavy soils when hand tools should be used instead. A trench will be dug in the position shown in the MWA tree protection plan.
- 11.10 Exposed roots below 25mm in diameter will be severed by the project arboriculturalist using secateurs or a hand saw to leave a wound of the lowest cross section possible. Roots over 25mm will be retained until a full assessment of the rooting can be made regarding the extent of potential losses. Exposed roots will be protected by damp hessian until recovered and plastic sheeting will be used to prevent contamination by cement if this is required for adjacent construction. Protective materials will be removed and backfilling completed as soon as possible once operations are complete.

#### **11.11 Installation of Services (Underground and above ground services)**

- 11.12 Since trenching for the installation of underground services severs any roots present and may change the local soil hydrology in a way that adversely affects the health of the tree, in the event of works being required, particular care should be taken in the routeing and methods of installation of all underground services.
- 11.13 If required, the project arboriculturalist should discuss the routing of underground services as soon as the requirement is identified. Guidance offered in NJUG will act as reference for working methods.

11.14 Note regarding concrete within RPAs: Extra precautions should be taken if it is necessary to use concrete within the RPAs of retained trees. These include:

- Post holes should be excavated by hand;
- An impermeable membrane should be used to line the hole to protect surrounding soil before pouring concrete;
- No concrete is to be mixed within an RPA;
- Excess/spilt concrete should be removed upon completion of works.

**11.15 Additional precautions outside the exclusion zone**

11.16 Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees.

11.17 Such contact can result in serious damage to the trees and might make their safe retention impossible. Consequently, any transit or traverse of plant in proximity to trees will be conducted under the supervision of a banks man, to ensure that adequate clearance from trees is maintained at all times. Access facilitation pruning will be undertaken where necessary to maintain this clearance. NOTE: In some instances LPA consent for pruning may be required.

11.18 Fires are prohibited due to the likely proximity of retained vegetation. NOTE: Local environmental health authorities might also have specific restrictions relating to fires.

11.19 Any materials whose accidental spillage would cause damage to a tree will be stored and handled well away from the outer edge of its RPA. It is essential that allowance will be made for the slope of the ground so that damaging materials such as concrete washings, mortar or diesel oil cannot run towards trees.

## **12 Sequencing of works & supervision**

12.1 Phase 1a – Pre start – relevant stakeholders to be made are of AMS and sequencing of works. These include:

- Site Manager (TBC)
- Arboriculturalist (M Bisley – MWA Arboriculture Ltd)
- LPA tree officer
- Engineer
- Appointed tree works contractor

12.2 The agenda of this meeting will cover installation of tree protection mitigation, operating rules, scope of tree works, phasing and landscape operations if information available.

12.3 Phase 1b – Enabling works prior to practical start to be inspected by arboriculturalist to include:

- Tree works as per MWA TPP 002 Demo
- Protective fencing as per AMS
- Trouble shooting

12.4 Phase 2 – Construction phase - monitoring visit(s)

- Position and Specification of Fencing to be assessed (unscheduled visits) and revised in accordance with construction phase Tree Protection Plan.
- Assessment for unauthorised encroachment in exclusion zones (unscheduled visits)
- Trouble shooting with site manager

12.5 Phase 3 – Practical completion and Landscaping (hard and soft)

- Arboriculturalist to meet with site manager
- Final monitoring report to be completed

**12.6 SUPERVISION VISITS WILL BE RECORDED USING MWA SITE MONITORING FORM TO BE ACCOMPANIED BY PHOTOGRAPHS. THIS INFORMATION CAN BE MADE AVAILABLE TO THE LPA UPON THEIR REQUEST.**

### 13 Conclusions

13.1 There are trees adjacent to the site which fall within the constraints of BS 5837:2012.

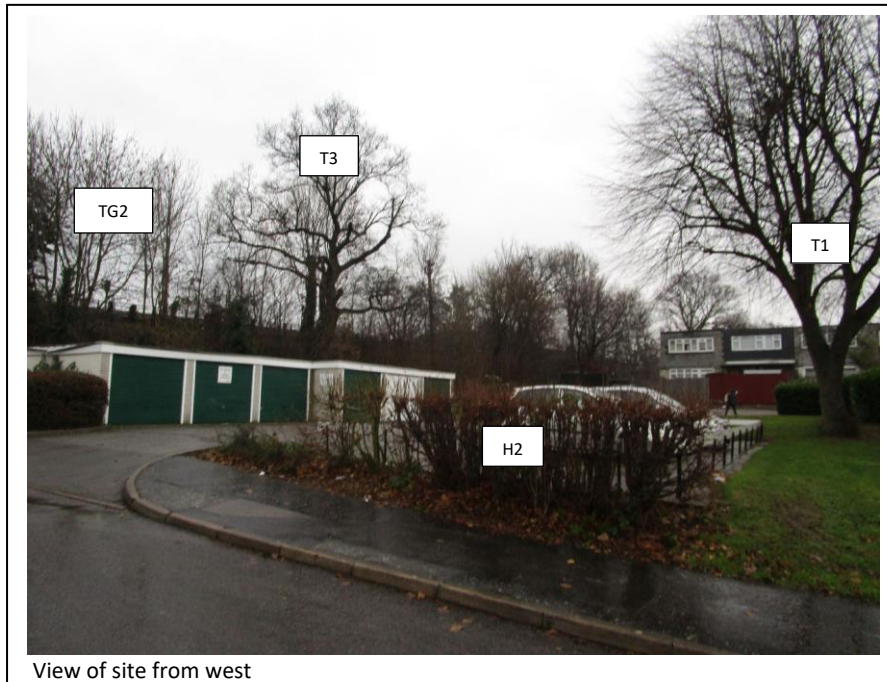
13.2 A total of three individual trees, two hedges and two tree groups were recorded during the survey. One tree group and two hedges will need to be removed to accommodate development.

13.3 Provided that development works take place in accordance with the method statements specified in this report, the works will not be detrimental to the retained trees.

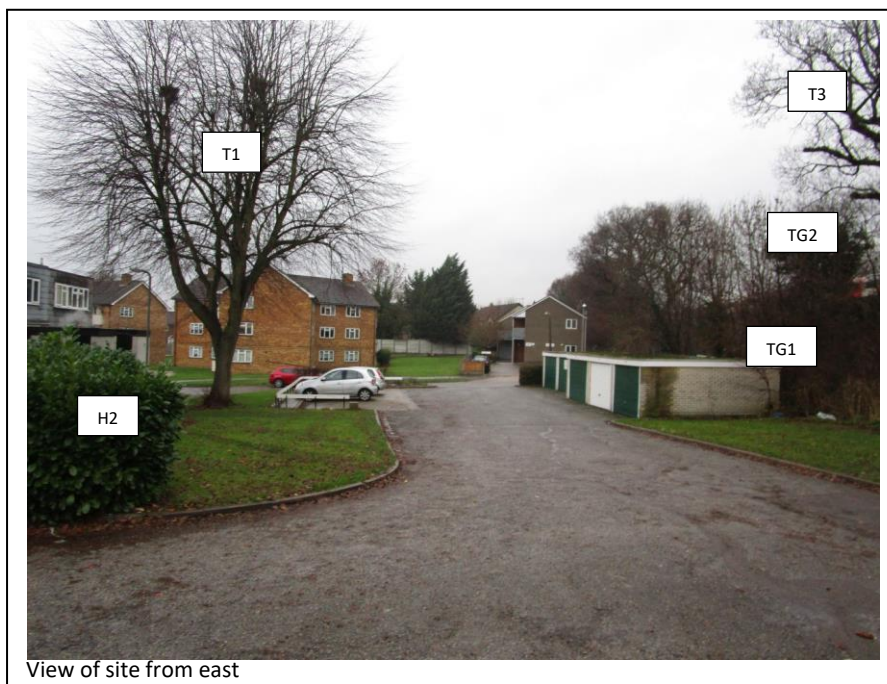
13.4 All technical issues relating to arboriculture should be addressed to MWA Arboriculture Ltd in the first instance. MWA Arboriculture Ltd will liaise between the Local Planning Authority and any interested parties.

13.5 It is suggested that the development proceeds in accordance with the above recommendations with the use of condition(s) to ensure the appropriate methods of working are agreed and any necessary site supervision/enabling works are correctly sequenced prior to the commencement of construction work.

## Appendix 1 -Images







## Appendix 2 – Key Contacts

Name	Organisation	Position	Contact Info
Mark Bisley	MWA Arboriculture Ltd	Project Arborist	0191 432 9560 <a href="mailto:office@mwaarboriculture.co.uk">office@mwaarboriculture.co.uk</a>
TBC	Epping Forest District Council	LPA Tree Officer	TBC
TBC	TBC	Site Manager	TBC

### Appendix 3 – Site Monitoring Form

Arboricultural Monitoring & Supervision Record			
Site Address			
MWA Consultant			
Date of visit			
Also In attendance			
Purpose of Visit			
Monitoring	Supervision	Spot-Check	Meeting
Observations			
	As per AMS/TPP?	Breach?	S Manager aware?
Protective Fencing			
Ground protection			
Signage			
Storage			
Access/egress			
Tree Works			
Underground services			
Comments			
Signed:			
Dated:			

