



Arboricultural Implications Assessment and Method Statement



19 Ogmore Close, Reading

Arboricultural Implications Assessment and Method Statement

19 OGMORE CLOSE, READING

Produced by:

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Report Ref: **181112 - AIA 2**

Report Date: **28 May 2020**

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1 INTRODUCTION

- 1.1 **Instruction:** I am instructed by Pro Vision Planning & Design to report on trees that could be affected by a development proposal at 19 Ogmores Close, Reading and prepare an Arboricultural Implications Assessment (AIA) and preliminary Arboricultural Method Statement (AMS) to support a planning application on the site.
- 1.2 **Document disclosure:** Initially, I was provided with a topographical survey (drawing reference '8Y7-19 Ogmores Close- Revision 1'). This showed the positions of the significant trees on or near the site, together with the existing buildings and other important features. Subsequently, I was supplied with a copy of the proposed layout, (drawing reference '50364 P1-01 Proposed Site Plan Rev D 1.200 A3L') showing a new site configuration.
- 1.3 **Scope of report:** All my tree observations are of a preliminary nature, with the tree survey carried out from ground level without any investigations using invasive or diagnostic equipment. I have not checked the accuracy of the positions of the trees shown on the provided plans and I have estimated all dimensions unless otherwise indicated.
- 1.4 **The Tree Protection Plan:** This is included in Appendix 1 and is a composite drawing derived from the information provided. It shows the existing landscape features (from the land survey) in grey superimposed over the proposed layout shown in colour. This allows the relationship between the two to be clearly seen and an appropriate analysis of the implications of the proposed site changes to be undertaken. The Tree Protection Plan has also been annotated to show protection measures for the trees that could realistically be affected by the proposed development. It shows any activities in Root Protection Areas (RPAs) and if trees are to be removed, they are shown with a red dashed crown outline.

- 1.5 **Qualifications and experience:** This report is based on my site observations and I have come to my conclusions in the context of my experience as a former local government tree officer and a private practice arboricultural consultant. I have qualifications in both arboriculture and forestry and details of these, together with a career summary are provided in Appendix 6.
- 1.6 **Ecological issues and statutory tree protection:** Providing guidance on ecological issues is not within my sphere of expertise. However, trees and other vegetation can often provide nesting, roosting and feeding opportunities for protected species. Therefore, before any tree work proceeds on site, I advise that appropriate advice is sought to see whether the trees to be removed are being utilised by any protected species. At the time of writing, I have made no checks to ascertain whether any of the trees discussed are covered by tree preservation orders, or if the site is located in a conservation area. Therefore, any person intending to carry out any operations involving trees (before a formal planning consent is issued) should consult the council before any such works are undertaken.
- 1.7 **Additional background information:** This report is an updated version of an earlier document (ecourban reference '181112 - AIA') which has been revised following changes to the proposed site layout.

2 SITE VISIT, DESCRIPTIONS, OBSERVATIONS AND SURVEY METHODOLOGY

- 2.1 **Site visit and description:** I visited the site on 15 May 2019 to gather my tree data. The weather at the time of my survey was clear, still and sunny, with good visibility. The site is located in Ogmore Close, which is situated toward the outskirts of the town of Reading. Number 19 is on the northern side of the road and consists of a single dwelling, with a large garden area to the side and rear. A small number of trees are located within the garden and a wooded area is positioned further to the east
- 2.2 **Description of proposed development:** This development proposal is to construct a single new dwelling on land severed from the garden area of the existing property.
- 2.3 **Soil assessment:** British Standard (BS) 5837: 2012 Trees in relation to design, demolition and construction – Recommendations advocates that a soil assessment should be carried out to inform decisions relating to Root Protection Areas (RPAs), tree protection, new planting and foundation design. I have consulted the British Geological Survey (BGS) website and their Geology of Britain viewer and this advises that the bedrock geology for the site is London Clay Formation - Clay, Silt and Sand. I did not undertake any excavations on site to confirm this and a full geotechnical site investigation may need to be undertaken to provide a more in-depth level of information regarding soil type for the site.
- 2.4 **Tree survey methodology:** My inspection of the trees was visual and did not involve any climbing or exploratory investigations. During my visit, I identified individual trees and obvious groups where this was appropriate and I assigned an identification number to each, as shown on the plan in Appendix 1. I then collected the tree data included in Appendix 2 and placed the vegetation in one of four categories (U, A, B or C), as set out in British Standard (BS) 5837: 2012. I have included the BS categorisations in Appendix 5 for easy reference. However, some of the trees were located in an offsite wooded area and this, together with their close proximity to one another meant that clear line of sight was not always achievable. I have therefore relied on estimates of tree attributes in such situations given the clear limitations on survey efficacy. Because attributing arboricultural values to intimate group mixtures in a wooded area is not particularly

helpful in assessing their importance, I have categorised some trees based on their visual importance using the BS 5837 (2012) landscape criteria. Consequently, those trees which were components of the woodland have therefore been assigned to the BS Category B2 accordingly, despite their obvious shortcomings when viewed from a purely arboricultural perspective. Where of relevance, I also estimated the crown spreads for each tree at the appropriate cardinal compass points and this information is also shown in the tree schedule in Appendix 2. Although this document is not a full and detailed report on tree health and safety, any significant visible structural defects or physiological conditions identified, together with preliminary tree works, are also noted in the appropriate columns in the tree schedule in Appendix 2. However, a full post development tree inspection is recommended to establish that the trees retained pose acceptable levels of risk once the development has been completed.

- 2.5 **Data interpretation:** The Root Protection Area (RPA) calculations are included in Appendix 2. As set out in paragraphs 4.6.2 and 4.6.3 of the BS, the RPAs may have been adjusted as a matter of arboricultural judgement, to indicate the estimated likely position of tree roots. These modified (or unmodified) RPAs dictate the location of the tree protection barriers and also determine the position of any ground protection measures. Tree protection details are shown on the plan included in Appendix 1. Where there is a need for incursions into RPAs, an assessment of the implications of these activities is set out in Section 3 (Arboricultural Implications Assessment) of this report. Where appropriate, details of suitable work methodologies to mitigate any impact are set out in Section 5 (Arboricultural Method Statement).

3 ARBORICULTURAL IMPLICATIONS ASSESSMENT

3.1 **Introduction to the implications of the development proposal on trees:** BS 5837: 2012 sets out in some detail how trees on development sites should be managed. It is usually accepted amongst arboriculturists that Category A (high quality) and Category B (moderate quality) trees are potential constraints on any development proposal, whereas vegetation belonging to Category C (low quality) is considered to be generally less important. Category U trees/hedges are in such poor condition that they are considered unsuitable for retention. This is because they cannot realistically be retained as living entities in respect of the current land use for longer than 10 years. Therefore, these can be effectively discounted in the context of a planning application. On this site a total of FIVE individual trees and groups were recorded during the tree survey and were assigned to the BS 5837 (2012) categories, as set out in Table 1 below:

Category A and B trees	A total of ONE group (G5) was rated Category B
Category C trees	A total of FOUR trees/groups (G1, G2, T3 and T4) were rated Category C
Category U trees	No trees, groups or hedges were rated Category U

Table 1: Tree numbers and BS categories

No Category A trees were recorded during my survey and I have focussed on the implications of the development proposal on the Category B and C trees on or near the site. Of the total of FIVE trees/groups surveyed, TWO small groups are scheduled to be removed to facilitate this development proposal. Additionally, a single tree in ONE group will have activities arising from the development occurring within its RPA. I have summarised the development related implications on trees in Table 2 below and set these aspects out in more detail in the following paragraphs.

Trees to be removed for development		Activities in RPAs arising from the development proposal	
Category A and B	Category C	Category A and B	Category C
n/a	G1 and G2	G5 (cycle store)	n/a

Table 2: Trees lost and activities in RPAs arising from the development proposal

3.2 Direct implications of the development proposal - Tree retention and tree loss

3.2.1 **BS Category B trees to be retained (trees of moderate quality):** All the Category B trees surveyed will be retained and protected in accordance with the guidance set out in BS 5837 (2012). Consequently, no high or moderate category trees will need to be removed to facilitate this development proposal.

3.2.2 **BS Category C trees to be removed (or those of low quality):** As discussed, trees belonging to Category C are not normally retained where they would impose a significant constraint on the development or redevelopment of a site. In this instance, TWO groups (see Table 2) are scheduled to be removed to facilitate the development proposal. I set out my view on the implications of the loss of these trees, as follows:

- **Group G1:** This group of trees is relatively small in size and located to the rear of an existing high wall. As such I feel that they do not make any particular contribution to local amenity and so their loss is likely to have limited impact.
- **Group G2:** This group of small sized ornamental conifers is not in particularly good condition and is located well within the garden area of the property. They are not especially visible from outside the site and so I believe that their removal is unlikely to have any significant implications in the locality.

3.3 Additional implications arising from the development proposal

- 3.3.1 **BS Category B tree and activity in RPA:** A new cycle store is shown just within the RPA of a tree in group G5. The incursion into the RPA is extremely small and, in my experience, these structures do not require significant foundations and can sit upon simple concrete slabs cast more or less at ground level. Consequently, I do not feel that the construction of the cycle store requires any particular precautions and I would not envisage any significant tree implications arising from its positioning.

3.4 Additional site tree issues

- 3.4.1 **Tree protection during development:** A preliminary Arboricultural Method Statement is included in Section 5 and it details the various issues associated with successful tree protection in a development context on this site. If deemed appropriate by the council, this can be specifically referred to in a suitably worded planning condition attached to any subsequently issued planning consent.

4 SUMMARY OF THE IMPLICATIONS OF THE DEVELOPMENT ON TREES

- 4.1 **Summary:** Of the total of FIVE trees/groups surveyed, TWO small groups are scheduled to be removed to facilitate this development proposal. Additionally, a single tree in ONE group will have activities arising from the development occurring within its RPA. The trees to be removed are small in size and their loss is unlikely to have any particular implications in the locality. Provided the tree protection measures set out in this report are implemented, then the proposed development is arboriculturally acceptable and there will be a low risk of any adverse impact on the nearby trees to be retained.

5 PRELIMINARY ARBORICULTURAL METHOD STATEMENT

5.1 Tree protection issues

5.1.1 Tree Protection Plan (TPP): The plan in Appendix 1 is illustrative, but is based on the layout drawings and topographical survey provided. Therefore, all scaled measurements should be checked against the original design documents. The attached plan and all other information in this report should only be used for dealing with the tree protection issues and all other uses are prohibited, unless authorised by Ecourban Ltd. All the existing trees will have been numbered, with any higher categories (A and B) highlighted in green and blue rectangles and any low categories (C and U) highlighted in grey and red respectively. The plan also shows the locations of the proposed protective measures, including areas where special care may be required. Additionally, any trees to be removed are indicated with a red dashed crown outline. The TPP is an important document, and a copy of it should be kept on site for reference whilst the development is under construction.

5.1.2 Protective barriers: The approximate location of the barriers is illustrated on the plan in Appendix 1 and information on barrier design based on BS 5837 (2012) guidance is included in Appendix 3. The protective barriers will be erected before any materials or machinery are brought onto the site and before any clearance or construction activities occur. Once the protective barriers have been positioned, these will stay in situ for the duration of the construction, unless previously agreed with the arboricultural consultant or council's tree officer. There will be no access into the protected area and the storage of excavated debris and building materials will be prohibited in RPAs, unless authorised by the arboricultural consultant, after discussion with the council's tree officer. No fires or fuel storage will be allowed within or near to protected areas under any circumstances.

5.2 Additional tree-related issues

5.2.1 Site supervision: Site personnel will be properly briefed regarding the tree protection issues before any work starts, and the tree protection will be inspected periodically to ensure the retained trees are protected in accordance with this document and any conditions imposed by the council.

- 5.2.2 **Installation of new services or upgrading of existing services:** Final details relating to services are traditionally left until after planning consent has been granted by the council. Where practicable, all new services will be outside RPAs, but where existing services within RPAs require upgrading or new provision is required, great care will be taken to minimise any disturbance. Trenchless installation will be the preferred option, but if this is not feasible, any excavation will be carried out by hand in accordance with the guidelines set out in NJUG Volume 4 - Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees.
- 5.2.3 **Storage of materials, cement mixing and washing points:** All construction storage areas, cement mixing and washing points for equipment and vehicles will be outside RPAs, unless otherwise agreed with the council.
- 5.2.4 **Contractors car parking, site offices and welfare facilities:** Whilst it is possible to have site offices and welfare facilities within RPAs, care is needed in their positioning and also in the connection of water, electricity and drainage to service them. Therefore, these will generally be sited outside the RPAs, unless agreed previously with the council. Contractor's car parking facilities will also be located away from retained trees.
- 5.2.5 **Tree works:** Any tree pruning or tree removal operations are set out in the tree schedule included in Appendix 2. Additionally, those trees scheduled for removal are also shown on the Tree Protection Plan included in Appendix 1.
- 5.2.6 **Planning, communication and preliminary timing of events:** It is not unusual for the details of timing of operations that could impact on important trees to only be finalised once planning consent has been given. Site managers, clearance and construction teams, and other important personnel are normally only appointed at this stage and it is these people who will be crucial in delivering the tree protection detailed in this report. My experience is that the pre commencement site meeting is critical in terms of avoiding damage to trees and this particular aspect, along with tree protection issues can be specifically referenced in a suitably worded planning condition imposed by the council. In the intervening time I propose the following preliminary cascading timetable of events to help minimise any risk of impact on important trees. However, the following schedule

may be modified at the pre-commencement meeting, subject to discussion with all parties and agreement with the council:

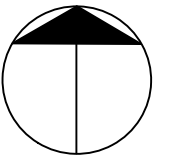
1. Pre-commencement site meeting
2. Extent of any arboricultural supervision agreed
3. Tree works undertaken
4. Protective barriers erected before any clearance or construction activities occur on site and notification to the council that this is in place
5. Tree protection only removed at the end of the construction phase when there is no longer any risk to trees

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Arboricultural Consultant

Date: **28 May 2020**

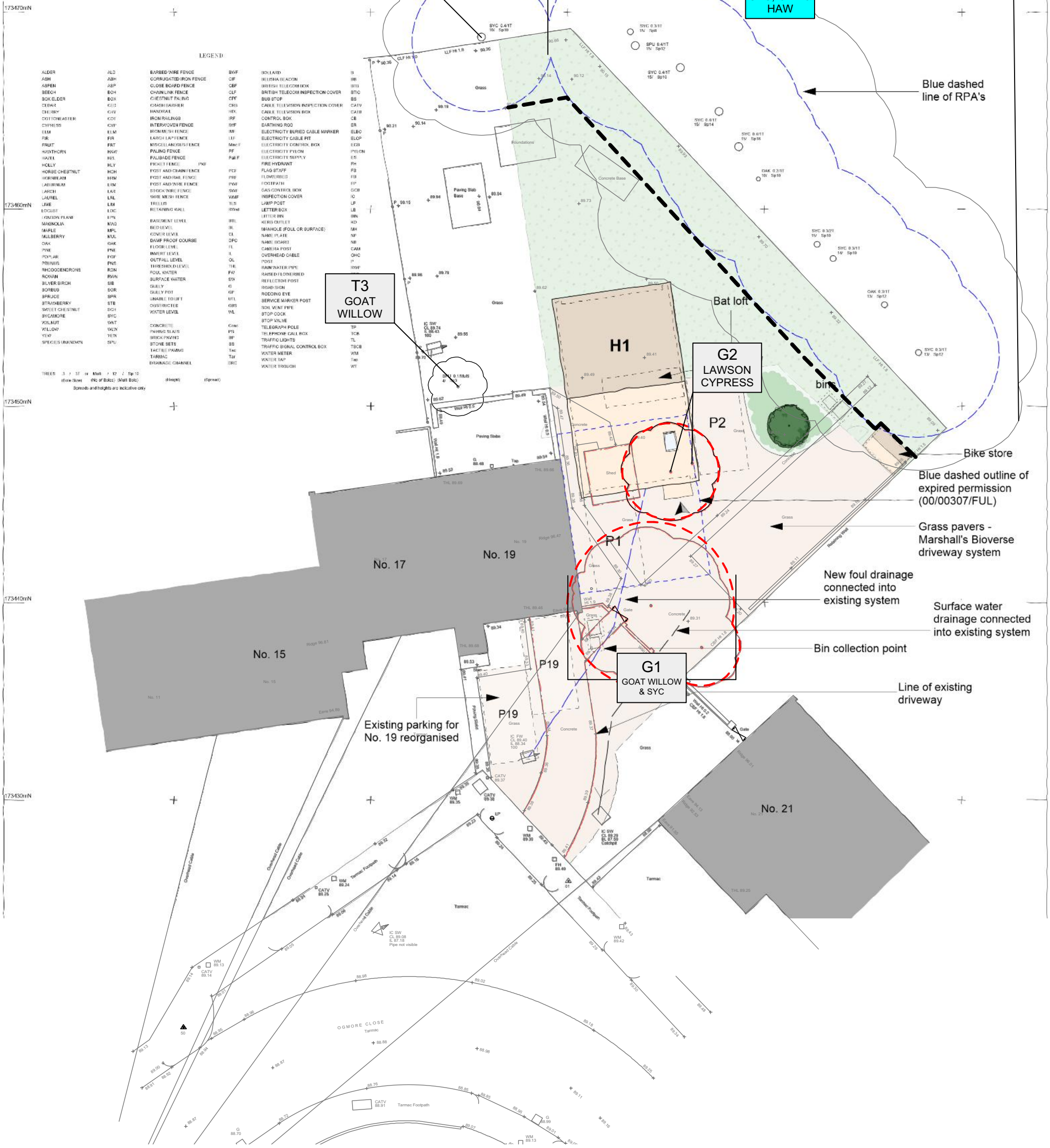
APPENDIX 1: TREE PROTECTION PLAN

1 A3 plan



Indicative
North

SURVEY DATA PROVIDED BY DTS



ECO 2 - TREE PROTECTION AT
19 OGMORE CLOSE, READING

SCALE: 1:200 @ A3

This drawing was originally produced in colour,
therefore any subsequent monochrome
photocopies may not show appropriate levels of
detail and should not be relied upon for the
purposes of dealing with site tree issues

T1
Tree sp

BS Category B: Trees of
moderate quality and value



Tree protective barriers

T1
Tree sp

BS Category C: Trees of
low quality and value



Trees to be removed

COMPOSITE PLAN:
LAND SURVEY IN GREY,
PROPOSED LAYOUT IN COLOUR

APPENDIX 2: TREE SCHEDULE AND INVENTORY

Background fill colour represents BS 5837 (2012) categories: A Category trees have green backgrounds, B Category trees have light blue backgrounds, C Category trees have grey backgrounds and U Category trees have red backgrounds.

Tree No.	Species	Ht (m)	Single stem diameter at 1.5m (cm)	Est. Dia. *	STEM DIAMETERS (Multi Stem)							Branch Spread (m)				Height above ground (m)	Age class	Notes	Management proposals	BS cat.	RPA area (m²)	RPA radius (m)	
					Multi stemmed trees with 1 - 5 stems (cm)					Multi stemmed trees with 1 - 5 stems combined (cm)	Multi stemmed trees >5 stems												
					1	2	3	4	5		Mean stem dia (cm)	No. of stems	N	E	S								W
All Trees																			Crown lift to 4m over site where needed and crown clean canopies				
G1	Goat willow and sycamore	8	-	* Largest	-	-	-	-	-	-	7	16	4	4	3	3	3	MA	Small multi stemmed trees/shrubs.	FELL	C1	35	3.5
G2	Lawson cypress	6	-	* Largest	-	-	-	-	-	-	6	8	2	2	2	2	2	Y	Unremarkable domestic conifer type planting. One tree dying.	FELL	C1/U	13	2.0
T3	Goat willow	4	-	*	-	-	-	-	-	-	3	9	2	2	1	2	1	Y	Small, multi stemmed tree/shrub.		C1	4	1.1
T4	Sycamore	11	30	*	-	-	-	-	-	-	-	-	0	2	4	4	4	MA	Offsite tree, limited access to survey. Very unbalanced canopy and some dieback of leader. Severely pruned.		C1	41	3.6
G5	Mainly sycamore with some oak and hawthorn	16	-	* Largest	25	25	-	-	-	35	-	-	-	-	-	6 Avg.	4	MA	Woodland edge and offsite trees, stems covered in ivy. Mainly unbalanced toward garden area of property.		B2	57	4.2

APPENDIX 2: TREE SCHEDULE AND INVENTORY

ABBREVIATIONS:

Abbreviations	Meaning	Abbreviations	Meaning	Abbreviations	Meaning
T	Individual tree	M	Mature	RPA	Root Protection Area
G	Groups of trees	MA	Maturing	<	Less than
H	Hedge	Y	Young	>	More than

TREE SCHEDULE GUIDANCE NOTES:

Tree number	Assigned during the site visit and also referenced on the plan in Appendix 1.
Species	Common name and referenced to scientific name in the above list. Where I have some doubt over the actual tree species, the genus will have been noted followed by sp. Where trees are numerous and present in groups, not every individual species may have been noted.
Height	Measurement of total tree height using a laser hypsometer to nearest metre or where clear line of site is not possible then an estimate based on interpolation of heights of nearby measured trees.
Stem diameters	Measurement of stem diameter either at 1.5m above ground (or in accordance with BS guidance where trees have multiple stems) with a forester's girth measuring tape. Diameters followed by asterisk symbol indicate estimated diameters because of access difficulties, presence of ivy or other obstructions. Where trees are present in a group, the tree with the largest stem diameter within the group will have been measured/estimated.
Est. Dia.	Estimated diameters due to access restrictions are indicated with an asterisk
Branch spread	Where appropriate and where ground conditions allow, an estimate of the crown spread at each of the cardinal compass points. Where only part of the site is affected by trees, measurement may be in one or two directions only
Existing height above ground level	Distance in metres to first significant branch or canopy or a height above which crown lifting operations would not be appropriate
Age class	Simplistic estimate of tree age in one of FOUR categories (young, maturing, mature or over mature).

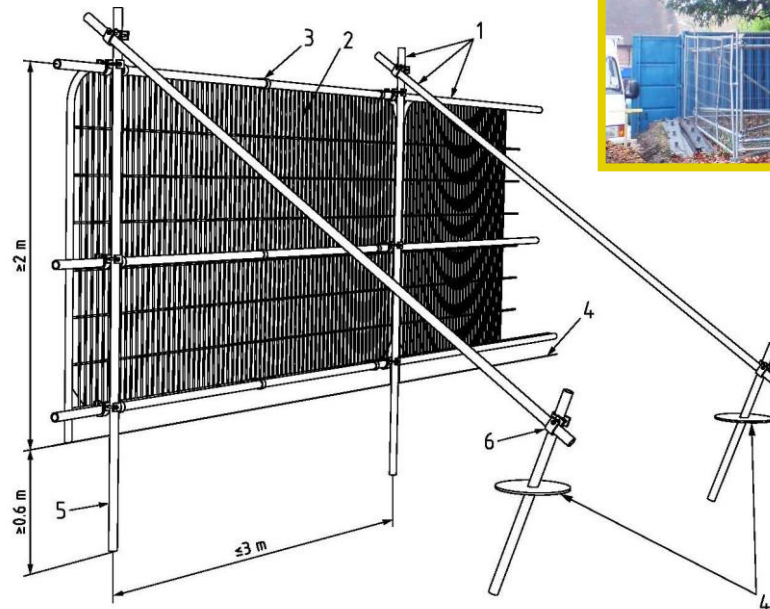
APPENDIX 2: TREE SCHEDULE AND INVENTORY

Notes	<i>Although this document is not intended to be a full and detailed report on tree health and safety, any significant structural defects or physiological conditions have been identified where these were visible. Where no entries are recorded, this indicates no observable issues were identified. Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during a walkover tree survey and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground.</i>
Management proposals	<i>The inspection of all trees was of a preliminary nature and only defects visible from the ground have been identified. Each individual tree may not have been inspected closely because of access difficulties and only defects visible from the inspection point have been identified. Monitoring may be indicated where tree risk can be adequately managed by increased frequency of site inspections. Further investigation may be indicated where additional data may be required beyond a purely visual assessment. However, a full post development tree inspection is recommended to establish that the trees retained during construction pose acceptable levels of risk once the development has been completed.</i>
BS 5837 (2012) Category	<i>Either U, A, B or C based on the BS 5837 (2012) guidance.</i>
RPA and RPA radius	<i>RPA and RPA radius calculations have been undertaken in accordance with the guidance set out in BS 5837 (2012).</i>

TREE INVENTORY:

Common Tree Names	Scientific Tree Names		Common Tree Names	Scientific Tree Names
Goat willow	<i>Salix caprea</i>		Oak	<i>Quercus robur</i>
Hawthorn	<i>Crataegus monogyna</i>		Sycamore	<i>Acer pseudoplatanus</i>
Lawson cypress	<i>Chamaecyparis lawsoniana</i>			

APPENDIX 3: ILLUSTRATIVE SPECIFICATION FOR TREE PROTECTION BARRIERS



Key

- 1 Standard scaffold poles
- 2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
- 3 Panels secured to uprights and cross-members with wire ties
- 4 Ground level
- 5 Uprights driven into the ground until secure (minimum depth 0.6 m)
- 6 Standard scaffold clamps

Illustration taken from British Standard 5837 (2012): Trees in relation to design, demolition and construction – Recommendations.

The default specification should consist of a vertical and horizontal scaffold framework, well braced to resist impacts. The vertical tubes should be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels should be securely fixed.

– BS 5837 (2012)

Ref: Tree Protection Barriers (Type 1)	Drawing No. TPB1
Scale: N/A	

APPENDIX 4: BS 5837 (2012) – ASSESSMENT CATEGORIES

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

APPENDIX 5: QUALIFICATIONS AND EXPERIENCE OF BARRIE DRAPER

- 1 Qualifications:** I have a BSc degree (with Honours) in Arboriculture from the University of Central Lancashire. I also hold a BTEC Higher National Diploma (HND) in Forestry (Lowland Management), the Arboricultural Association's Technician's Certificate in Arboriculture (Tech Cert), the Royal Forestry Society's Certificate in Arboriculture (Cert Arb) and the National Examinations Board Certificate in Forestry.
- 2 Career experience:** I began my arboricultural career in 1993 as an arborist with Portsmouth City Council. During my time with the council I worked for both the direct labour organisation and for a private contractor where I obtained valuable hands on experience in all aspects of arboriculture. From 1999 to 2002 I was employed as Senior Arborist by Parchment Housing Group, a housing association based near Portsmouth. I managed the Groups' tree stock on their behalf, carrying out tree inspections and practical management operations. I have also worked in local government, spending time with Thurrock Borough Council in Essex where I was the Tree and Landscape Officer, and with Winchester City Council, where I was Arboricultural Officer for a period of 2 years. During my time working in local government I was responsible for making Tree Preservation Orders, administering applications to work on protected trees and advising on planning applications when trees were considered material constraints on development. Working within a planning environment allowed me to gain valuable experience in the management of trees in development situations and an understanding of the planning process and how it relates to trees. From January 2005 I worked for Barrell Tree Consultancy Ltd advising clients on a wide range of tree related issues. I left the company in September 2008 and set up ecourban ltd, where I am currently the sole practitioner.



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